

**AFFORDABLE HOUSING BOARD
1995 ANNUAL REPORT**

The following lists the items the Affordable Housing Board was involved with in 1995:

Larimer Home Improvement Program = The Board received a progress report on this county-wide housing rehabilitation program combining the efforts of the Cities of Fort Collins and Loveland, the Fort Collins and Loveland Housing Authorities, and the Larimer County Department of Human Development. The program utilizes HOME Program funds to rehabilitate owner-occupied housing units. The Board recommended to the Council continued matching funding support (\$22,500) for the program.

Relocation Policy for Redevelopment Projects = The Board reviewed the City Council's Growth Management Committee request that staff identify issues and prepare some options for discussion purposes regarding a relocation policy which could be applied to City land use decisions. The issue was precipitated by the potential redevelopment of the Pioneer Mobile Home Park and the likely relocation of 180 +/- low-income families. The Committee discussed the issues on February 21, 1995, and reached a consensus that no new or expanded City policy would be required.

Consolidated Plan (1995) = The Board reviewed and recommended approval of the HUD required strategic plan for the utilization of federal funds for affordable housing and community development activities. The Plan contains a needs analysis, a 5-year strategic plan, and a 1-year action plan.

Cost of Services Study = The Board has kept closely abreast of the City's Cost of Services Study which is evaluating the potential of establishing additional development impact fees to cover costs for City services and facilities, such as police protection, fire protection, general government, etc. Fees may also be considered for library and museum facilities, and schools, etc. The Board believes an analysis of the impacts of any new fees on the costs of providing affordable housing will need to be made. If necessary, amendments to existing programs and/or the establishment of new programs to mitigate the affects of fee increases on the provision of affordable housing will also need to be made.

Industrial Development Revenue Bonds for Affordable Housing = The Board reviewed and recommended approval of a proposed IDRB to help purchase and rehabilitate the Courtney Park Apartments.

Time-Payments for Utility Development Impact Fees = This project was to evaluate the potential of including affordable housing as being qualified for time-payment of utility impact fees, i.e., water and waste water plant investment fees. The project was delayed because of higher priority work program items.

Pioneer Mobile Home Park Relocation = The Board received monthly updates on the issues related to the relocation of the Pioneer Mobile Home Park.

Community Development Corporation = Board members participated as members of an Affordable Housing Steering Committee to investigate the establishment of a Community Development Corporation (CDC).

Utility Connection/Disconnection Fees = The Board met with staff representatives of the Utility Billing and Light & Power Departments to discuss issues and concerns with the City's connection/disconnection procedures and charges. Light & Power staff is investigating changes in their procedures.

Affordable Housing TV Program = Board members participated in the Mayor's television program where affordable housing issues and potential solutions were discussed.

Cost of Appeals of Planning and Zoning Board Decisions = The Board reviewed the costs to the City of processing appeals of Planning and Zoning Board decisions to the City Council. The Board recommended that Council increase the fee for filing an appeal to a level sufficient to cover the City's processing costs. The Board also asked Council to consider the other costs of an appeal and how those costs are eventually passed on to consumers, impacting the cost of housing.

Roles of the Affordable Housing Board and the CDBG Commission = Discussions were held as to the roles of the Board and the CDBG Commission related to federal funds. The discussion was due in part to potential 'conflict of interest' rulings from the Department of Housing and Urban Development about Board members' involvement with federal programs.

Historic Preservation/Affordable Housing Issues = The Board met with members of the Landmark Preservation Commission to discuss historic preservation and affordable housing related issues.

East Side/West Side Design Guidelines = The Board reviewed the proposed design guidelines for the East and West side

neighborhoods for affordable housing implications.

Development Impact Fee Rebate Program = The Board reviewed and recommended approval to the Council of two changes to the City's Rebate Program. The first issue was to raise the amount of rebates for homeownership projects which produced housing for families at 30% of Area Median Income to \$4,200/unit. The second issue was to allow, under certain conditions, rebates to projects located outside the city limits.

Public Awareness of Affordable Housing Issues = The Board appointed a subcommittee, and met with the staff of the City's Neighborhood Resources Office, to develop mechanisms to increase the general public's awareness of affordable housing issues in the community.

Review of City Council's 1995-97 Goals = The Board reviewed the Council's 1995-97 Affordable Housing Goals.

Parkland Fee Increase = The Board met with staff of the Parks and Recreation Department to discuss the proposed increase in the City's parkland fee. The Board recommended that Council not increase the fee until the Parks and Recreation Master Plan Update was completed and issues concerning the use of the Denver Consumer Price Index could be resolved.

Provincetowne SID RFP = The Board discussed the concept of using the sale of the Provincetown SID property as an opportunity to create an affordable housing demonstration project.

Energy Code = The Board extensively reviewed the proposed changes to the City's Energy Code. The Board recommended to the Council that the code changes not be made and that staff be directed to review all codes for cost implications which may no longer be valid.

LDGS Phasing Criteria = The Board reviewed the proposed changes to the LDGS Phasing Criteria and informed staff as to the potential affects the changes would have on the provision of affordable housing in the city.