

**AFFORDABLE HOUSING BOARD  
1994 ANNUAL REPORT**

The following items were accomplished by the Affordable Housing Board during 1994.

1. Development Fee Collection Delay = The City Council adopted Ordinance No. 66, 1994, which delayed the collection of certain development impact fees for affordable housing projects from the time of Building Permit request to the issuance of the Certificate of Occupancy.
2. Reduce Local Street Right-Of-Ways = The City Council adopted Ordinance No. 65, 1994, which reduced the right-of-way reservation requirement for local streets from 54 feet to 48 feet.
3. Housing Study Participation Funding = The City has allocated \$10,000 of FY 1994-95 Community Development Block Grant Funds to assist in completion of the "Larimer Housing Information System" which will provide updated data and information on affordable housing needs and availability within the County.
4. Affordable Housing Provider Development Fee Funding = There are two parts to this item. The first part anticipates the continued subsidization of development fee costs for affordable housing projects through the utilization of Community Development Block Grant funds. The second part involves the development fee rebate program. The City Council passed Ordinance No. 145, 1994, which established a development fee rebate program which provides for partial rebate of development impact fees for qualified projects. Essentially, the lower the rental rate, or income of a home purchaser, the greater the amount of rebate.
5. Planning Fee Reductions for Affordable Housing = The City Council passed Ordinance No. 27, 1994, which increased the fees the Planning Department collects for the processing of development proposals. The ordinance provided for a waiver of fees if 51%, or more, of the units in a proposal were affordable to people with incomes less than 80% of the city's median income, and reduced by one-half (1/2) if 51% of the units were affordable to people with incomes between 80% and 95% of the city's median income.
6. Larimer Home Improvement Program = This is a 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.

7. Affordable Housing Support Groups = This item involves maintaining close relationships with other groups who support affordable housing efforts in the city. It requires communication with these groups and keeping them informed of affordable housing projects, policy changes, code changes, etc. It also involves encouraging them to lobby, and to speak at public hearings, in favor of affordable housing related issues and items.
8. Affordable Housing Developer/Utility Department = This item encourages the placement of developers/persons with affordable housing perspectives to be appointed to City Boards and Commissions, ad-hoc committees, etc., so those perspectives can be included when City policy and/or code changes are contemplated.
9. Revised Affordable Housing Project Staff Reports = Under this item, Planning Department staff reports to the Planning and Zoning Board for affordable housing proposals will have increased discussion of the City's affordable housing policy as a justification for the proposal. Obtaining affordable housing objectives can then be considered as acceptable trade-offs to some non-health and safety impacts of the development proposal.
10. Revise Overall Development Plan (ODP) Review = Under this item, the Planning Department reviews in greater detail requests to amend ODPs to address current market pressures and thereby reduce the land available for achieving the City policies for mixed land uses and the provision of a variety of housing types and densities within a neighborhood.
11. Housing Trust Fund = On August 17, 1994, the City Council adopted Resolution 94-134 which provided a different policy direction for providing City funding of affordable housing projects. The change in policy direction effectively canceled the housing trust fund concept.