

Affordable Housing Board 2004 Annual Report

The following lists the major items the Affordable Housing Board was involved with during 2004:

1. **Land Bank Program Updates:** The Board was updated throughout the year on the progress of the land bank program to acquire properties for the long-term development of affordable housing.
2. **Competitive Process for Allocating City Funds for Affordable Housing:** Worked with the CDBG Commission in advising the City Council on the funding for affordable housing projects in the spring and fall cycles of the competitive process.
3. **City Plan Update:** Heard periodic updates from staff regarding the process to prepare an update to City Plan, the City's Comprehensive Plan. The Board forwarded comments and recommendations to the City Council regarding changes that affected affordable housing.
4. **International Residential Code:** Heard a report from staff regarding the development of an updated Building Code that included potential radon mitigation measures. In February sent a recommendation to the Council accepting the Code but requested that certain homes less than 1,000 square feet in size be exempt from the energy and radon provisions.
5. **Sales Tax Revenue/Reduction of Affordable Housing Funding:** Requested that staff monitor and advise the Board regarding sales tax revenues and reductions of funding for affordable housing. Provided recommendations to the Council regarding funding reductions.
6. **Priority Affordable Housing Needs and Strategies Report Update:** Reviewed and provided comments to staff on the update to the Priority Affordable Housing Needs and Strategies Report.
7. **Pending Bills: Mobile Home Parks and First Right of Refusal.** Reviewed two pending State legislature bills that would grant the first right-of-refusal to mobile home park residents to acquire the park in which they live. Provided comments to the Council legislative Review Committee.
8. **Right-of-First Refusal Ordinance for Mobile Home Parks.** With the failure of State legislation, the Board reviewed a proposed City ordinance that would grant the first right-of-refusal to mobile home park residents to acquire the park in which they live and provided comments to the Council.
9. **DOH Rental Assistance Program.** Reviewed the proposed tenant-based rental assistance program proposed by the Colorado Division of Housing and while supporting the program, the Board recommended that the matching money come from sources other than the Housing Trust Fund.
10. **Housing Authority Update.** Heard a presentation from the staff of the Fort Collins Housing Authority as to current programs and projects.
11. **Transfort System – Proposed Improvements.** Heard a presentation fro the staff of Transfort regarding proposed transit system improvements and who they could impact affordable housing locations.

12. **Development Fee Comparison.** The Board asked staff to present a comparison of the City Development Impact fees as compared to those of surrounding jurisdictions. Of the cities and towns in Northern Colorado, Ft. Collins has the second lowest fees.
13. **Amendment 34.** Reviewed the proposed Constitutional amendment that would prohibit limits on construction liability.
14. **Homebuyer Assistance Program.** Discussed possible ways to encourage a more rapid repayment of loans granted to low-income families through the City's HBA Program. The Board could not come up with a reasonable method that did not put an extra cost burden on the homeowners.
15. **Sales and use Tax Rebate Program.** Discussed possible reinstatement of the Sales and use Tax rebate program that sunset in 2001. The Board is delaying making a recommendation to the Council pending the outcome of the April 2005 election regarding sale tax on grocery items.
16. **Street Oversizing Fee Adjustment.** Heard a presentation from engineering staff regarding the proposed adjustment in the City's Street oversizing fee. The Board forwarded a recommendation to the Council that affordable housing project should be exempt from any fee increases.
17. **Expanded Roles of Boards in the Development Review Process.** Reviewed the proposal to expand the roles of certain boards, including the AHB, in the development review process. The Board sent a recommendation to the Council that boards should not be allowed to participate in the process.