



Housing Strategic Plan Implementation: LUC Phase 1 Updates

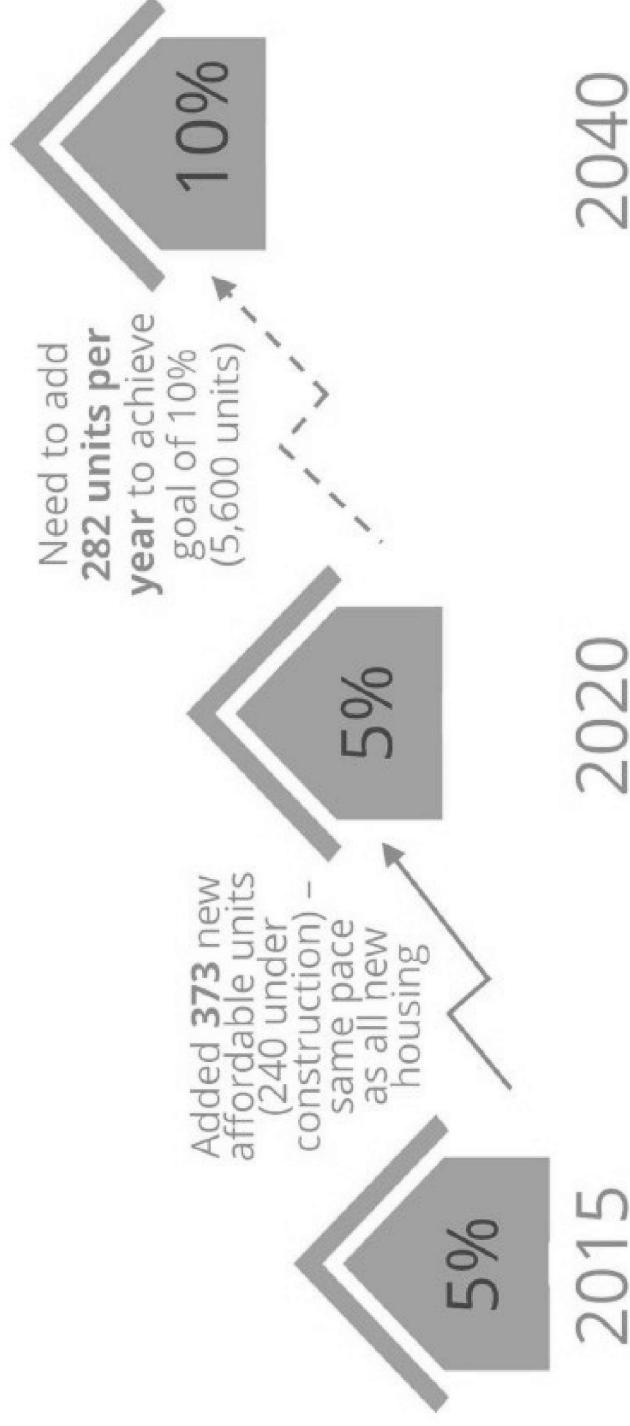
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August 20, 2021

- City Plan adopted in 2019
- Sets a vision for “Livability, Community, and Sustainability”
- LUC update is a high-priority implementation action to:
 - Align zone districts and uses with Structure Plan
 - Create opportunities for a range of housing options
 - Clarify and simplify development standards
 - Enhance development review procedures
 - Create a more user-friendly document
- Overall rewrite anticipated to take around 4 years
 - Phase 1 budget: \$350,000
 - Phase 2 estimate: \$200,000-\$300,000







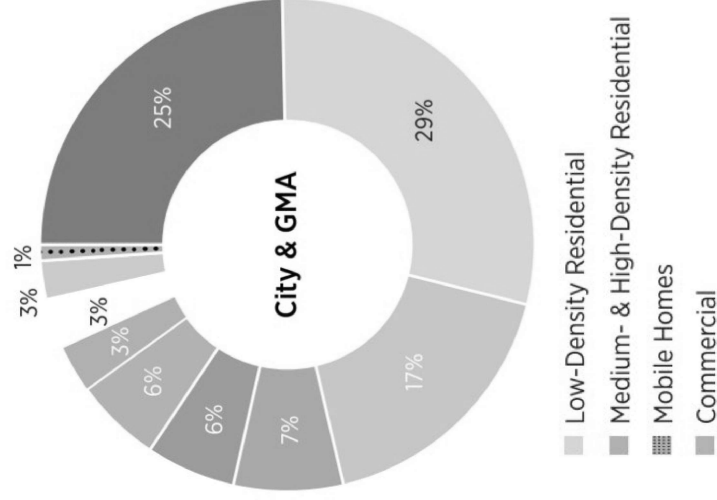
Source: City of Fort Collins Housing Strategic Plan and Root Policy Research.

- Since 2000, we have produced or preserved about **120 affordable units per year** on average.
- To achieve the 10% affordability goal by 2040, our community needs to **more than double** the annual production and/or preservation of affordable housing to 282 or more units per year.

- City Plan forecasts indicate that demand for housing (+30,500 units) will exceed capacity by ~2,000 units by 2040

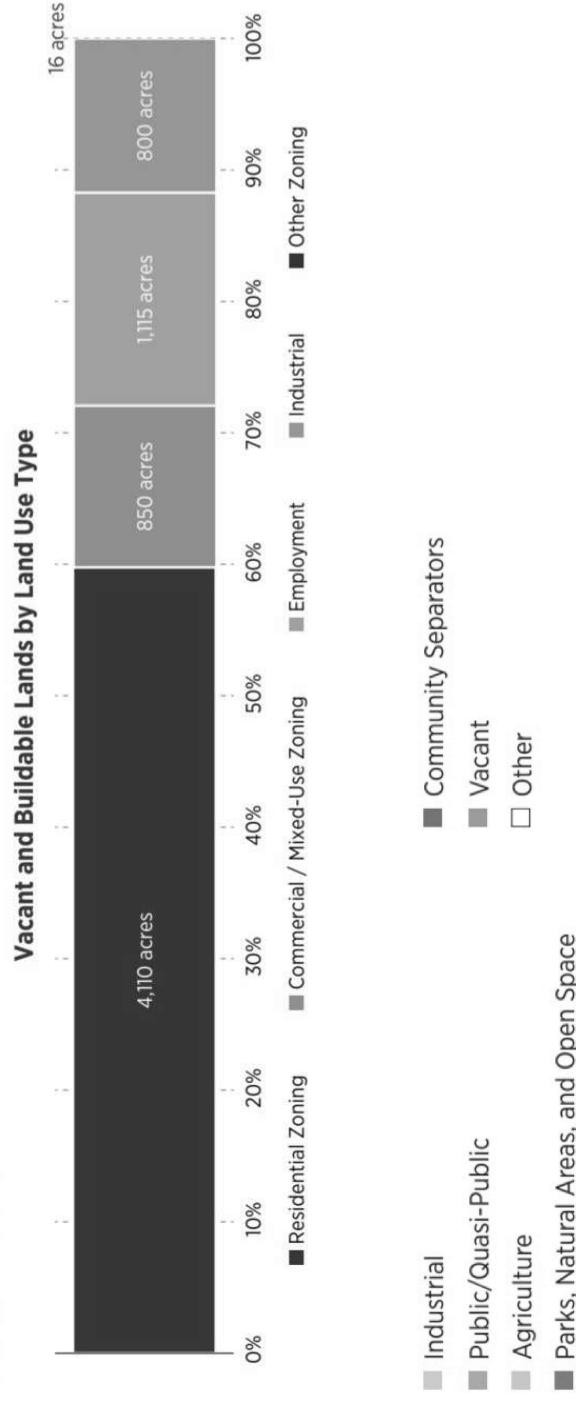
Existing Land Use²⁵

Fort Collins & Growth Management Area, 2017

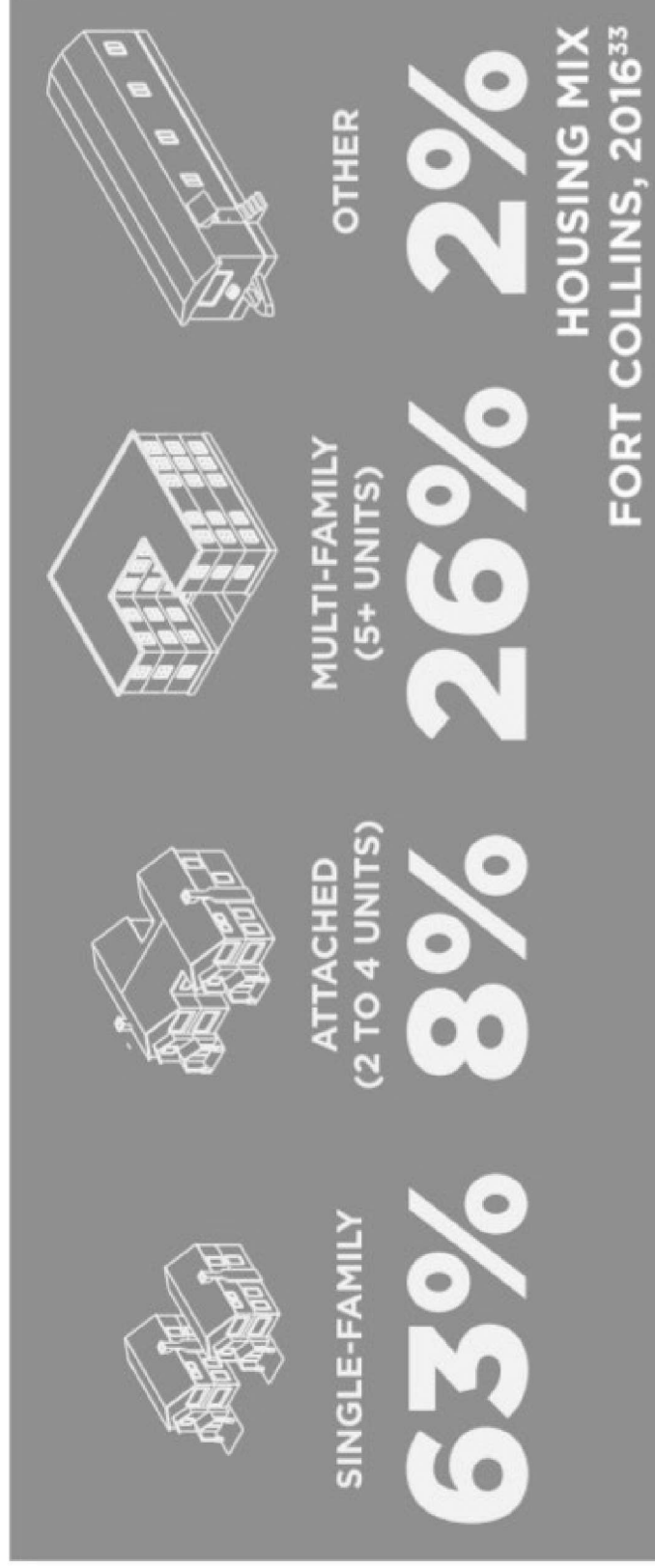


Characteristics of Development Potential³⁰

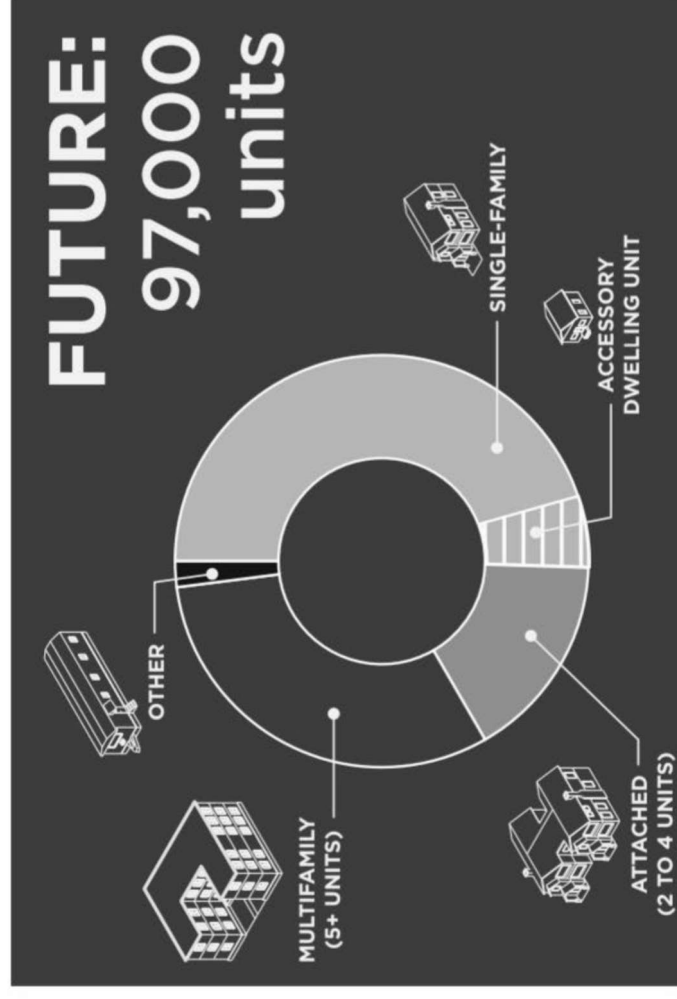
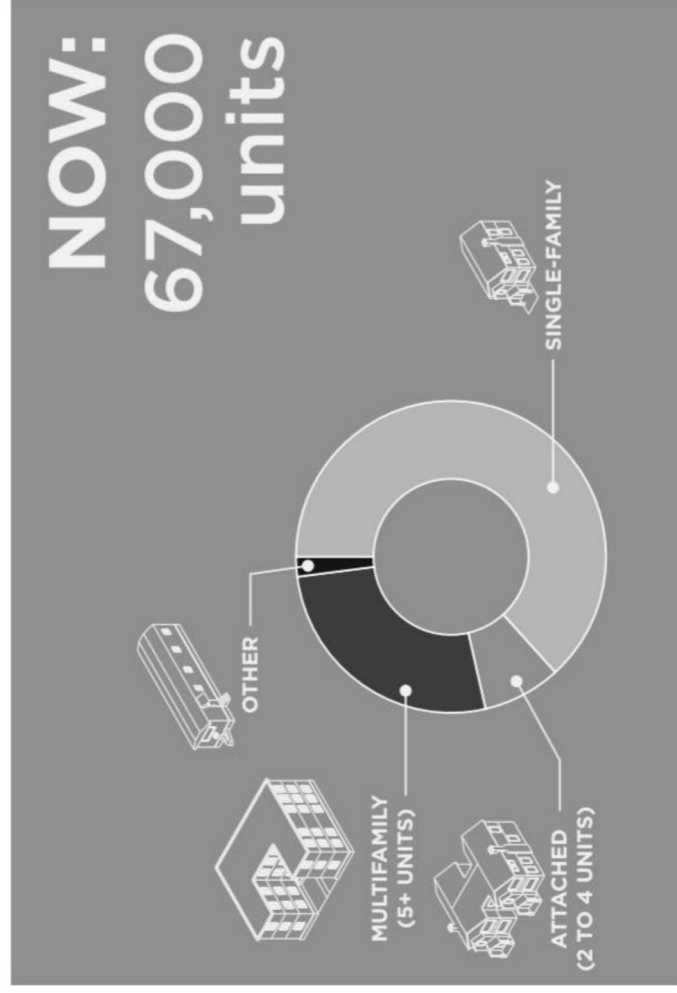
Fort Collins & GMA



- Our current housing mix is predominately single-family, detached units. This mix has stayed very consistent over the last 20 years, even as multifamily development has increased.

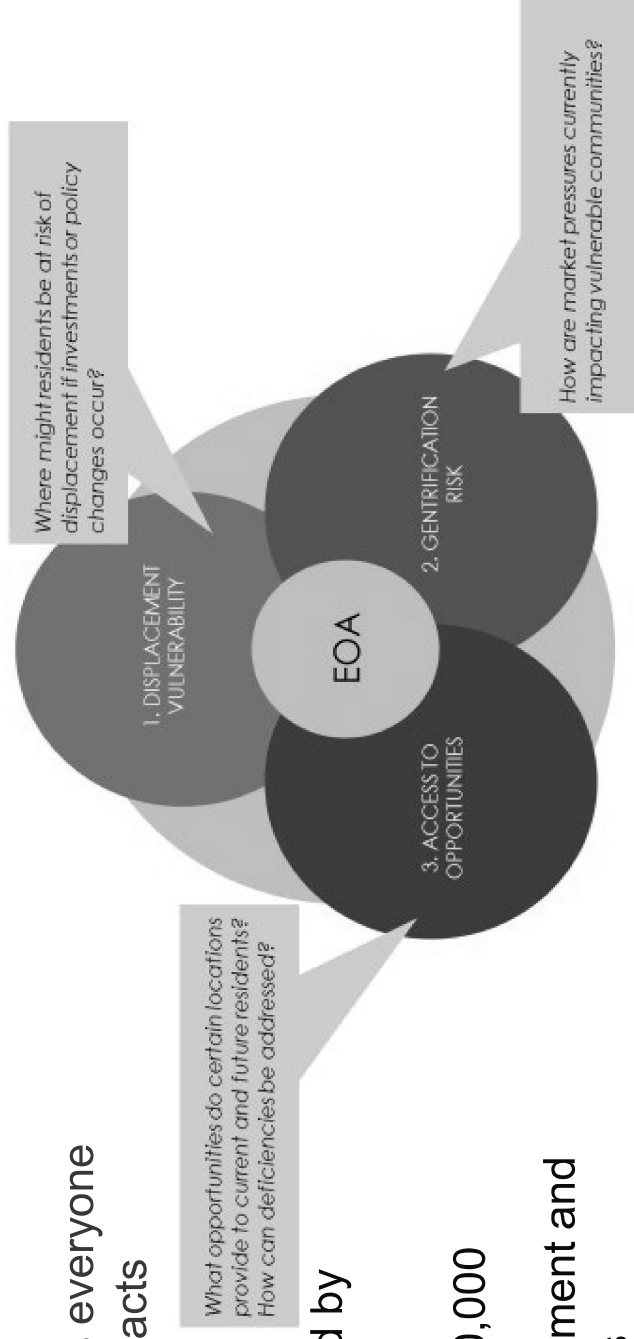


- City Plan identifies numerous changes to zoning and development standards to support desired housing types (i.e. “missing middle”) and to better meet community goals





- **HSP Strategies:** 1
- **Greatest Challenges:**
 - Price escalation impacts everyone & disproportionately impacts BIPOC* and low-income households.
- **When:** Underway; completed by September 2021
- **Resources Committed:** \$30,000
- **Next Steps:** Create displacement and access to opportunity indices





- **HSP Strategies:** 7, 9, 13, 14, 15, 16
- **Greatest Challenges:**
 - There aren't enough affordable places available for people to rent or purchase, or what is available and affordable isn't the kind of housing people need.
 - Housing is expensive to build, and the cost of building new housing will likely continue to increase over time.
- **When:** 2021-2022; Underway
- **Resources Committed:** Staff core team; \$350,000 appropriation
- **Next Steps:** Analysis of options; framework for code reorganization; fall engagement



ORGANIZATION CHART



PROJECT MANAGEMENT TEAM:



Samantha Suter
Project Manager



Peter Park
Principal-in-Charge

TASK LEAD FOR:



EQUITY
Gretchen Armijo
Equity/Policy Solutions



MODELING & ANALYSIS
Jamin Kimmel
Cascadia Partners



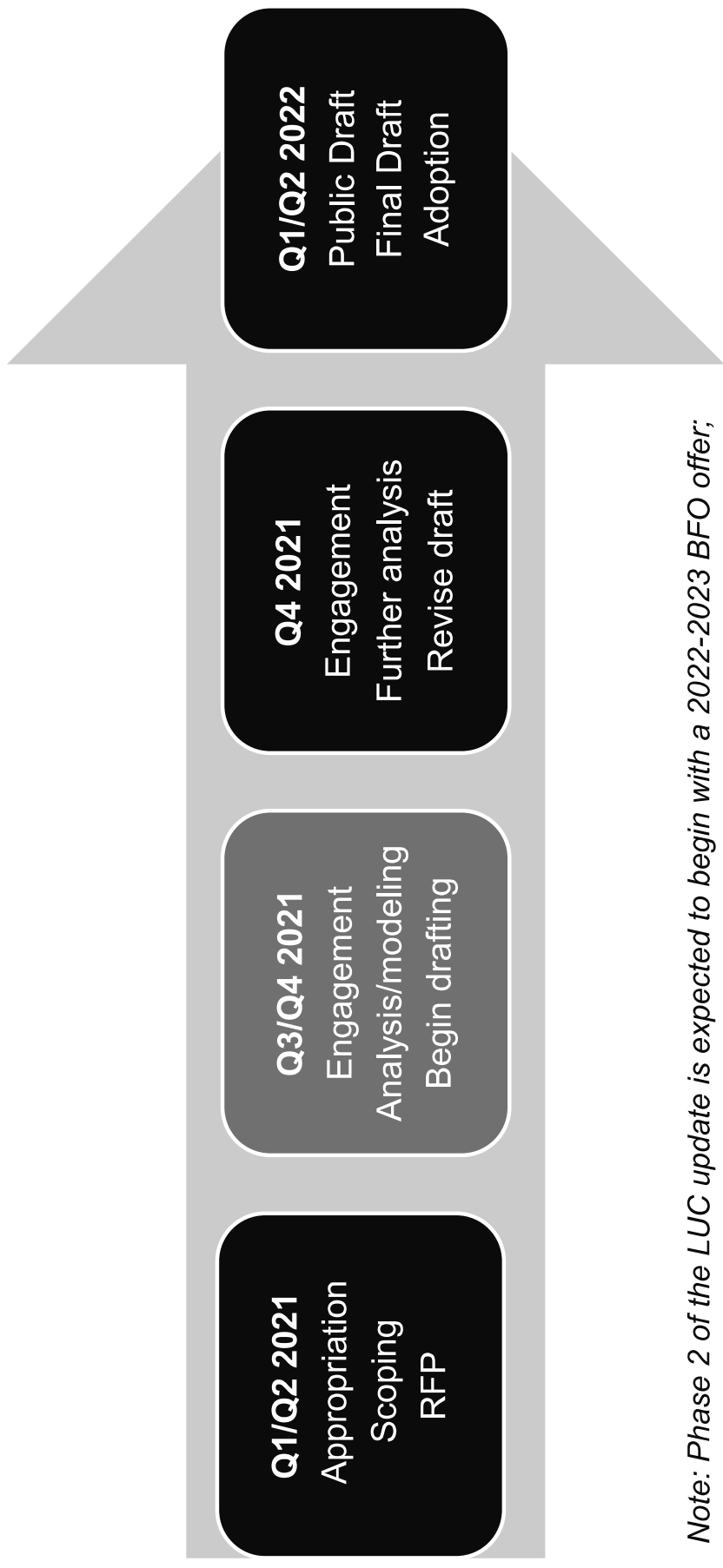
CODE REORGANIZATION
Peter Park (PIP)
Samantha Suter (MUD)

METTAURBANDESIGN

Peter J. Park
City Planning and Design^{LLC}



Equity
Policy
Solutions
LLC



Note: Phase 2 of the LUC update is expected to begin with a 2022-2023 BFO offer; Completion of the full LUC update is anticipated by 2025.



- **Housing-related outcomes:**

- Define a range of housing options between two-family and multi-family housing (e.g. cohousing, cottage development, ADU)
- Simplify level of review for housing
- Create/Recalibrate Affordable Housing incentives
- Remove barriers to accessory dwelling units (ADUs)
- Remove barriers to permitted densities

- **Code reorganization outcomes:**

- Consolidate similar standards
- Remove repetition, increase user-friendliness
- Simplify language to improve clarity and consistency
- Update districts, uses, and review types (i.e. “what can I do, where, and who decides?”)

- **Newsletters and Updates:** <https://fcgov.com/housing>
- **Sept/Oct:** Community Character Exercise + Information Sessions
- **Oct/Nov:** Community Input/Dialogue

THANK YOU!

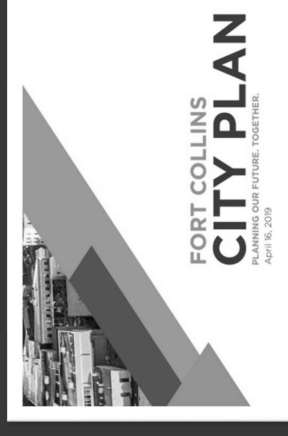




- NLSH 1.1 Improve and increase availability and choice of quality housing that is affordable to a broad range of income levels.
- HPG 7.3 Improve effectiveness of community engagement with enhanced inclusion of all identities, languages and needs.



- Everyone has stable, healthy housing they can afford
- 10% affordability by 2040
- Biennial implementation cycle
- Guiding principles shape prioritization and implementation



- LIV 5: Create more opportunities for housing choices
- LIV 6: Improve access to housing ...regardless of their race, ethnicity, income, age, ability, or background



*Everyone has healthy, stable housing
they can afford*

Challenge #1: Price escalation impacts everyone & disproportionately impacts BIPOC* and low-income households.

Challenge #2: There aren't enough affordable places available for people to rent or purchase, or what is available and affordable isn't the kind of housing people need.

Challenge #3: The City does have some tools to encourage affordable housing, but the current amount of funding and incentives for affordable housing are not enough to meet our goals.

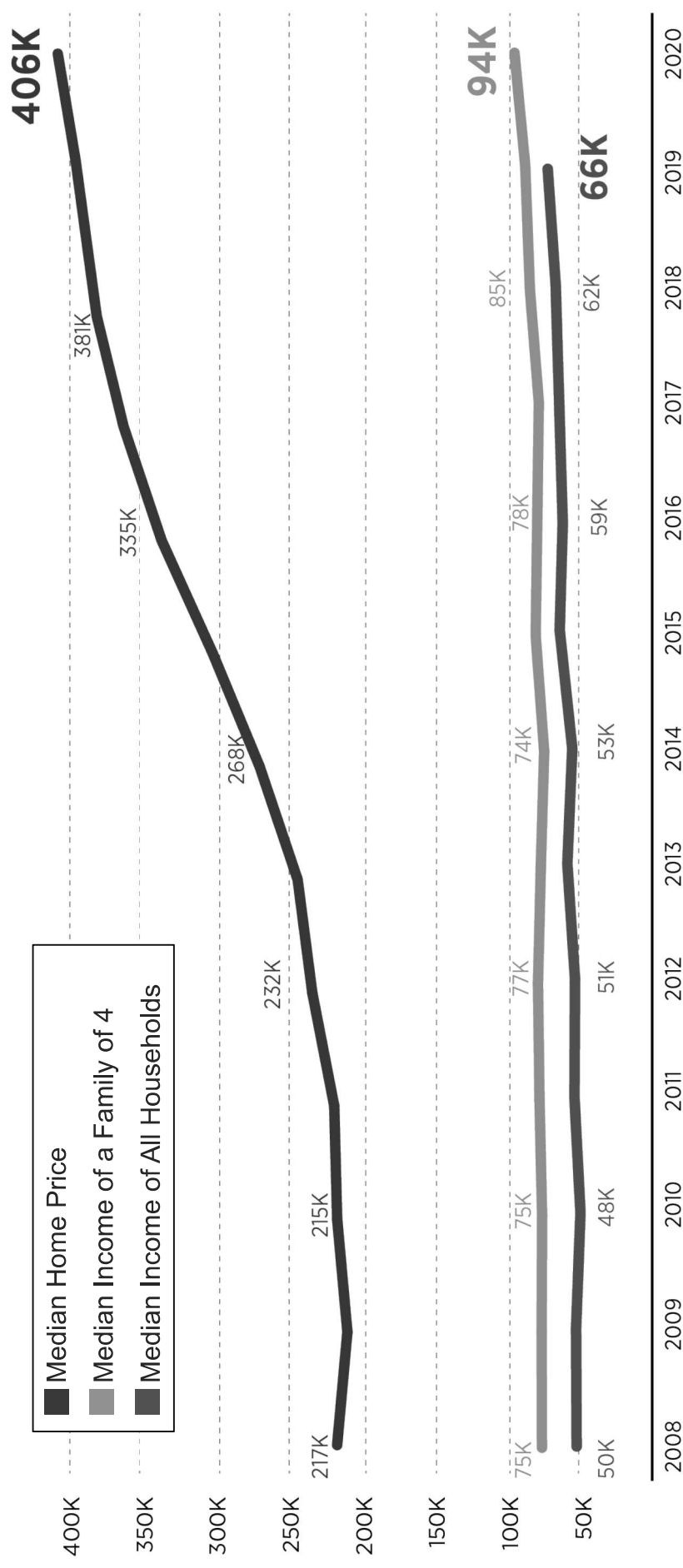
Challenge #4: Housing is expensive to build, and the cost of building new housing will likely continue to increase over time.

Challenge #5: It is difficult to predict the lasting effects of COVID-19 and the pandemic's impacts.

Challenge #6: Housing policies have not consistently addressed housing stability and healthy housing, especially for people who rent.



**Black, Indigenous, and People of Color*



Widening gap in who can afford median home price
Half as many renters can afford the median home price (23% in 2012; 11% in 2018)

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| <ol style="list-style-type: none"> 1. Assess displacement and gentrification risk (New) 4. Implementation, tracking and assessment of housing strategies (Expand) 8. Extend the City's affordability term (Expand) 9. <i>Off-cycle appropriation to advance Phase One of the Land Use Code (LUC) Audit (New)</i> 10. <i>Refine local affordable housing goal (Expand)</i> 13. Recalibrate existing incentives to reflect current market conditions (Expand) | <ol style="list-style-type: none"> 14. Create additional development incentives for affordable housing (New) 17. <i>Reconsider affordable housing requirements/funding as part of metro districts (Expand)</i> 24. Support community organizing efforts in manufactured home communities and increase access to resident rights information, housing resources, and housing programs (Expand) 25. Foreclosure and eviction prevention and legal representation (Expand) |
|---|--|

Summary: 10 strategies (3 new, 9 expanded) – 2 completed, 10 underway

Key Outcomes:

Increase housing supply and affordability, increase housing diversity/choice, increase stability/renter protections, improve housing equity

5. Advocate for housing-related legislation at state and federal levels (*Expand*)
7. **Remove barriers to the development of Accessory Development Units (*Expand*)**
 12. Expand partnership(s) with local Community Development Financial Institution (CDFI) to offer gap financing and low-cost loan pool for affordable housing development (*Expand*)
 15. **Explore/address financing and other barriers to missing middle and innovative housing development (*New*)**
16. **Remove barriers to allowed densities through code revisions (*New*)**
 18. Increase awareness & opportunities for creative collaboration across water districts and other regional partners around the challenges with water costs and housing (*Expand*)
 21. **Explore revisions to occupancy limits and family definitions (*Expand*)**
 22. Public Sector Right of First Refusal for Affordable Developments (*New*)

Summary: 8 strategies (3 new, 5 expanded) – 0 completed, 4 underway

Key Outcomes:

Increase housing supply and affordability, increase housing diversity/choice, increase stability/renter protections, improve housing equity, preserve existing affordable housing

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| <ul style="list-style-type: none"> 2. Promote inclusivity, housing diversity, and affordability as community values. <i>(Expand)</i> 3. Implement the 2020 Analysis of Fair Housing Choice Action Steps <i>(Expand)</i> 6. Visitability policy <i>(New)</i> 11. Create a new dedicated revenue stream to fund the Affordable Housing Fund <i>(Expand)</i> 19. Bolster city land bank activity by allocating additional funding to the program (contingent on adopting additional revenue stream policy) <i>(Expand)</i> | <ul style="list-style-type: none"> 20. Explore the option of a mandated rental license/registry program for long-term rentals and pair with best practice rental regulations <i>(New)</i> 23. Tenant right of first refusal for cooperative ownership of multifamily or manufactured housing community <i>(New)</i> 26. Small Landlord Incentives <i>(New)</i> |
|--|---|

Summary: 8 strategies (4 new, 4 expanded) – 0 completed, 4 underway

Key Outcomes:

Increase housing supply and affordability, increase housing diversity/choice, increase stability/renter protections, improve housing equity, preserve existing affordable housing, increase accessibility