

# MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



## AFFORDABLE HOUSING BOARD

### REGULAR MEETING

November 3, 2022, 4:00-6:00pm

Remote/Online via Zoom due to COVID-19

#### CALL TO ORDER

At 4:03 PM the meeting was called to order by John Singleton

#### 1. ROLL CALL

DocuSigned by:  
*Sue Beck-Ferkiss*  
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- **Board Members Present:** John Singleton, Bob Pawlikowski, Seth Forwood, Sheila Seaver-Davis and Jennifer Bray
- **Board Members Absent:** Stefanie Berganini, Kristin Fritz
- **Staff Members Present:**
  - Sue Beck-Ferkiss, Staff Liaison – City of Fort Collins
  - Meaghan Overton, Social Sustainability – City of Fort Collins
  - Marcy Yoder, Neighborhood Services – City of Fort Collins
  - Hannah Tinklenberg, Minutes – City of Fort Collins
- **Guests Present:**
  - Marilyn Heller
  - Lisa Cunningham

2. **AGENDA REVIEW** – No changes.

3. **CITIZEN PARTICIPATION** – None.

4. **APPROVAL OF MINUTES**

**Bob Pawlikowski moved to approve the October minutes.  
Seth Forwood seconded. Approved 4-0.  
Jennifer Bray abstained due to absence at the October meeting.**

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#### 5. NEW BUSINESS

- **Board Member Introductions**
  - Board members introduced themselves to new board member, Sheila Seaver-Davis.
- **Renter Programming – Marcy Yoder, Neighborhood Services**
  - 2023 Council Timeline
    - Rental Housing – first reading January 17
    - Occupancy Work Session – January 24
    - Rental Housing – second reading February 7
    - Occupancy – first reading March 7
    - Occupancy – second reading March 14
  - Overview/Key Points of Rental Housing Strategies:
    - Part of Housing Strategic Plan Implementation with alignment on the following strategies from the Housing Strategic Plan:
      - Strategy 20: explore the mandated rental housing license registry program.
      - Strategy 21: revising current occupancy code around family definitions and re-calibrate policy to support stable, healthy, and affordable housing, citywide.
      - Strategy 26: develop small landlord incentives program.
    - Alignment with goals within Our Climate Future and current City Plan.
    - Challenge according to Housing Strategic Plan: housing policies have not consistently addressed housing stability and healthy housing (especially for people who rent).
    - Community engagement included renters, neighborhood groups, HOAs, landlords, realtors, property managers, City departments, and Council.
    - Rental Housing Task Force created summer 2022 with broad spectrum of representation, a third party facilitator, and met for a total of 20 hours between March to August 2022.
  - Existing Conditions:
    - 40% of all housing in Fort Collins is renter-occupied (38,088 units).
    - About 90% of landlords/property owners own only one property, in addition to their residence.
    - Stakeholder surveys indicated support for proposed strategies and a rental industry questionnaire highlighted themes and concerns with the City creating rental regulations.
    - Potential next steps were presented in a Council work session and included task force and staff recommendations.

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- DISCUSSION:

- How does the City plan to implement and message the rental licensing registry? And is there any intent to monitor pricing increases?
  - Will include a lot of education and outreach with support from the CPIO to help with the messaging around providing safe, healthy units for all renters.
  - Development of an annual renewal application, annual fee, and inspection process that might provide some insight on average rent costs, types of units, etc.
  - Team is exploring what information would be beneficial to collect and what is legally acceptable.
  - The City is not allowed to regulate rents in any way.
- Currently, there is no consideration to create a searchable database of rentals.
- There is a strong interest in educational components for both tenants and landlords (especially for landlords that own only one rental unit) with continued support to know and understand fair housing laws, tenant rights and responsibilities, and access to rental resources.
- Short-term rentals are not part of this program.
- There will be an initial enrollment application in which the City will issue a certificate followed by annual notifications to update and complete the renewal application (this will be housed in an online portal/platform). Enrollment is mandatory with various levels of enforcement.
- The team has not explored how the fees might cause implications that might trickle down to the tenants.
- Marcy will return on February 3 to discuss occupancy. Prior to the meeting, Marcy will provide materials to help inform the board's recommendation.

- **Housing Strategic Plan – Meaghan Overton, Social Sustainability**

- City Council voted 5-2 on November 1 to adopt the Land Development Code and as part of the process, they adopted a number of changes taking effect in January 2023. Meaghan provided a brief overview of each of those changes.
- DISCUSSION:
  - It is not yet known whether the extension of deed restriction could create some unintended consequences. Ultimately, Council is committed to resolving major issues should there be unintended consequences with extending deed restrictions to ninety-nine years, however felt that it was important to get the maximum time they can get on affordable units.