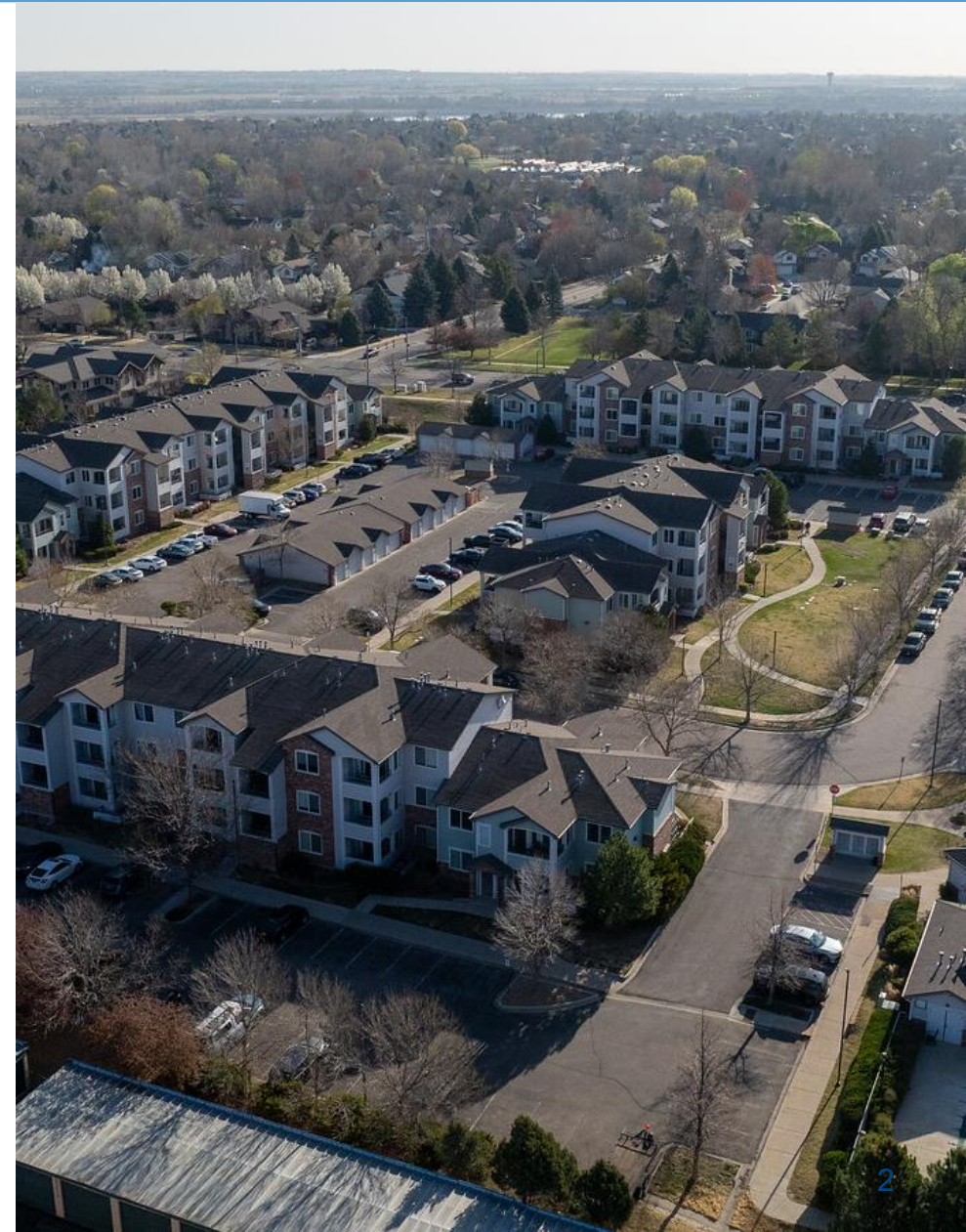


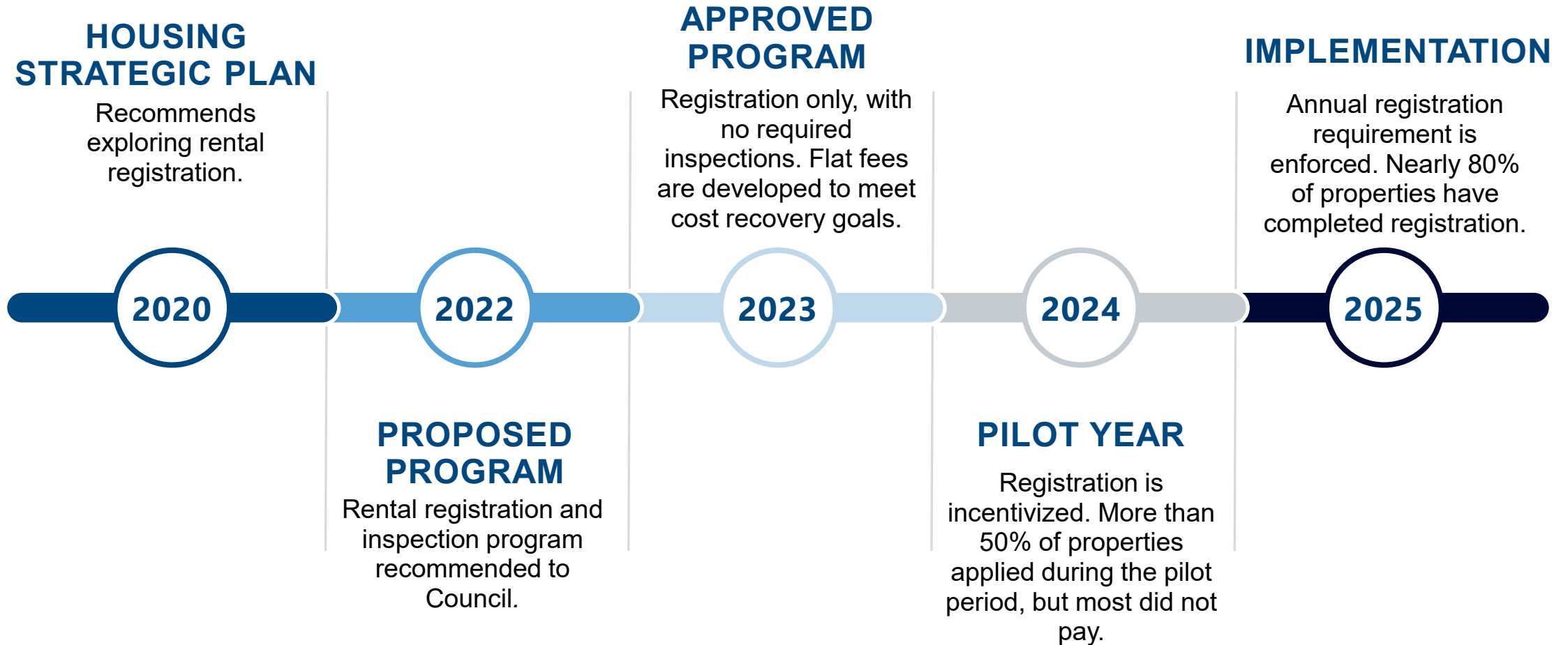
Staff Report: Rental Housing Program

**Vanessa Fenley, Sr. Housing
Manager**
Marcy Yoder, Sr. Manager



- Implemented by Housing & Community Vitality and Building Services
- 5 FTE positions
- Comprehensive program benefiting property owners, property managers, and tenants





Landlord and Tenant Education



Grants and Incentives



Complaint- based Inspections



Registering Made Easy



Education about
local and state
ordinances and
access to
resources

Selected property
owners receive
grants to help offset
the cost of repairs
and upgrades.

Complaint based
inspections with
an emphasis on
communication
and voluntary
compliance

Annual online
registration to self-
certify properties.

Who must register?

Most rental properties located within Fort Collins city limits will need to be registered.

- Apartment complexes, duplexes, triplexes, condominiums, & “detached” homes
- Units that have their own mailing address, and/or separate entrances like basement units or carriage houses.



Who is exempt?

Manufactured homes located within mobile home parks.

Owner occupied rentals, where there is only one mailing address and the home is accessed by one main entrance.



Per Property Fee

\$37 flat fee
Includes first unit

+

Per Unit Fee

\$10 per addtl unit



Home Type	Property Fee	Unit Fee	Total Fee
Detached home	\$37	\$0	\$37
Condo	\$37	\$0	\$37
Duplex	\$37	\$10	\$47
60- unit Multiplex	\$37	\$590	\$627

- Building Services and Code Compliance
 - Access Fort Collins
 - Conflict Transformation Works
 - Finance Department
 - Utilities – Water and Energy Conservation
 - Environmental Services Department – Healthy Homes and Epic Homes
-

- CSU Student Housing
- Northern Colorado Rental Housing Association
- National Association of Residential Property Management
- Colorado Apartment Association
- Fort Collins Board of Realtors
- Larimer County
- Colorado Poverty Law Center
- Healthy Housing Coalition
- Homeward Alliance
- ISAAC of Northern Colorado
- Denver Metro Fair Housing Center





- More than 9,000 properties self-certified
- Approx. 80% registration compliance
- \$200K+ invested in rental property repairs and upgrades
- 6,000+ contacts in 2025 with renters and landlords in Fort Collins to educate on rights and responsibilities
- 134 inspections requested
 - 58 not inspected
 - 6 met standards
 - 70 corrected issues
- Five citations written for registration issues; all dismissed/did not proceed to court system

Inspections - Types of Issues and Violations



Category	Examples	# of Issues
Electric Facilities	Adequate wiring, receptacles/outlets	169
Exterior General	Building, sidewalks, fences, exterior stairs in good repair	101
Fire Safety Requirements	Emergency escapes; working smoke alarms, carbon monoxide detectors	120
Illegal Dwelling	Illegal dwelling	4
Interior General	Floors, walls, doors, windows in good repair; locks on doors and windows; windows can open and are screened	238
Light	Adequate lighting in common hallways and stairways	1
Mechanical Facilities	Chimneys/vents; adequate heating	77
Occupancy General	Adequate space to store/prepare food; provide privacy from adjoining spaces	9
Plumbing Facilities	Hot and cold water; no leaks from fixtures; provide tub/shower, lavatory, water closet, and kitchen sink	82
Unpermitted Work	Work without permit	83
Unregistered Rental	Property not registered with City	23
Ventilation	Window/exhaust fan in bathroom; clothes dryer exhaust	29

“This is such a relief to me, and my tenant will be so excited when I tell her! Thank you for bringing this joy this year. I’m so appreciative of the hard work that went into this process.”

- Property owner and recipient of rental housing grant funding

- Frustrations with navigating registration system
- Difficulty keeping up with code updates and new legislative requirements
- Questions about the program and its purpose
- Requests for information about other resources



Revisiting fee structure



Supporting FC Clear development and implementation



Enhancing data collection and tracking to identify potential program improvements



Expanding programs and incentives to bring benefit to property owners, property managers, and tenants



Questions?