

ORDINANCE NO. 142, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING SECTION 5.2.1 OF THE LAND USE CODE OF THE
CITY OF FORT COLLINS CONCERNING AFFORDABLE
HOUSING TO ALIGN WITH STATE OF COLORADO
REQUIREMENTS

A. The City of Fort Collins, as a home-rule municipality, is authorized by Article XX, Section 6 of the Colorado Constitution, the provisions of state statutes, and its City Charter to develop and implement policies and ordinances regulating the development of land within the City.

B. In 2024, City Council approved Ordinance No. 055, 2024, with an effective date of May 17, 2024, to adopt the current Land Use Code by reference to replace the previous Land Use Code originally adopted in 1997.

C. When the current Land Use Code was adopted, City Council and staff understood that the Land Use Code would be subject to future amendments, not only for the purpose of clarification and correction of errors, but also for the purpose of ensuring that the Land Use Code remains a dynamic document responsive to community needs and changing conditions.

D. To meet State of Colorado requirements adopted to promote affordable housing and to further the City's affordable and attainable housing goals, previous Land Use Code amendments were made to comply with House Bill HB 23-1304, Affordable Housing Programs.

E. The Land Use Code changes set forth in the Ordinance specify which affordable housing projects qualify for fast-track administrative review to further align with the requirements of HB 23-1304 and Senate Bill SB 26-040, Affordable Home Ownership Program.

F. On October 15, 2026, the Planning and Zoning Commission recommended to City Council on a _____ to _____ vote that City Council [adopt or not adopt] the Land Use Code amendments set forth in this Ordinance.

G. City Council has determined that adoption of the amendments set forth in this Ordinance is in the best interests of the City and promotes the general public health, safety, and welfare.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that Section 5.2.1 of the Land Use Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 5.2.1 AFFORDABLE HOUSING

. . .

(C) **Affordability Standards.** To qualify for the fast-track review outlined in C.R.S. § 29-32-101 et seq., Rental and For-sale projects shall provide one of the following minimum unit options:

(1) Rental Units:

(a) 10% units at 60% AMI; or

(b) 20% units at 80% AMI

(2) For-Sale Units:

(a) 10% units at 80% AMI; or

(b) 20% units at 100% AMI; or

(c) 50% units at 120%

. . .

Introduced, considered favorably on first reading on October 20, 2026, and approved on second reading for final passage on November 3, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: November 13, 2026

Approving Attorney: Brad Yatabe

Exhibit: None