September 1, 2026

AGENDA ITEM SUMMARY
City Council

STAFF

Vanessa Fenley, Senior Housing Manager
Caleb Weitz, Chief Financial Officer

SUBJECT

Second Reading of Ordinance No. 103, 2026, Appropriating Remaining Reserves Generated From the 2016-2025 Community Capital Improvement Program Sales Tax for the Affordable Housing Capital Program.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on August 18, 2026, appropriates the remaining reserve funds from the 2016-2025 Community Capital Improvement Program ("CCIP") quarter cent capital sales tax, as directed by Council by Resolution 2025-104, which directs excess revenues to the Affordable Housing Capital Fund Program.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

On April 7, 2015, voters approved the CCIP quarter cent capital sales tax, with revenue for the identified projects to be generated by a ten-year ¼-cent sales tax, which included an estimated $4,000,000 of funding for the Affordable Housing Capital Fund ("AHCF"), supporting public or private housing projects designated for low-income individuals and families.

During the Southeast Community Center ("SECC") funding plan development in 2025, Council approved $9,500,000 of CCIP reserves to go towards the SECC, leaving anticipated reserves in the amount of $5,000,000 at the expiration of the sales tax period. Council later approved Resolution 2025-104 directing excess revenues to the Affordable Housing Capital Fund Project.

The CCIP tax sales collected from January 1, 2016, until December 31, 2025, has generated $98,900,000 over the 10-year period. To date, of the CCIP Projects approved by voters, $93,200,000 of CCIP revenues have been used to deliver these Projects or have been appropriated towards design or planning of the Projects. Therefore, $5,700,000 of CCIP revenues are available to appropriate towards the Affordable Housing Capital Fund.

Based on discussion and Councilmember feedback during the March 10, 2026, Work Session, staff will prioritize AHCF funds for affordable housing project gap subsidy. Staff will monitor fund expenditures and anticipated funding gaps of projects in the affordable housing pipeline and may recommend to Council that a portion of funds be used for other activities that will support and advance affordable housing development and preservation, such as investing in site improvements to land bank parcels to make development on those sites more predictable and affordable.

CITY FINANCIAL IMPACTS

The appropriation of $5,717,333 will appropriate all remaining reserves generated from the 2016-2025 CCIP ¼ cent sales tax for the Affordable Housing Capital Program within the Community Capital Improvement Program Fund.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

CCIP revenues and purposes presented in the context of the SECC Project at the following public meetings:

- Council Work Session on February 25, 2025;
- Council Finance Committee on October 2, 2025;
- Council Work Session on October 14, 2025; and
- Regular Council Meeting on November 3, 2025.

ATTACHMENTS / LINKS

First Reading attachments available in August 18, 2026, agenda materials at the following link: https://fortcollins-co.municodemeetings.com/.

1. Ordinance No. 103, 2026