

ORDINANCE NO. 087, 2023
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING PRIOR YEAR RESERVES IN THE GENERAL FUND FOR THE
STARTUP PHASE OF THE RENTAL HOUSING REGISTRATION PROGRAM

WHEREAS, livable housing has a positive impact on health, economic security, educational attainment and the overall stability of individuals and families in communities; and

WHEREAS, in Fort Collins, the best available data suggests that more than 40% of all housing units are renter-occupied; and

WHEREAS, the renter community, which makes up a significant portion of the City's population, would benefit from proactive rental property registrations and continued complaint-based inspections conducted by the City to ensure the health, safety and habitability of their rental housing; and

WHEREAS, the City Council has thoroughly considered options for advancing the objectives of the Council-adopted Housing Strategic Plan (Strategy 20) and Our Climate Future Plan (Strategy HAH6) through a rental housing program; and

WHEREAS, the City Council has determined that the approach that best balances the costs and benefits of a rental housing program includes rental registration, improvements to the complaint-based inspection system and software, enhanced mediation, education and outreach, and incentives for voluntary compliance; and

WHEREAS, in order to pursue that preferred approach, the Council has considered and adopted Ordinance No. 086, 2023, amending Chapter 5 of the City Code to adopt a rental housing program (the "Program"); and

WHEREAS, as part of the Program, the City will maintain a complaint-based rental inspection system to promote safe and habitable housing for renters and will engage and maintain communication with nonprofit organizations and landlord groups to understand the impacts and effect of this rental housing registration program on renters and landlords; and

WHEREAS, through the Program the City will provide information and education to tenants and landlords regarding the prohibition against renter retaliation for making complaints or reporting instances of unsafe housing; and

WHEREAS, in order for staff to initiate the Program in 2023, it is necessary for Council to appropriate funds for startup and implementation of the Program; and

WHEREAS, this appropriation benefits the public health, safety and welfare of the residents of Fort Collins and serves the public purpose of ensuring safe and stable rental housing that allows individuals, families and communities to thrive; and

WHEREAS, Article V, Section 9 of the City Charter permits the City Council, upon the recommendation of the City Manager, to make supplemental appropriations by ordinance at any time during the fiscal year such funds for expenditure as may be available from reserves

accumulated in prior years, notwithstanding that such reserves were not previously appropriated; and

WHEREAS, the City Manager has recommended the appropriation described herein and determined that this appropriation is available and previously unappropriated from the General Fund and will not cause the total amount appropriated in the General Fund to exceed the current estimate of actual and anticipated revenues and all other funds to be received in this Fund during this fiscal year.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That there is hereby appropriated from prior year reserves in the General Fund the sum of FOUR HUNDRED SIXTY-ONE THOUSAND THREE HUNDRED SEVENTY-FIVE DOLLARS (\$461,375) to be expended in the General Fund for the Startup Phase of the Rental Housing Registration Program.

Introduced, considered favorably on first reading, and ordered published this 6th day of June, 2023, and to be presented for final passage on the 20th day of June, 2023.

Mayor

ATTEST:

Chief Deputy City Clerk

Passed and adopted on final reading on the 20th day of June, 2023.

Mayor

ATTEST:

Chief Deputy City Clerk