

AFFORDABLE HOUSING BOARD (AHB)

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



April 22, 2026

From: Affordable Housing Board, Vice Chair – Claire Bouchard

To: Human Service and Housing Funding Board

Re: Ranking of Housing Applications in the 2026 Competitive Process

The Affordable Housing Board met on April 9, 2026 and discussed the 7 Housing applications and ranked them in the following priority order:

Final Ranking order:

1. HO-2 Family Housing Network – Overnight & Day Shelter
2. HO-6 Housing Catalyst – Villages Preservation
3. HO-3 Fort Collins Habitat for Humanity – Bloom Cottages
4. HO-5 Housing Catalyst – Debt Relief
5. HO-7 Volunteers of America- Handyman Program
6. HO-4 Housing Catalyst -North Howes
7. HO-1 CARE Communities Greenbriar-Fairbrooke Rehab

Comments: All applications should proceed. Valuable and diverse projects. Board struggled with current needs versus future needs. Also, the fact that we need to both add new units and preserve existing affordable units.

HO-1 Family Housing Network- Overnight & Day Shelter

Pros-

- Serves unique and vulnerable population (homeless families)
- Ready to proceed
- Increases capacity of proven program
- Location
- City investment could attract other funders

Cons-

- Capital campaign going well so City funding may not be essential

HO-6 Housing Catalyst Villages Preservation

Pros-

- Generally, preservation is important
- Age of units supports need for renovation
- Serving low AMIs
- Increases resident livability

Cons-

- Possibly could wait- no immediate health and safety concerns
- Dependent on tax credit award

HO-3 Fort Collins Habitat for Humanity -Bloom Cottages

Pros-

- Supports homeownership
- Ready to proceed
- Integrated into Mixed Use and Mixed Income Community
- New units and diverse housing types
- Target AMIs represent low end for home ownership

Cons-

- Small number of new units
- Big per unit investment
- Getting harder to qualify applicants
- Have good appeal to volunteers and philanthropy and may not need as much financial support from City

HO-5 Housing Catalyst Debt Relief

Pros-

- Innovative solution to solving unforeseen problems
- PSH critical and life changing
- Very low targeted AMIs and vulnerable people who require services to be successful in housing
- Acknowledgement that services are hard to fund
- Creates savings in long run and uses HC funds better

Cons-

- No new units and housing not at risk
- Could accept less funding and still leverage City support
- Could seek funding for services from next year's human services competitive process
- Not critically time sensitive and federal funding could come back – maybe a temporary situation

HO-7 Volunteers of America- Handyperson Program

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Pros-

- Supports homeownership and aging in place
- Not a big ask

Cons-

- Not enough funding is available to fund all requests

HO-4 Housing Catalyst -Downtown North Howes

Pros-

- Diversity of AMIs planned
- Location
- New units

Cons-

- Not ready to proceed
- Needs additional funding from City which is uncommitted
- Can wait until next year's Competitive Process

HO-1 CARE Communities- Greenbrier-Fairbrooke Rehab

Pros-

- Generally, preservation is important
- Incomes under 60% AMI
- Increase livability

Cons-

- Not ready to proceed
- No health & safety issues
- Less units and higher AMI than Villages rehab
- Can wait until next year's Competitive Process