

**AFFORDABLE HOUSING BOARD (AHB)**

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



October 6th, 2022

From: Affordable Housing Board Chair John Singleton  
To: City Council and City Leaders

Re: Affordable Housing Board comments on Land Development Code draft

Purpose: This memorandum serves as the formal opinion of the Affordable Housing Board on the draft of the updated Land Development Code, especially as it affects affordable housing in Fort Collins.

As the body that advises Council on matters concerning affordable housing in Fort Collins, the Affordable Housing Board (AHB) would first like to thank City staff, City Council, and our community for such thorough and diligent work in creating and giving feedback on this code update. This is a massive undertaking, and we're immensely grateful that this update is tied into the Housing Strategic Plan and centers affordable housing. We know that Fort Collins is suffering from a dearth of affordable housing, and we hope that this code update will be an important step toward helping alleviate that inequity.

Broadly speaking, we feel that the proposed changes to the land use code are a very positive step for affordable housing in Fort Collins. We commend, for example, the loosened restrictions on ADU zoning as a straightforward and simple mechanism to grow our inventory of affordable housing. This change alone is worthy of immense celebration, and we're pleased that it's only one of many positive additions to the code. We are also pleased to see the focus on increased density, especially along transit corridors, as well as specific additional incentives for affordable housing, including parking reductions.

Thank you again for your hard work on this update, and we appreciate your consideration of our feedback as you move toward a final decision. We look forward to following the code implementation and offering additional feedback as it's helpful throughout this process.

X

A handwritten signature in blue ink, appearing to read "John Singleton".

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John Singleton  
Affordable Housing Board Chair

# MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



## AFFORDABLE HOUSING BOARD

### REGULAR MEETING

October 6, 2022 4:00-6:00pm

Remote/Online via Zoom due to COVID-19

**DRAFT**

#### CALL TO ORDER

At 4:01 PM the meeting was called to order by John Singleton

#### 1. ROLL CALL

- a. **Board Members Present:** John Singleton, Bob Pawlikowski, Seth Forwood, Kristin Fritz, Sheila Seaver-Davis and Stefanie Berganini joined in progress.
- b. **Board Members Absent:** Jennifer Bray
- c. **Staff Members Present:**
  - Sue Beck-Ferkiss, Staff Liaison – City of Fort Collins
  - Meaghan Overton, Social Sustainability – City of Fort Collins
  - Emily Olivo, Neighborhood Services – City of Fort Collins
  - Heather Young, Utilities – City of Fort Collins
  - Shannon Ash, Utilities – City of Fort Collins
  - Taylor Reynolds, Minutes – City of Fort Collins
- d. **Guests Present:**
  - Marilyn Heller
  - Lisa Cunningham
  - Maggie, Palace Construction

\*\*\*\*\*Excerpt Related to this Resolution Begins Below\*\*\*\*\*

#### 2. NEW BUSINESS

##### d. **Housing Strategic Plan: Land Use Code Phase 1 Updates – Meaghan Overton**

- Meaghan Overton reviewed various sections of the Public Review Draft of the Land Use Code Phase 1 Updates about which project staff has received feedback, as well as specific City staff and Planning & Zoning Commission recommendations.
- City staff and Planning & Zoning Commission recommendations will not be incorporated into the draft Land Use Code updates to ensure that Council reviews the Public Review Draft as it was presented to the public, along with the list of recommendations.
- Revisions will be made between 1<sup>st</sup> and 2<sup>nd</sup> reading with City Council.

## AFFORDABLE HOUSING BOARD

### REGULAR MEETING

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- DISCUSSION:
  - What regulates the new EV requirements?
    - Electric Vehicle charging infrastructure is addressed in the Building Code, not the Land Use/ Development Code.
  - What are the different types of Electric Vehicle charging infrastructure?
    - There are three types: EV Installed (ready to go), EV Ready (no charger yet), and EV Capable (easily wired for charger installation).
    - The number of parking spaces required for each development are regulated by the Land Use/ Development Code and the Building Code states the percentage that need to be EV Installed, EV Ready and EV Capable.
  - What can this board do to advocate for boosted incentives for EV infrastructure and funding?
    - This board provided a recommendation when City Council previously voted to create a credit to offset the additional requirements included in the City Building Code above what the Colorado Housing and Finance Authority (CHFA) requires for EV at affordable housing developments.
  - Board members discussed whether they would like to provide a motion of support and/or letter of support for the proposed LUC changes and highlighted specific items such as density and parking reductions.

**Bob Pawlikowski moved to that the Affordable Housing Board provide support for the general direction of the proposed Land Use/ Development Code changes being presented to Council. Stefanie Berganini seconded. Approved 6-0.**

**Kristin Fritz moved that the Affordable Housing Board sent the drafted letter regarding the proposed Land Use/ Development Code changes as presented, with any minor, necessary edits. Stefanie Berganini seconded. Approved 6-0.**