

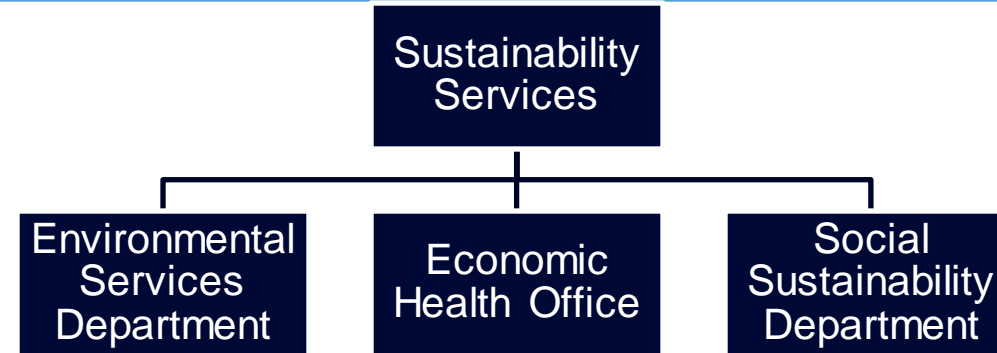


## Social Sustainability

Housing | Childcare | Homeless Initiatives | Human Services

09-22-2021





Total 7 FTEs and 2 .5 FTEs

Director: Beth Yonce

Housing Manager: Meaghan Overton

Homelessness Specialist: Brittany Depew



Project Sponsor: Jacqueline Kozak Thiel  
Project Manager: Beth Sowder  
Prepared: January 25, 2016

[www.fcgov.com/socialsustainability/](http://www.fcgov.com/socialsustainability/)

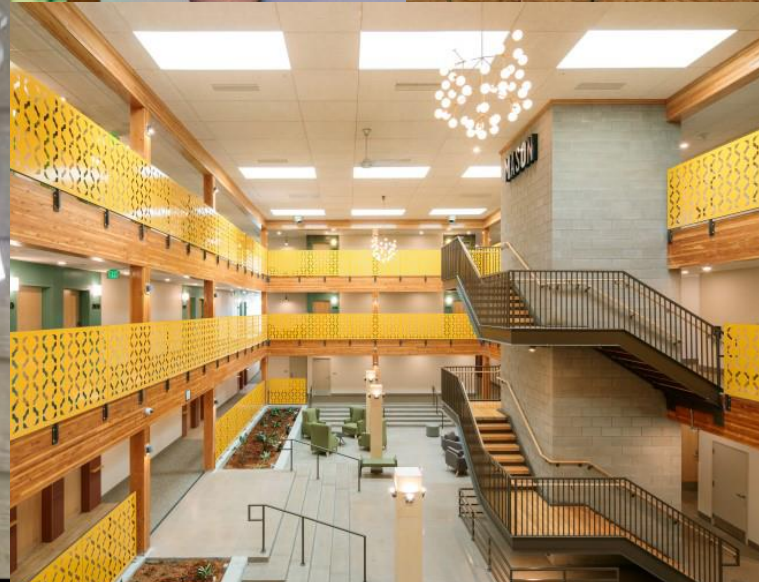
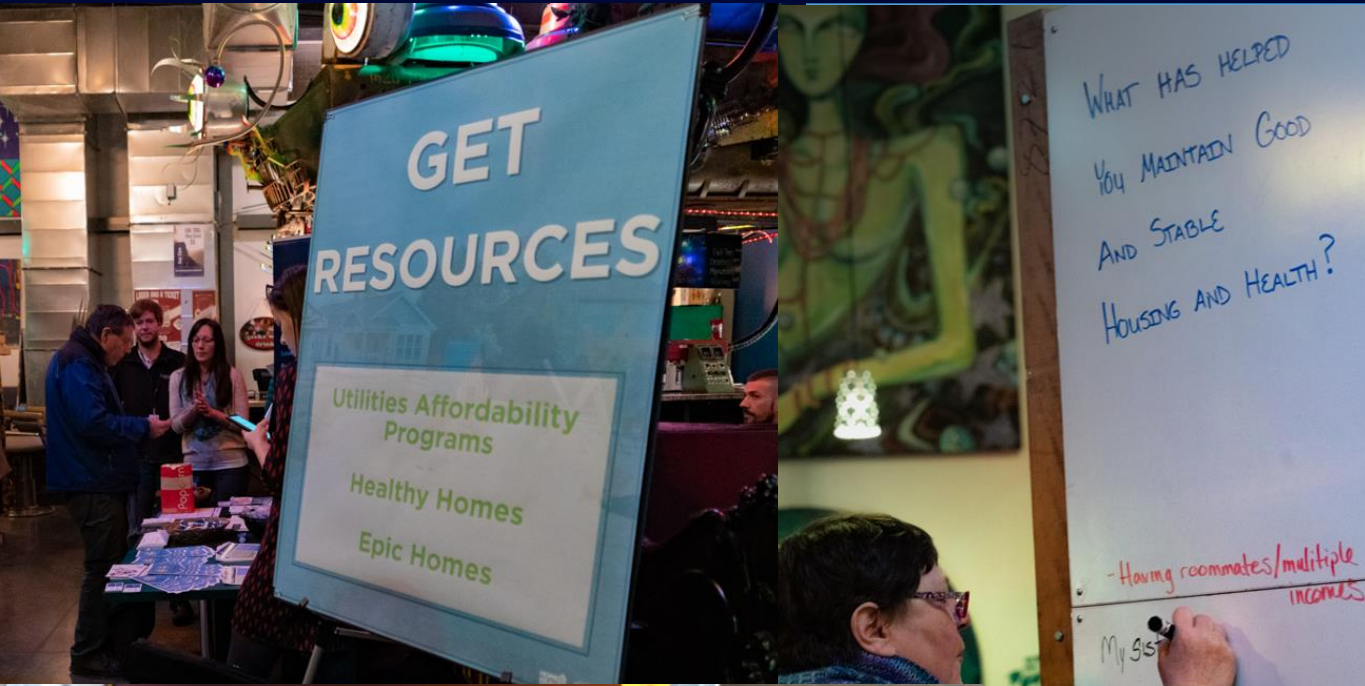




## Housing

Meaghan Overton | Housing Manager | [moverton@fcgov.com](mailto:moverton@fcgov.com)





# A vibrant economy and thriving community *needs* affordable housing



## Healthcare Support (ex: Nursing Aide, Home Health Aide)

Employment in Fort Collins **4,374**

Average Hourly Wages **\$16.52**

Average Annual Wages **\$33,000**



## Educational Instruction and Library (ex: Teacher, Librarian)

Employment in Fort Collins **8,510**

Average Hourly Wages **\$27.91**

Average Annual Wages **\$55,800**



## Food Preparation and Serving (ex: Hostess, Server, Cook)

Employment in Fort Collins **11,221**

Average Hourly Wages **\$14.51**

Average Annual Wages **\$29,000**



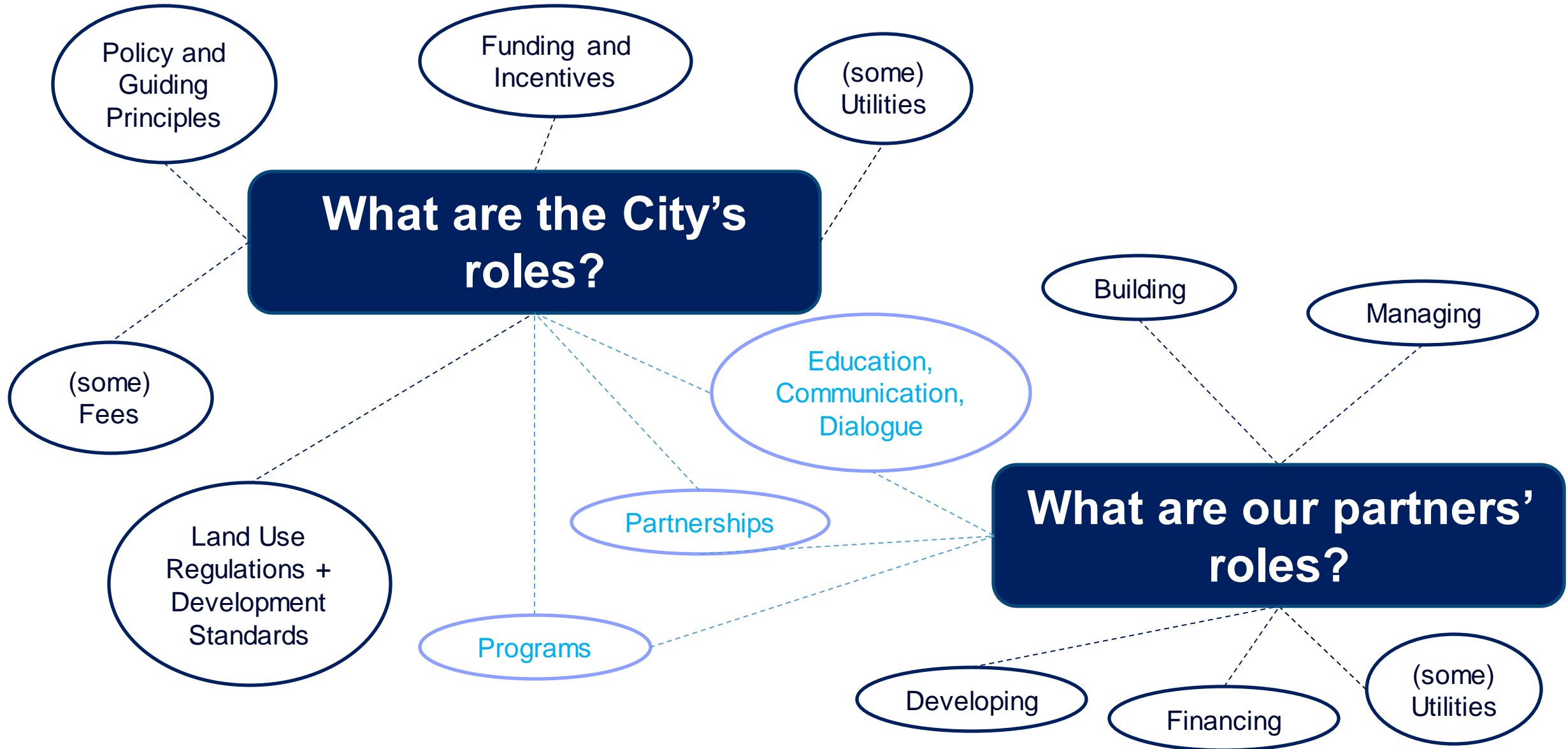
## Office and Administrative Support (ex: Administrative Assistant)

Employment in Fort Collins **15,613**

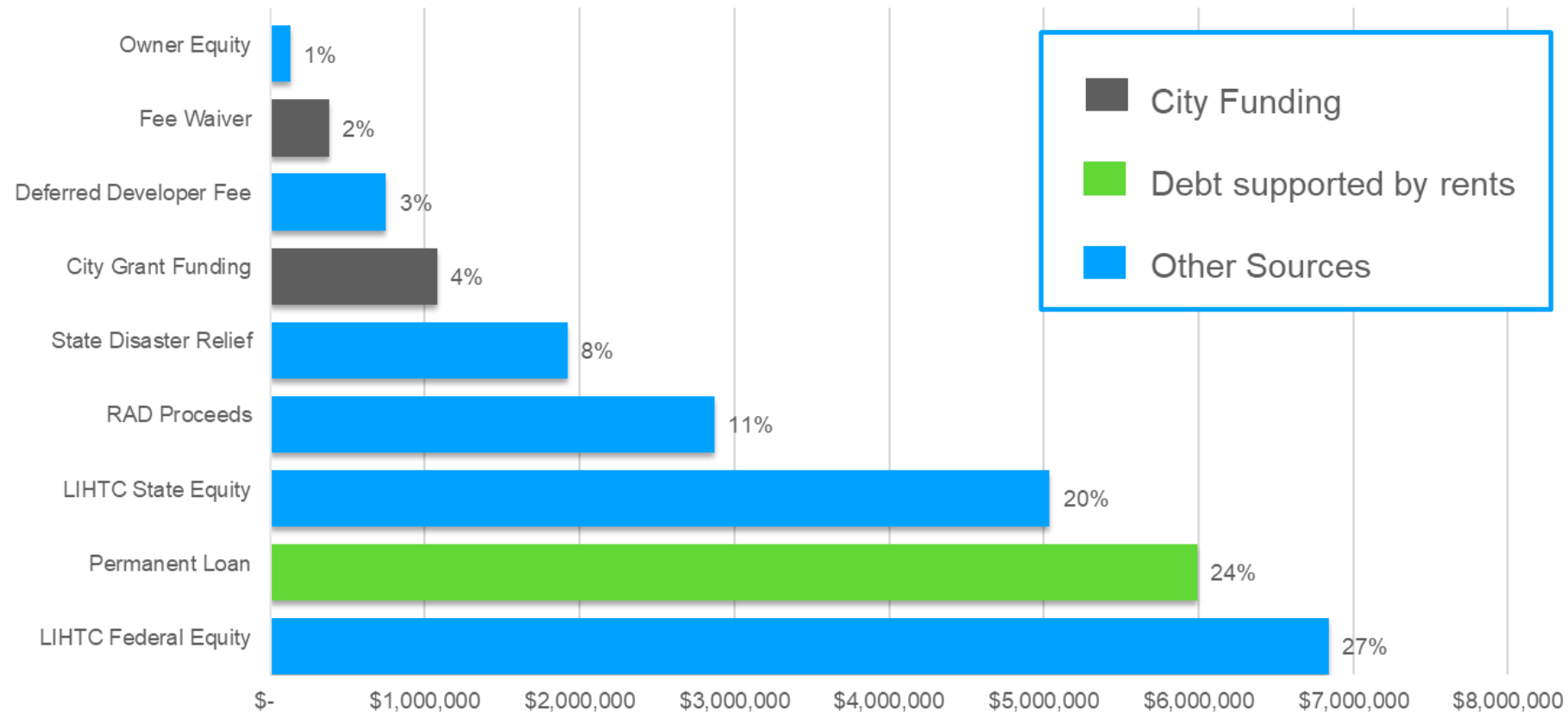
Average Hourly Wages **\$19.59**

Average Annual Wages **\$39,200**





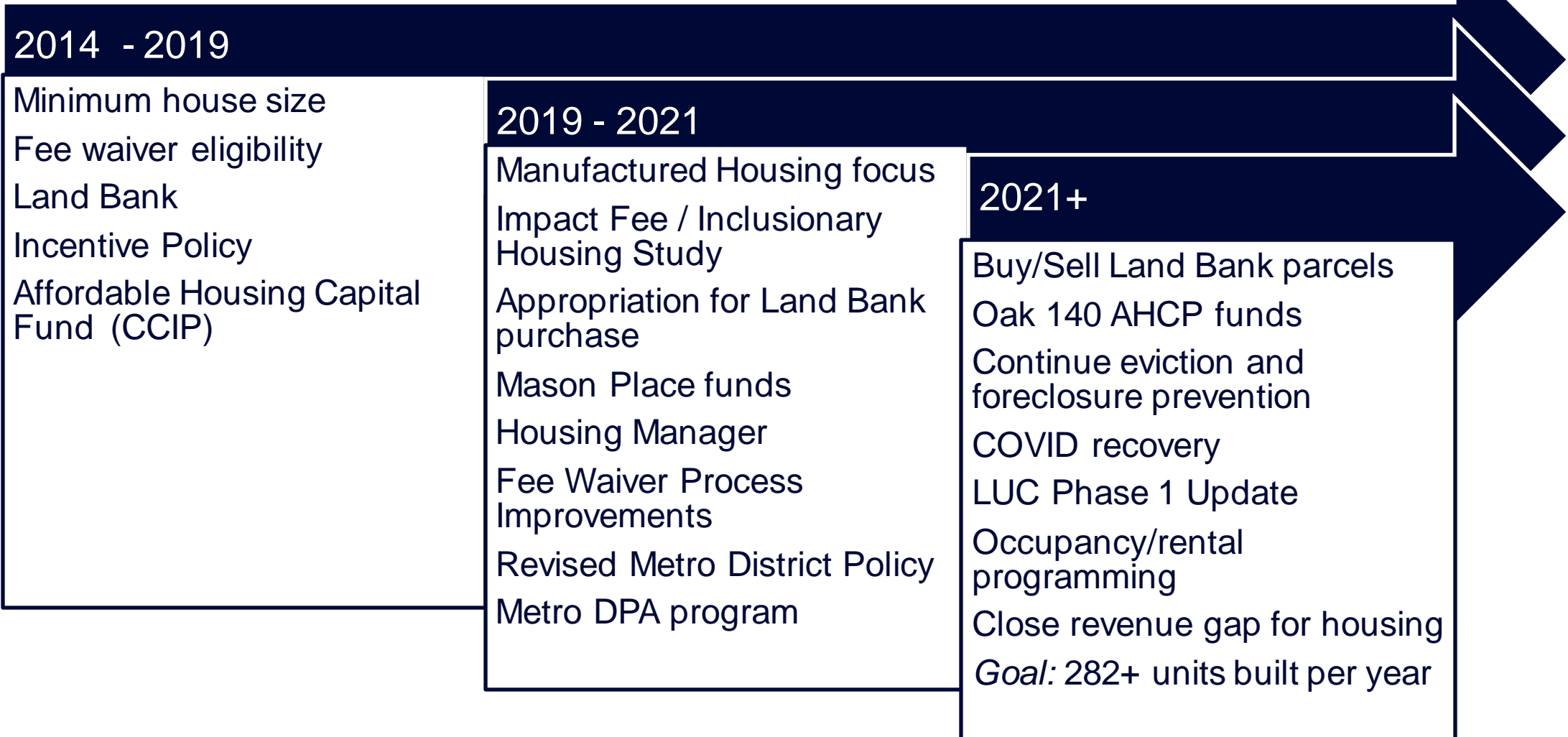
# Sample funding stack - \$25M multifamily rental project



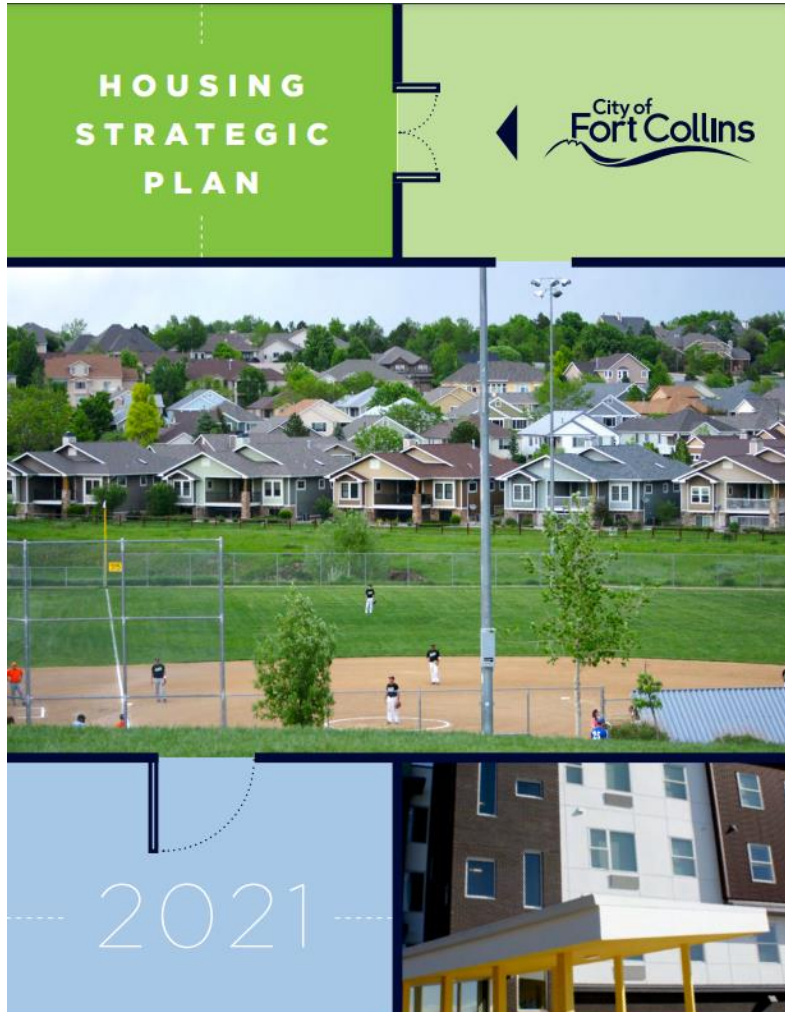
- Affordable Housing Redevelopment Displacement Mitigation Strategy (2013)
- Housing Affordability Policy Study (2014)
- Affordable Housing Strategic Plan (2015)
- Social Sustainability Strategic Plan (2016)
- City Plan (2019)
- Council Priorities (2019-2021)
- City Strategic Plan (2020)
- Home2Health (2019-2021)
- Housing Strategic Plan (2021)







Results: 373 affordable homes in last 5 years & 248 under construction (Need: ~300 /year)





# *Everyone has healthy, stable housing they can afford*

## Healthy



**1 in 4**

households report a  
family member with a  
respiratory ailment

## Stable



**46.9%**

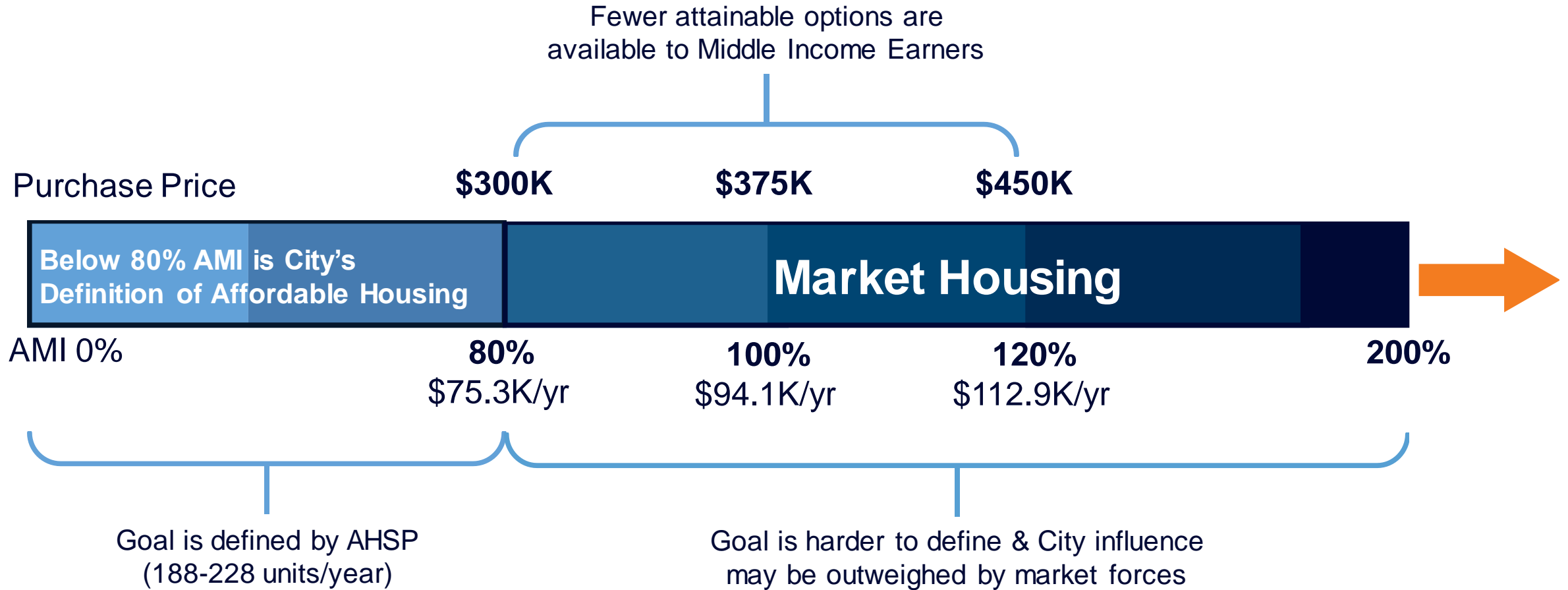
housing units are  
renter-occupied

## Affordable



**60.6%**

rental households  
are cost-burdened





**Challenge #1:** Price escalation impacts everyone & disproportionately impacts BIPOC\* and low-income households.

**Challenge #2:** There aren't enough affordable places available for people to rent or purchase, or what is available and affordable isn't the kind of housing people need.

**Challenge #3:** The City does have some tools to encourage affordable housing, but the current amount of funding and incentives for affordable housing are not enough to meet our goals.

**Challenge #4:** Job growth continues to outpace housing growth.

**Challenge #5:** Housing is expensive to build, and

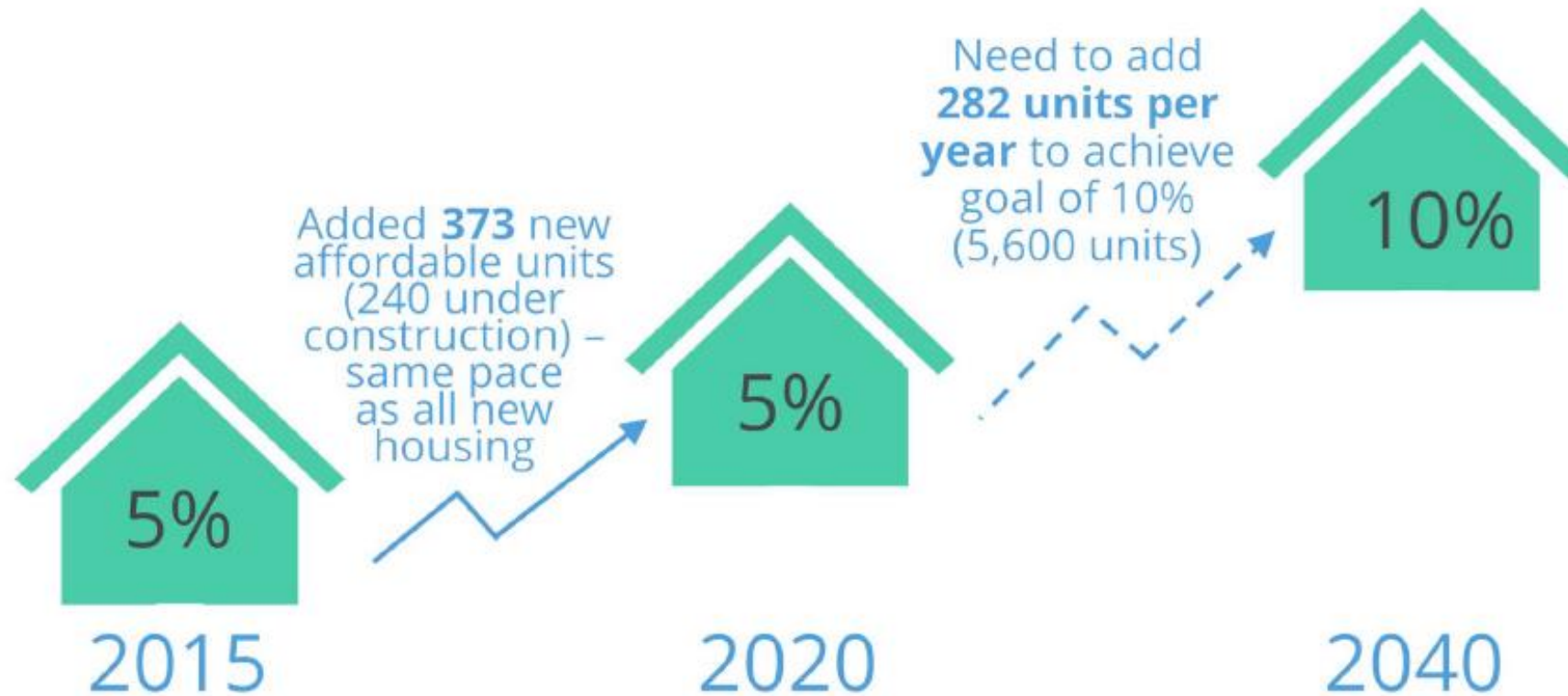
the cost of building new housing will likely continue to increase over time.

**Challenge #6:** It is difficult to predict the lasting effects of COVID-19 and the pandemic's impacts.

**Challenge #7:** Housing policies have not consistently addressed housing stability and healthy housing, especially for people who rent.



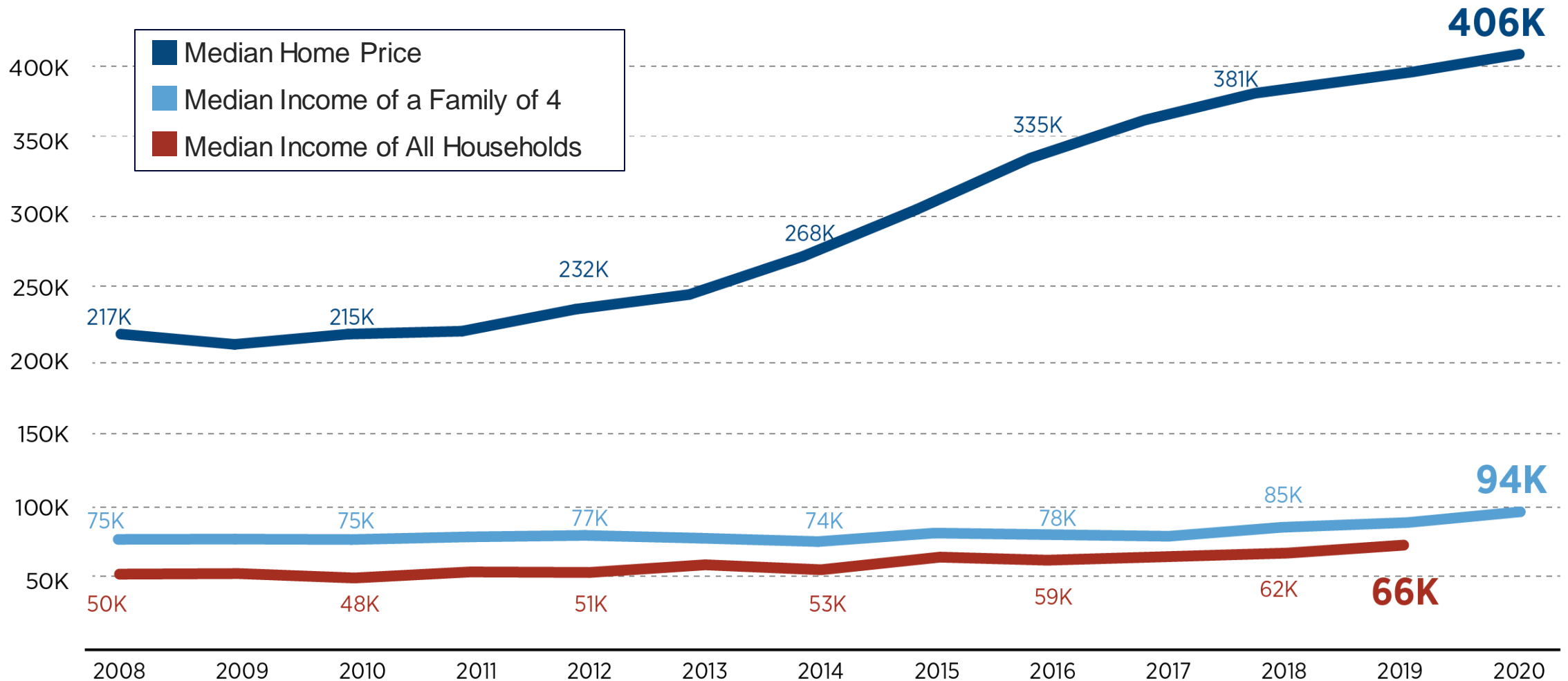
\*Black, Indigenous, and People of Color



Source: City of Fort Collins Housing Strategic Plan and Root Policy Research.

- Since 2000, we have produced or preserved about **120 affordable units per year** on average.
- To achieve the 10% affordability goal by 2040, our community needs to **more than double** the annual production and/or preservation of affordable housing to 282 or more units per year.





Widening gap in who can afford median home price  
Half as many renters can afford the median home price (23% in 2012; 11% in 2018)

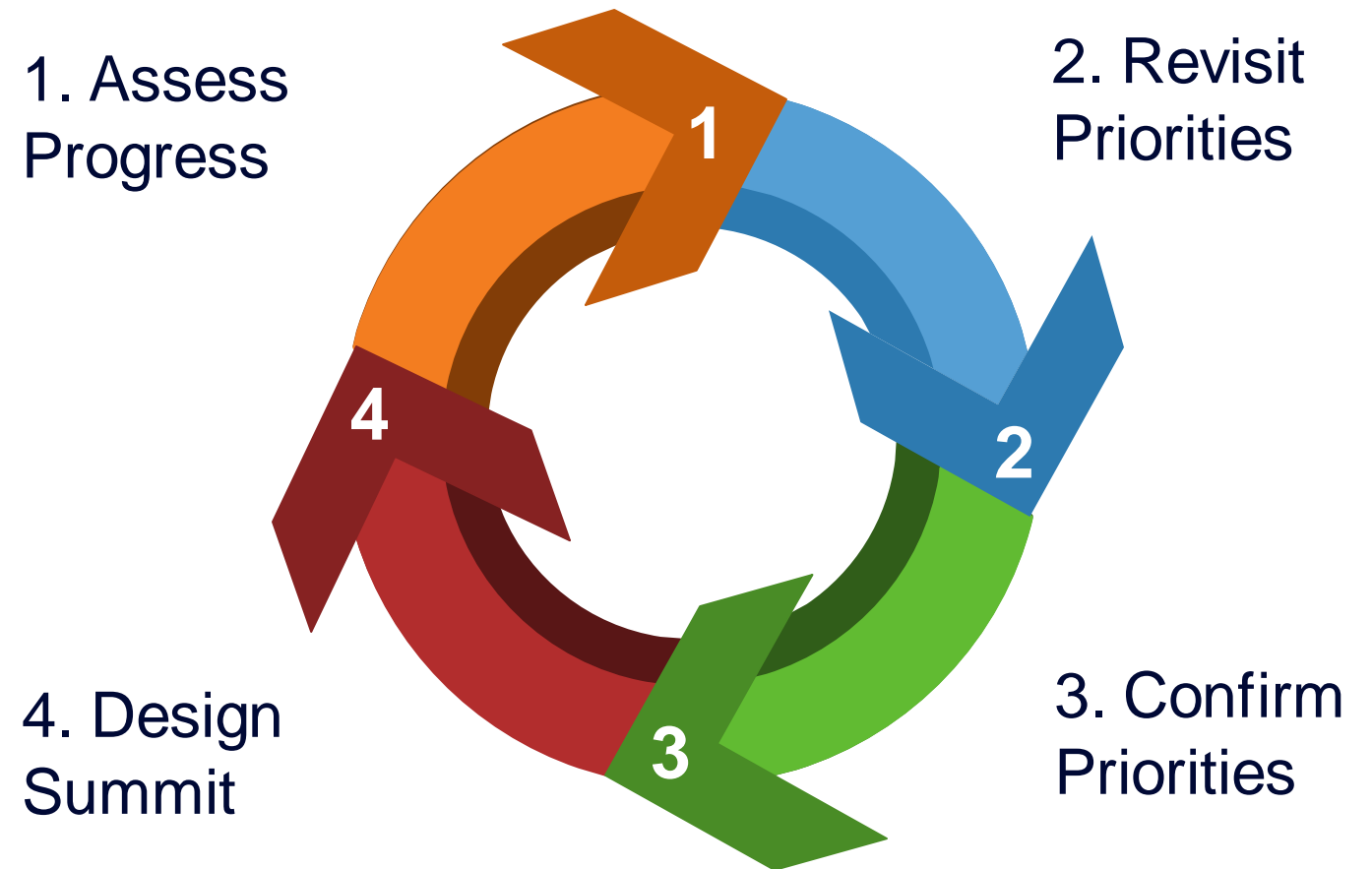
**2021:**

- Community Summit (April-May)
- Implementation Planning
- Council Work Session

**Ongoing:**

- Biennial Implementation Process
- Evaluation framework for potential new strategies
- Guiding Principles for overall Prioritization

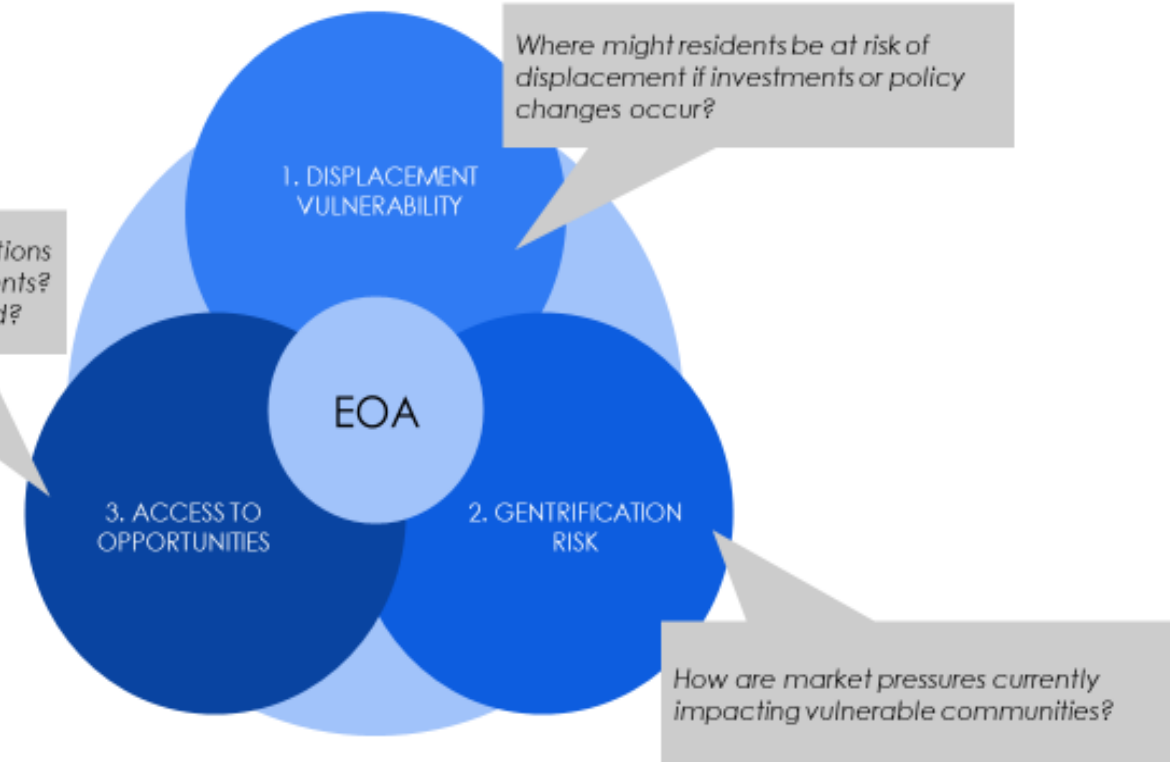
**Implementation Process (2-years)**





- **HSP Strategies:** 1
- **Greatest Challenges:**
  - Price escalation impacts everyone & disproportionately impacts BIPOC\* and low-income households.
- **When:** Underway; completed by September 2021
- **Resources Committed:** \$30,000
- **Next Steps:** Create displacement and access to opportunity indices
- **Future Council Involvement:** Low – memo update

*What opportunities do certain locations provide to current and future residents? How can deficiencies be addressed?*







- **HSP Strategies:** 7, 9, 13, 14, 15, 16
- **Greatest Challenges:**
  - There aren't enough affordable places available for people to rent or purchase, or what is available and affordable isn't the kind of housing people need.
  - Housing is expensive to build, and the cost of building new housing will likely continue to increase over time.
- **When:** 2021-2022; Underway
- **Resources Committed:** Staff core team; \$350,000 appropriation
- **Next Steps:** Analysis of options; framework for code reorganization; fall engagement
- **Future Council Involvement:** High - decision-maker





- **HSP Strategies:** 20, 21, 26
- **Greatest Challenges:**
  - Housing policies have not consistently addressed housing stability and healthy housing, especially for people who rent.
- **When:** 2021-2024; Underway
- **Resources Committed:** Staff core team, \$25,000 for consultant (Root Policy Research) analysis of occupancy demographics and peer city programs
- **Next Steps:** Focus groups with landlords to explore potential incentives, propose options for rental programming and associated costs, seek additional Council input and community engagement this fall; potential 2023 budget offer
- **Future Council Involvement:** High - decision-maker





- **HSP Strategies:** 11
- **Greatest Challenges:**
  - The City does have some tools to encourage affordable housing, but the current amount of funding and incentives for affordable housing are not enough to meet our goals.
- **When:** 2021-2024; Underway
- **Resources Committed:** Staff time
- **Next Steps:** Council Finance Committee (fall 2021); further Council discussion
- **Future Council Involvement:** High - decision-maker

### Community Capital Improvement Program

In April 2015, the voters of Fort Collins passed a 10-year quarter-cent tax renewal dedicated to community improvement projects. The program provides corresponding links to each of the 17 capital improvement projects for more information.

**Project status key:**

- Completed - project is finished
- Ongoing - annual funds, street improvements
- In progress - main construction completed, in O&M phase
- Scheduled - not yet initiated

### Affordable Housing



**\$4m - Ongoing - 2016-2025**

Development and rehabilitation costs for public and private housing projects for low and moderate income individuals and families

[Visit Social Sustainability's website](#)

### Arterial Intersection Improvements



**\$6m - Ongoing - 2016-2025**

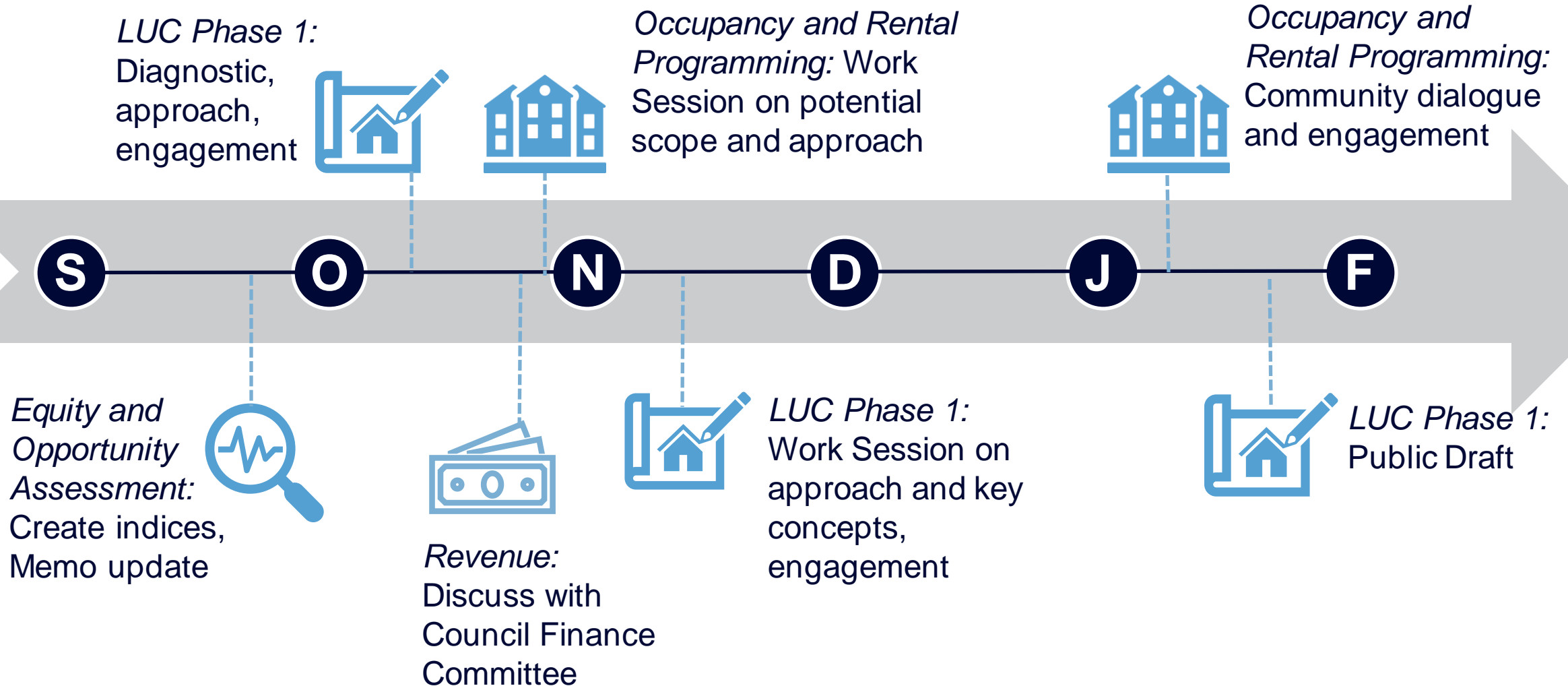
Updates to major arterial intersections to improve safety and reduce travel time

Updates include:

- Completed Vine and Shields Intersection project
- Completed Horsetooth and College Intersection project
- Upcoming College and Trilby Intersection project

[Visit Engineering's website](#)





*\* Next steps also include regular memo updates on implementation progress*





## City & Partner Homeless Initiatives & Services

City of Fort Collins & Fort Collins Rescue Mission

Brittany Depew, Beth Yonce & Seth Forwood

09-22-2021



An estimated 10,000 people in Colorado are homeless on a given night

- Data from Point in Time count
- Often considered an undercount

2021 Point in Time count – February 22

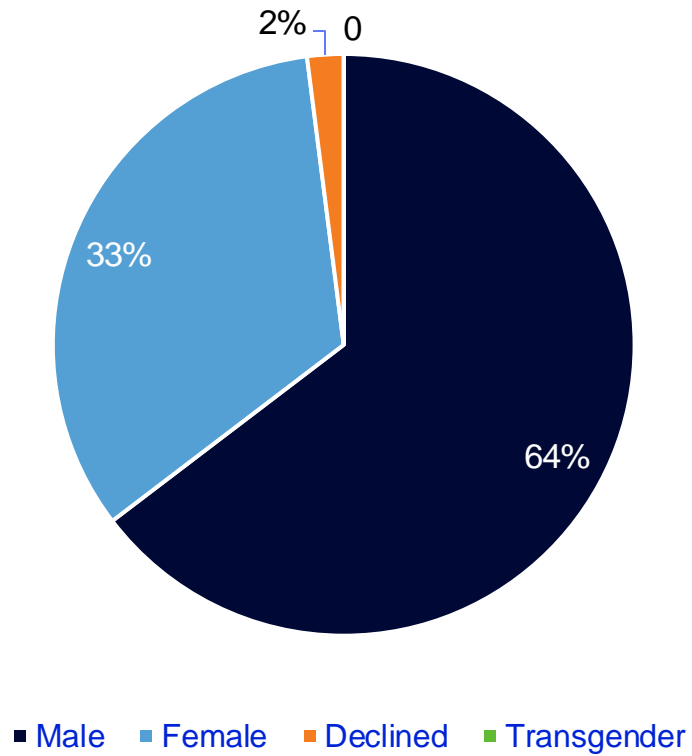
- 348 people experiencing sheltered homelessness in Larimer County
- 215 people counted in Weld County

## Children

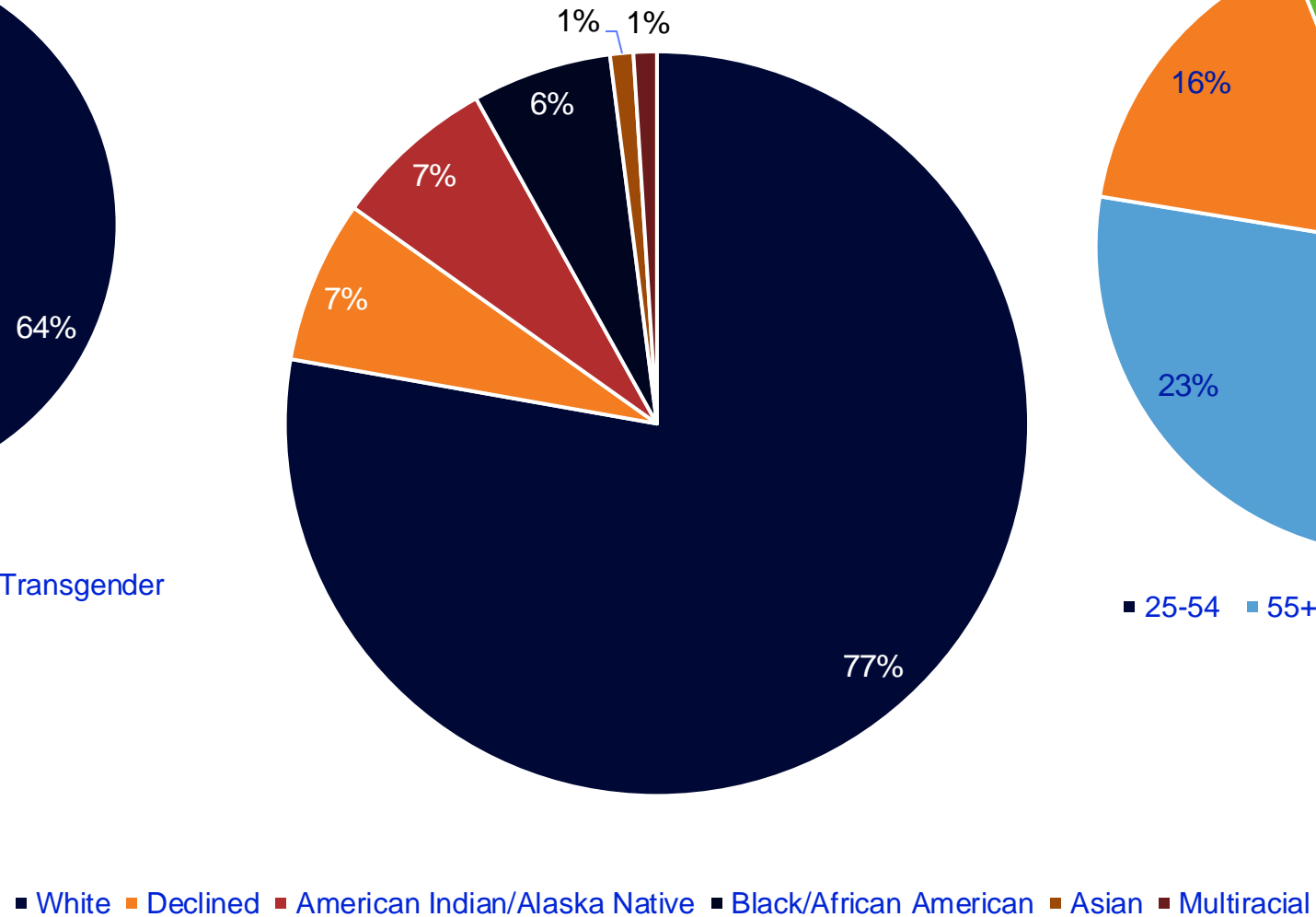
- Per Colorado Department of Education, there were 3,181 homeless children in grades K-12 in Larimer and Weld Counties in the 2019-2020 school year.
- Likely an undercount since not all homeless children are enrolled in school



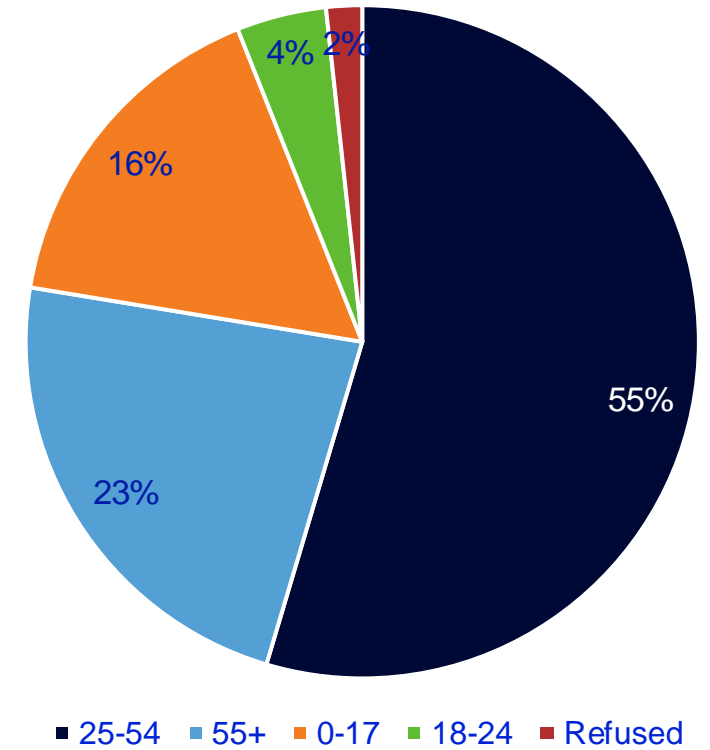
Gender



Race



Age



## Northern Colorado Continuum of Care (NoCO CoC)

- Community-wide response to ending homelessness
- 400 CoCs in the United States
- Coordinates funding and delivery of housing and services for people experiencing homelessness
- January 2020, HUD named Larimer and Weld Counties as the fourth CoC in Colorado
- Nearly 30 member agencies

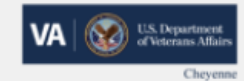


## Governing Board Members



The City has a role on both the governing board and on the CAHPS Steering Committee

## General Membership Members

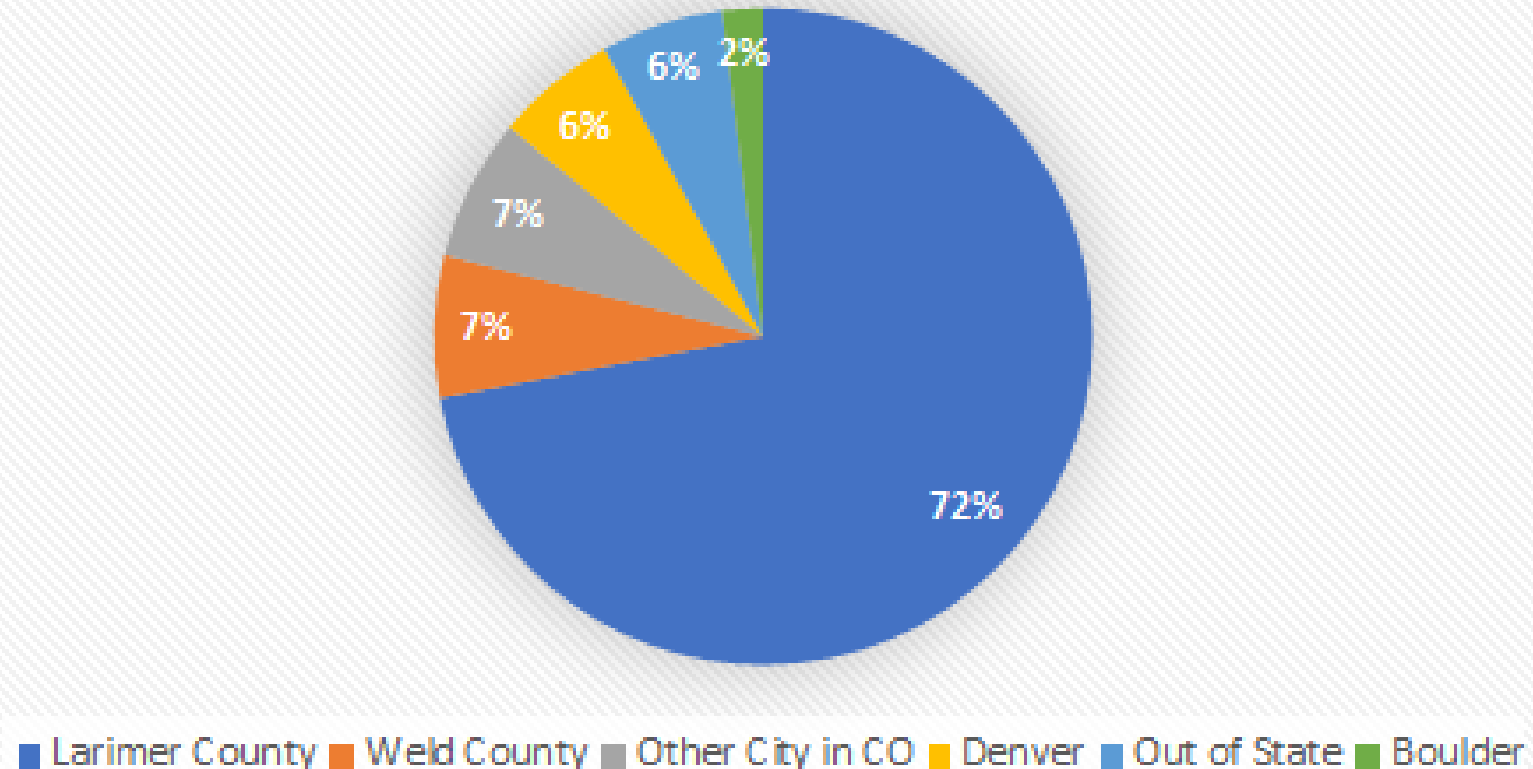




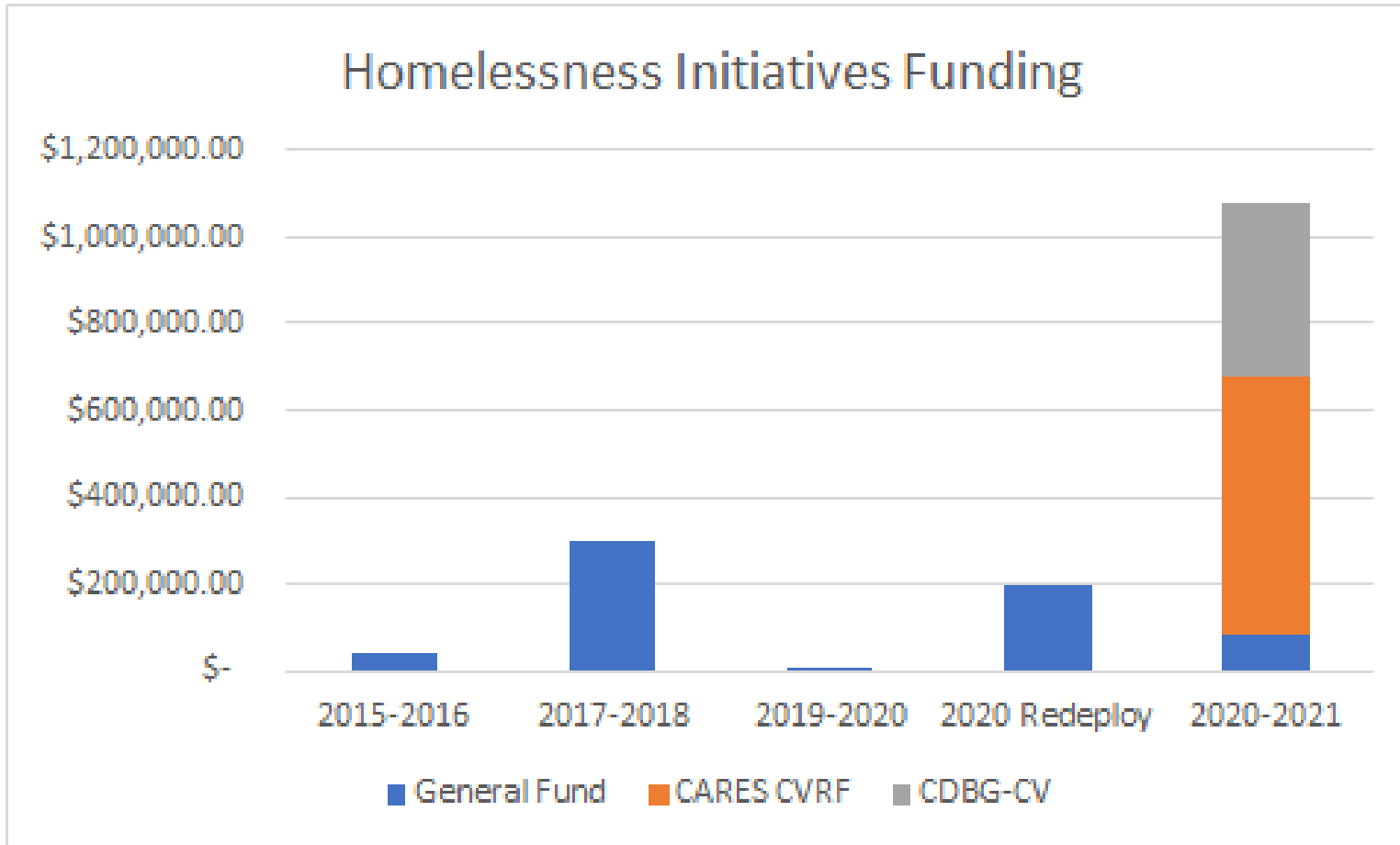
## Shelter & Service Providers



## Origin of People Seeking Services



This data represent responses from 696 clients. Of the 41 from out of state, the most common reason cited for homelessness was employment-related and hope of securing work in Northern Colorado. Other most common reasons were domestic violence/abuse in the home and discharge from jail/prison.



2015-2016 through 2020-2021 budget years include costs related to:

- Data/HMIS
- Homeward 2020
- Outreach Fort Collins
- Murphy Center operations
- Northern Colorado Continuum of Care
- Landlord Risk Mitigation Fund

2017-2018 also includes special agency session funds, which has since moved to Municipal Court

2020 Redeploy from Police and PFA

- Homelessness Lead Specialist position
- Outreach Fort Collins north expansion
- Restorative Justice Program support

2020-2021

- Funds from CARES/CDBG-CV:
  - Congregate shelter temporary relocation to Blue Spruce
  - Congregate shelter expansion at Catholic Charities
  - Non-congregate shelter



## What is the City's role in homelessness in our community?

### Strategic Objective NLSH 1.2

Collaborate with other agencies to address poverty issues and other identified high-priority service needs, and to make homelessness rare, short-lived, and non-recurring.

#### **The City does...**

- Provide funding and support for homelessness prevention programs
- Convene partners to address systemic issues
- Research best practices
- Enforcement / Compliance / Oversight
- Respond to resident and business concerns
- Emergency Weather Shelter Plan activation

#### **The City does not...**

- Own and operate shelter
- Provide direct homeless services
- Provide housing vouchers to PEH
- Conduct street outreach
- Provide mental or behavioral health services

## Fort Collins Rescue Mission

### 24/7 Shelter Operations Pilot

- Began May 1, 2021
- Funding assistance (CARES & ARPA)
- Amazing Impact
  - Business response
    - No outside disruptions
    - Supportive of FCRM
    - Champions of 24/7 shelter
  - Client Support
    - 50 people gained employment
    - 8 moved into permanent housing
    - 79 men sheltered per night
    - 5 average turned away

