



## Village on Horsetooth Neighborhood Meeting #1 – June 27, 2016

### FINANCING

1. Why are Disaster Recovery funds being used for a project that is completely unrelated?  
The U.S. Department of Housing and Urban Development and the Colorado Department of Local Affairs have specifically designated the disaster recovery funds to increase the supply of affordable housing units in areas impacted by natural disasters. This helps to relieve the housing pressure when people are either displaced temporarily or permanently following a disaster.

Qualifying households displaced and still requiring replacement housing as a result of the flood or fire will have a preference for housing. FCHA will continue to work with the Larimer County Long Term Recovery Group to coordinate with households who have a housing need from these disasters.
2. Post financing information online for review  
FCHA is currently working on developing a webpage for the Village on Horsetooth project. The project sources and uses will be made available.
3. Why is the cost per unit so high?  
The total development cost is inclusive of land, construction, soft costs, financing fees, legal fees, project reserves, etc. The quality of design and construction is comparable to market rate housing. FCHA is committed to making upfront investment in projects to ensure beautiful, healthy and sustainable communities for the long term. In addition, there are costs associated with the complex financing sources utilized to make these types of Low Income Housing Tax Credit real estate developments feasible. Each real estate development utilizing these funds is closely scrutinized and underwritten against other similar developments around the state. Village on Horsetooth has demonstrated cost reasonableness in order to be awarded funding.
4. Total tax credit rent income versus market – what are we paying for?  
The Low Income Housing Tax Credit is an IRS program designed specifically to bring private capital investment to affordable housing developments throughout our country. FCHA is able to keep rents affordable with equity investment from national investors utilizing the Low Income Housing Tax Credit program. The rent limits are dictated by the Colorado Housing and Finance Authority. In order for investors to receive their “federal tax credit” for investment in affordable housing, the rents must be affordable to households at a specified income level.
5. Land cost question – believe FCHA only paying the City \$360k for land  
The land is currently under contract by FCHA with the City of Fort Collins for \$1,107,000.

**NEIGHBORHOOD IMPACT**

1. Concern of loss of property value. Any mechanism in place should there be a loss in value? Current and future value (Ed Haynes).

The consistent conclusion of major studies on this question is that if affordable housing is well designed, fits in with the surrounding community and is well managed, there are no negative impacts on property values of neighboring houses. According to the National Association of Realtors, “Most studies indicate that affordable housing has no long term negative impact on surrounding home values.” There is significant research showing that property values adjacent to affordable housing developments actually increase.

FCHA is committed to creating beautiful, vibrant, and sustainable communities in Fort Collins. We encourage neighbors to visit any of our existing developments to see the level of quality and commitment the Fort Collins Housing Authority embodies.

2. People concerned about property values. Realtor says it will lower by 20% initially; 0-2 years. Please see #1.

3. Concerned with subsidized housing/apartments. Section 8 concerns.

There is a critical need for housing that is affordable in Fort Collins. The proposed mixed-income community will serve residents earning between 30% and 60% of Area Median Income (AMI.) Currently, 60% AMI for a family of four is \$46,920; and 30% AMI for a family of four is \$23,460. Examples of local positions at this income level (based on 2016 income limits for 4-person house) include:

Restriction	Income limit	Hourly salary	Sample occupations
30% of AMI	\$23,460	\$11.27	FirstBank Teller or Personal Banker; City Utility Worker; Office Assistant; Sherwin Williams Branch Manager; Certified Nursing Assistant; Housekeeper; FCHA Janitor
40% of AMI	\$31,280	\$15.03	City Office Support Specialist or Transportation Dispatcher; PSD School Custodian; Credit Union Financial Specialist; FCHA Administrative Asst; Forestry Field Worker; Maintenance Technician
50% of AMI	\$39,100	\$18.80	PSD first thru fourth year teacher with BA; Larimer County Accountant I, Civil Engineer I or Health Dept Social Worker; FCHA Administrative Assistant or Accounting Clerk; Landscape Project Manager
60% of AMI	\$46,920	\$22.56	PSD 5 <sup>th</sup> through 9 <sup>th</sup> year teacher with BA or 1 <sup>st</sup> through 6 <sup>th</sup> year teacher with MA; CSU Pharmacy Technician; CSU Financial Aid Counselor; County Employment Specialist; FCHA Property Manager

The Fort Collins “Land Bank Program” was established by City Council ordinance in 2001. The objective of the program was to purchase properties in the path of development that could be acquired at a discount; and when the time was right to sell them at 90% of market value to allow for the development of affordable housing. To date, five properties have been purchased. In 2015, the Land Bank Property Disposition Study was completed for the City of Fort Collins and concluded that the Horsetooth property was ready for development. Based on staff recommendation, City Council voted to authorize the sale of 1506 W Horsetooth for the purpose of affordable housing development.

FCHA is a landlord that participates in the Housing Choice Voucher program, just like many other landlords who choose to participate. Residents with Housing Choice Vouchers are subject to the same screening standards as all other applicants, including landlord references, income verification, background checks and credit checks.

4. Impact on schools? How many kids? PSD – increase in students.

The three schools serving the Village on Horsetooth admitted 230 “school of choice” students in this last school year. The school principals have confirmed there is sufficient capacity in the neighborhood schools to accommodate demand and they are well equipped to serve all the children. There is also space available at the nearby charter school. In addition, FCHA will pay full Poudre School District impact fees as part of the permit fees for this project. The impact fees are calculated by the size and scale of the project.

5. Schools – is there a plan for these children? Are building more schools? Or contributing as part of the construction to new schools?

The children will be able to attend the designated neighborhood schools (which all currently have space available), or select a school of choice. Every development is required to pay an impact fee to Poudre School District. FCHA will pay the full impact fee. Please see #4.

6. How will this impact school of choice kids?

As citizens of Fort Collins, each household will have the right to send their kids to their neighborhood school or school of choice. The three schools serving the Village on Horsetooth admitted 230 school choice students in this last school year.

7. Load on schools/change of demographics

Please see #4.

8. Infrastructure at Shields and Horsetooth – too many accidents already.

FCHA will share this concern with the City of Fort Collins. This intersection is not in the scope of the traffic study, which was not required to be in the scope for this development.

9. Why are there no Low Income Housing Tax Credit (LIHTC) developments in 80525 zip?  
FCHA currently owns and manages LIHTC units in 80525 zip code (Redtail Ponds Permanent Supportive Housing completed in 2015), as well as most other zip codes in Fort Collins. Please also see #10.

10. 400+ units within square mile – why not less concentrated or more on east side?  
There are 2,570 affordable housing units in the City of Fort Collins dispersed through 32 developments around the City. Seven are senior properties, twenty are for families and one for people with special needs. The proposed housing community is being developed on a City Land Bank property that was purchased by the City of Fort Collins 15 years ago.

As part of the City Land Bank program, this property was purchased for the purpose of future development of affordable housing. There are several land bank parcels located around the City, but City Council supported the development of the Horsetooth property at this time.

11. Why isn't affordable more spread around FC?  
Please see #10.

12. Why are there 7 low-income properties in the vicinity? We already have too many affordable projects in our neighborhood.  
Please see #10.

13. What about the Brinkman multi-family development on Shields?  
FCHA has no affiliation with the proposed Brinkman development on Shields.

14. Crime? There is a concern about increased crime in the neighborhood.  
There is no evidence that affordable housing brings crime to a neighborhood. In fact, affordable housing, as a tool of economic development, can often help to lower crime rates. The National Crime Prevention Council calls for the construction of affordable housing to reduce crime because "neighborhood cohesion and economic stability are enhanced in areas where the continuing supply of dispersed, affordable housing is assured." Whether a development will be an asset or a detriment to a community more often turns on basic management practices: careful screening, prudent security measures, and regular upkeep. Most affordable housing residents are seeking safe and decent housing that will allow them to live self-sufficient lives in a good community. FCHA has proven to be a quality property manager with effective screening and management practices.

15. Platte Drive – windshields shot out  
Please see #14.

16. What about people/kids smoking in neighborhood?

FCHA is committed to being a good neighbor to all who live and work in the surrounding area. Neighbors are encouraged to call a staff person regarding an issue involving a resident's behavior in the neighborhood. It is not possible for FCHA to regulate where residents smoke in a public right-of-way.

FCHA does enforce smoke-free residences. Residents are allowed to smoke on the property in a designated area or more than 20 feet from any entryway or window. Please see attached Community Handbook.

17. What can be done to mitigate noise and visual impact of increased traffic on Horsetooth for folks that live on the south side of Horsetooth?

The Traffic Impact Study is underway and will be submitted with the Project Development Plan application. The widening of Horsetooth Road is considered as traffic mitigation.

#### **SITE PLAN**

1. Dog park?

A fenced area for pets will be included in the site plan.

2. Currently flooding in NE corner

Noted. The developed condition should help improve current stormwater issues on the property.

3. Canal is on HOA, check survey

The property is currently being surveyed, and a revised plan based on the precise boundaries of the survey will be provided. FCHA is happy to work with HOA or neighbors if there are any questions or concerns about the survey boundaries.

4. No draining into the ditch

FCHA and the civil engineers acknowledge that drainage into the canal is not allowed. The developed condition of the site will improve the current stormwater conditions with new infrastructure.

5. Can the setback from the property line be increased?

FCHA is looking at the site plan to see where setbacks can be further maximized, especially in the Northeast and Northwest corners.

6. Why are there buildings with more than 8 units?

The current LMN zone district allows up to 12 units per building.

7. No variance needed for 12-unit building. No 16-unit buildings.  
FCHA was planning to pursue a modification to allow for 16 units/building in order to construct efficiently and maintain a large community green space. FCHA is now looking at how to keep the maximum building size at 12 units/building and still maintain the clubhouse location and large community green space. A revised site plan will be provided at the next neighborhood meeting.
8. Why are there more than 12 DUs?  
The LMN zone district allows for 12 units/acre and up to 12 units/building. As previously mentioned, FCHA is now looking at how to modify the site plan to reduce the number of units per building down to 12 and maintain the overall density at 12 units per acre.
9. Is a multi-modal path at the ditch being considered?  
A path along the canal is not being considered at this time as FCHA does not believe it would improve community connectivity or access.
10. Prefer fence on all sides  
FCHA is revising the site plan to include fencing along the north property line as well as along the 50' setback line from the canal. The fencing locations will be included in the updated site plan and shared at the next neighborhood meeting.
11. Is the open space the same as required for the surrounding communities?  
FCHA and the Village on Horsetooth are subject to the same open space standards as all communities in Fort Collins.
12. Build bike storage/hooks. Keeps bikes off balconies  
We have clear guidelines in our lease about the use of balconies and patios. The use of balconies and patios for the purpose of storage and/or laundry drying is prohibited. Covered and secure bike parking is made available for all residents (212 bike parking spaces with 127 of those covered). Please see Community Handbook attached.
13. Add fencing along canal for safety  
Fencing will be added as permitted per the City of Fort Collins Land Use Code.
14. Need evergreen screening on east side plus a privacy fence  
The revised site plan will include additional landscape screening and fencing.
15. Green buffer to existing neighbors  
The revised site plan will include additional landscape screening and fencing.
16. Neighbors prefer no connection to existing ridgeway path  
Noted. There is no connection planned.

17. Where will storm drainage be?

The civil engineers are working to determine the best location for stormwater detention. At this time, it appears that the best location will be on the eastern side of the property, within the 50' canal buffer.

18. How will water and sewer be tapped?

The civil engineers will develop full utility plans as part of the Project Development Plan application submittal. FCHA is aware of the location of the water and sewer lines.

19. Remove bike path along ditch – safety issue

There is no bike path planned along the ditch.

20. For northern access – either ped only or not even ped & bike access. Bike path along ditch road as an alternative at least to Casa Grande

The emergency and bike/pedestrian access to Birmingham Drive is required by City Land Use Code.

21. Do not want Birmingham open to cars

FCHA intends to limit the Birmingham Road access to emergency vehicles and bicyclists/pedestrians only.

22. Other neighbor does not want trail along ditch.

Noted. There is no plan for a trail along the canal.

23. Like green space on east side

Agreed. The buffer space on the east side will be maintained.

24. Any plans to cross the ditch?

No plans to cross the ditch.

25. Privacy fence on north side is a must

The plans will be updated to include a privacy fencing.

26. Existing trees on east side to remain?

FCHA plans to preserve as many trees as possible, especially along the canal. The revised plans will show the location of existing trees.

27. 8 foot privacy fence on north and east

The Land Use Code limits fence height to six feet. A six foot fence will be added to the north and east.

28. Peasant Valley Lake Canal – cannot fence off; 35E side, 15W side

Noted. The fence will not be located within 15 feet of the canal on the west side.

29. Please include the sidewalk connection along Horsetooth.

FCHA plans to provide a continuous sidewalk connection along Horsetooth Road as part of the proposed project.

## ARCHITECTURE/DESIGN

1. Like the red and brown colors

Thank you. The design intent was to acknowledge the current use and history of the site as a horse property. Quality design and materials are planned.

2. Like the wood siding and interior stairs

Thank you. These design details were intended to create high quality buildings for the residents and surrounding community.

3. No balconies off backs of units

Balconies are a valued amenity for the residents. We have clear guidelines in our lease about the use of balconies and patios. The use of balconies and patios for the purpose of storage and/or laundry drying is prohibited. Balconies and patios must be maintained in a neat, clean and attractive condition. The design team will look at how to maximize screening of the balconies. Please also see attached Community Handbook for how FCHA effectively manages use of balconies.

4. Storage units for storage.

The lease will not allow for the balconies to be used as storage. Internal storage will be maximized for the residents. Please see attached Community Handbook.

5. Look to the buildings to the west for preferred design style.

Please see #1. The design intent for the site is more specifically related to the history of the 1506 W Horsetooth property.

6. Building A1 – privacy for backyard neighbor to the north. 2<sup>nd</sup> story balcony issue

FCHA plans to revise the site plan to improve privacy by shifting the buildings and increasing screening.

7. Like the clubhouse location

Thank you. The community clubhouse is essential for the onsite property management and standard amenities FCHA provides, including a fitness room, space for Kids Club, and other programs to promote community.

## PROPERTY MANAGEMENT

1. Will the property manager live onsite?

There will be one full time Property Manager and one full time Resident Services Coordinator both working out of the community clubhouse onsite. In addition, there will be a Resident Manager who lives onsite to make sure issues or problems are addressed immediately.



2. Staffing – how many?

Please see #1 above.

3. Policy enforcement? Lease violations?

Please see attached Community Handbook.

4. Concern about property management

Please see #1 and the attached Community Handbook.

5. Rents?

Monthly rental rates are based on income level, and dictated by CHFA’s Low Income Housing Tax Credit Program. Please see table below. For information about rent payment requirements, please see the attached Community Handbook.

CHFA 2016 Monthly Rent Limits for Larimer County

	1-bedroom	2-bedroom	3-bedroom	4-bedroom
30% AMI	\$440	\$528	\$610	\$681
60% AMI	\$880	\$1,056	\$1,220	N/A

In addition, two special programs to help select residents pay these rental amounts will be included.

6. Emergency Services?

The project will be responsible to pay all community impact fees. Emergency access will be provided to the site from Horsetooth Road and Birmingham Drive.

## TRAFFIC, PARKING AND ACCESS

### *Traffic and Transit*

1. Traffic/busy street

The Traffic Impact Study is underway and will be submitted to the City of Fort Collins as part of the Project Development Plan application. FCHA plans to widen Horsetooth to construct a second westbound travel lane as part of this project.

2. Traffic: Imperial Estates (Royal and Crescent); Crosswalk light; children, # of cars

The Traffic Impact Study is underway and will be submitted with the Project Development Plan application.

FCHA is working with FC Moves and Safe Routes to School on how to promote safety for all modes of travel in and around the proposed development.

3. Traffic – any further widening of Horsetooth?  
Yes, the project will be required to widen Horsetooth along the frontage of the project. The Traffic Impact Study is underway and will be submitted with the Project Development Plan application.
4. Traffic through Birmingham Drive  
The site plan does not include vehicle access to Birmingham Drive. The northern access to the property will be limited to emergency vehicles, bicycles, and pedestrians.
5. What is going to be done to address increased traffic?  
The Traffic Impact Study is underway and will be submitted with the Project Development Plan application. The widening of Horsetooth Road along the property is considered traffic mitigation.
6. Traffic – EB turn lane  
The entry/exit to the property is planned to be full movement access. It will not be limited to right-in, right-out. There is a center turn lane on W Horsetooth Road at this location.
7. Concern over bottleneck without turn lane  
The Traffic Impact Study is underway and will be submitted as part of the review application. Auxiliary lanes will be evaluated.
8. Traffic and safe crossing concern  
Thank you for the comment and concern about safety. FCHA shares the concern and is actively working with the City of Fort Collins on how to promote safe crossings in the vicinity of the project. There is a signalized intersection at Seneca with a crosswalk. In addition, the Traffic Impact Study is underway and will be submitted with the Project Development Plan application.
9. Horsetooth should be converted to 4-lane west through the property  
FCHA plans to widen Horsetooth Road to construct a second westbound travel lane as part of this project. The widening of Horsetooth Road is considered as traffic mitigation.
10. Street oversizing?  
FCHA plans to widen Horsetooth Road to construct a second westbound travel lane as part of this project.
11. Speed on Horsetooth  
FCHA will share this concern with the City of Fort Collins.
12. Move bus stop to entrance of project. Existing bench at Seneca is a problem . Other neighbor on south side of Horsetooth has concern about looking at bus stop if it is moved in front of the property.

There is currently no plan to relocate the existing bus stop. It is within close enough proximity to be convenient for the Village on Horsetooth residents.

13. Don't move bus stop too far – because we need to cross at Seneca.

There is currently no plan to relocate the existing bus stop.

14. Additional crosswalk at Seneca west side.

FCHA will communicate this request to the City of Fort Collins and include this comment in the Traffic Impact Study.

15. No raised medians on Horsetooth please!

It is our understanding there are no plans for a raised median on Horsetooth at this location.

FCHA will also communicate this request to the City of Fort Collins and include this comment in the Traffic Impact Study.

16. Traffic mitigation/planning for Birmingham E of Dunbar. Lots of children on Thames Ct and other properties with cars on both sides of the road and speeding cars.

Please see #1 and #8.

17. Can the developer pay for traffic mitigation?

As the developer, FCHA will pay to have Horsetooth widened at the location of the project. The widening of Horsetooth Road is considered as traffic mitigation.

18. Public transportation?

FCHA shares the commitment to multi-modal transportation access. The project is well served by public transportation with existing Transfort bus stops for Route #12 (service every 30 minutes Mon-Fri) at Seneca Drive.

19. Mass transit – need to encourage alternative modes.

FCHA agrees and wants to promote multi-modal access and opportunities for the residents at the Village on Horsetooth. There are bus stops with half-hour service located within close proximity to the site. We also plan to include a substantial amount of covered bicycle parking. The community clubhouse will include transit maps and bicycle route maps to encourage residents to utilize alternative modes. FCHA is also working with Safe Routes to School to include Safe Routes programming at the property as well as summer bike camps.

### *Connectivity and Access*

20. Sidewalk connection

FCHA plans to connect the sidewalk along Horsetooth Road as part of the proposed project.

21. Sidewalk added on south of Horsetooth to get to bus stop. Will this be added?  
The project includes plans for the sidewalk to be connected from east to west along the north side of Horsetooth.
22. Property owner does not want sidewalk to be added on south side. Sidewalk exists on north side.  
The plans include sidewalk connection along the north side of Horsetooth. There is no plan to add sidewalk on the south side of Horsetooth Road.
23. Right-in, right-out strange. Concern of people coming out and cutting or doing U-turns on Royal and Crescent Drive  
The planned entry/exit to the property will be full movement access. It will not be limited to right-in, right-out. There is an existing center turn lane on W Horsetooth Road at this location.
24. Is a stoplight possible?  
The Traffic Impact Study is underway and will be submitted as part of the review application. It is not likely that a signal will be warranted at the site access. The City of Fort Collins confirmed a stoplight is not needed.
25. Access on Horsetooth to the west?  
The entry/exit to the property is planned to be full movement access. It will not be limited to right-in, right-out.
26. Fire access concerns  
Poudre Fire Authority requires two access points to the property. There will be emergency access from Birmingham Drive and full access from Horsetooth Road.
27. Birmingham Drive - no vehicular access  
The plan does not currently include vehicular access to Birmingham Drive.
28. If Birmingham is open to traffic then it will affect Big Ben as well, it's already a problem, over parked and not wide enough.  
The plan does not currently include vehicular access to Birmingham Drive.
29. Birmingham should connect to neighborhood to lessen traffic on Horsetooth.  
Currently the Birmingham Drive connection is limited to emergency vehicles and bicycle/pedestrian access only.
30. Turning movement @ Horsetooth?  
The entry/exit to the property is planned to be full movement access. It will not be limited to right-in, right-out. There is a center turn lane on W Horsetooth Road at this location.

31. Widen Horsetooth on County side?

FCHA plans to widen Horsetooth along the property frontage as part of the development. There is no plan for further widening of Horsetooth as part of the proposed project. The Traffic Impact Study is underway and will be submitted with the Project Development Plan application.

*Parking*

32. Parking for 200+ bedrooms, less than 2 per unit – what about congestion?

There are 175 spaces planned for 96 total units per the City Land Use Code. The city parking requirements are based on number of bedrooms as follows:

Parking	Total Units	# Bedrooms - (Bike Parking)	Parking per Bedroom Required	Total Parking Required
1-bedroom	6	6	1.5	9
2-bedroom	66	132	1.75	115.5
3-bedroom	22	66	2	44
4-bedroom	2	8	3	6
	96	212		174.5
		Covered = 127		

33. Parking – enough? Make sure there are enough parking spaces.

Please see #25.

34. Spillover lighting from parking lot?

The City of Fort Collins does not permit spillover lighting. The site plan and lighting plans will be reviewed to ensure for compliance with the lighting standards.

35. Where will there be spillover parking? Concern that people will park on Birmingham Drive.

Adequate parking is being provided onsite. Please see #32.

36. Concern for adequate parking - sometimes people have cars that don't work and so more spaces are needed to avoid overflow in neighborhood

The attached Community Handbook states that no recreational vehicles, trailers, boats or campers shall be stored or on the community or common areas at any time. Oversized vehicles, as defined as occupying more than one parking space, are not permitted on the property at any time. Changing oil or performing mechanical repairs on automobiles or motorcycles is prohibited. Resident and their guests are allowed to park within the property in designated parking spaces only. Unauthorized cars, illegally parked cars, cars with expired licenses, or cars considered inoperable will be towed at vehicle owners' expense.

37. Support the limited access on the north but need to regulate parking so people don't park in neighborhood and walk. Gate?

Parking permits will be provided to residents to help manage onsite parking. The proposed site plan is designed to meet the parking demands of the development per the City of Fort Collins Land Use Code with 175 parking spaces for 96 units. Since street parking is allowed on public streets in Fort Collins, we would encourage homeowners to notify FCHA and work with the City of Fort Collins if there is a future issue with spillover parking in the neighborhood.

38. Concern for overflow parking in neighborhood

Please see #37 and the attached Community Handbook

### *Safe Routes to School*

39. Part of Safe Routes to Schools?

FCHA is presently working with the City Safe Routes to School coordinator, and the Village on Horsetooth will now be the first community in Fort Collins to have a "Safe Routes Plan" as part of the initial development. FCHA is excited about the opportunity to adopt best practices for Safe Routes to School for the Village on Horsetooth. Further updates will be provided at the next neighborhood meeting.

FCHA is always concerned with the health and safety of our residents. We will work with PSD on appropriate transportation for the children living at the Village on Horsetooth.

40. Traffic down Seneca to schools

FCHA is excited about the opportunity to adopt best practices for Safe Routes to School and encourage safe multi-modal access to schools from the Village on Horsetooth. In addition, the Traffic Impact Study is underway and will be submitted with the Project Development Plan application. The widening of Horsetooth Road is considered as traffic mitigation.

41. School bus access and movement will need to be considered per PSD policy that students cannot cross an arterial to access school.

FCHA is in coordination with Poudre School District and Safe Routes to School. School buses and bicycle/pedestrian routes will be figured into the site plan and layout of the project.

42. School access? Routes, safety.

See #39.

### **OTHER/GENERAL COMMENTS**

1. Organize community volunteers. Active embracing

FCHA appreciates the ongoing support of the community. The Resident Service Coordinator and Property Manager will be the points of contact for future community partnerships.

2. Can I apply for a Horsetooth apartment now?  
FCHA understands the great need for affordable housing in our community. Interested residents are encouraged to visit our leasing office at 920 S Taft Hill Road and complete a property interest card. All applicants are screened for minimum and maximum income levels as well as landlord references, background checks and credit checks.
3. Why 96 units? A lot.  
The current zoning allows for 100 units on the site. With such a shortage of affordable housing in Fort Collins, it is important to maximize the opportunity to create additional affordable housing in our community.
4. What happens to the “water house” in SW corner?  
All existing conditions and structures will be considered by the civil engineer and design team.
5. Time of meeting is difficult for working people.  
Thank you for this input. FCHA will try and schedule the next meeting at a more convenient time.
6. Density – 96 is too many units  
FCHA understands that the development will be a change from the current use of the property. The zoning allows for 12 units per acre. The site is 8.3 acres and could accommodate 100 units.
7. Do not want the Horsetooth ROW to be increased on south side of street.  
There is no plan to increase Right of Way (ROW) on south side of Horsetooth as part of this project.
8. This property is also zoned for single family and a park!  
The Fort Collins land bank program was established by ordinance in 2001. The objective of the program is to purchase properties in the path of development that could be acquired reasonably due to development impediments which would likely be cured over time; and when the time is right to sell them at no more than 90% of market value to allow for the development of affordable housing. To date, five properties have been purchased by the City of Fort Collins. In 2015, the Land Bank Property Disposition Study was completed for the City of Fort Collins and concluded that the Horsetooth property was ready for development. Based on staff recommendation, City Council voted to authorize the sale of 1506 W Horsetooth for the purpose of affordable housing development.
9. Survey – what are the markers out on the site?  
The property is currently being surveyed and soil testing is underway.

10. Request additional meetings

FCHA is committed to quality and transparent neighborhood outreach. As a developer, FCHA has previously demonstrated ability to cooperate and make changes based on neighborhood input. Further, FCHA understands the need for additional meetings and plans to schedule the next meeting for August.

11. Like to hear the sound of the horses. Is there a way to keep the horse sounds?

FCHA believes the design of the buildings is respectful of the history and current use of the site.