

# AFFORDABLE HOUSING

## A COMMUNITY PRIORITY

Affordable and Attainable Housing are Fort Collins City Council and community priorities. The City has current affordable housing goals that have not been met and will be considering new approaches that could have more impact in 2020 and beyond.



**Current Inventory:**  
**3,450** (5% of all housing)



**2040 Goal:**  
**10%** (of all housing)



Community members indicated affordable housing was a priority to them according to the 2019 Community Survey.

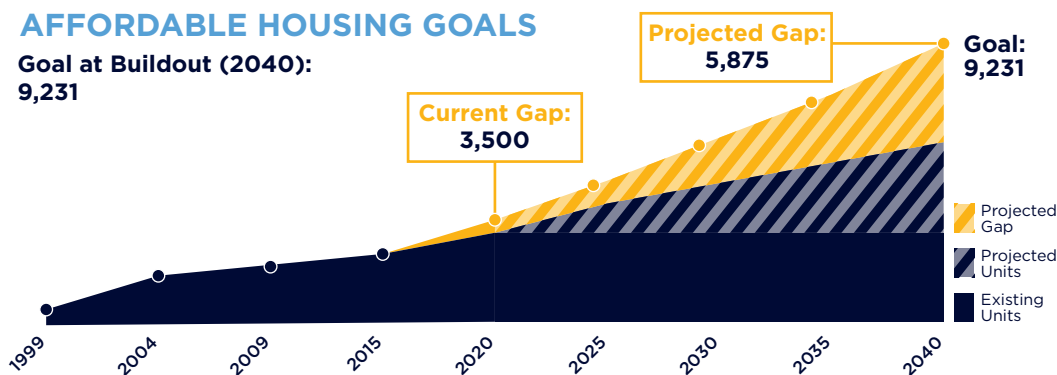
[fcgov.com/communitysurvey](http://fcgov.com/communitysurvey)

### What is AFFORDABLE Housing?

Subsidized housing for families in the community making no more than 80% of the Area Median Income (AMI) or \$69,750 for a family of four.

### AFFORDABLE HOUSING GOALS

**Goal at Buildout (2040):**  
**9,231**



### What is ATTAINABLE Housing?

Generally defined as nonsubsidized, for-sale or rental housing that is affordable to households with incomes between 81 and 120 percent of the area median income (AMI) (approximately \$70,000 - \$105,000). Also called “missing middle housing”.

**AMI** Area Median Income Housing  
**~\$87,000** (family of 4)

The area median income (AMI) is the household income for the median — or middle — household in a region.

### WHICH TYPES OF JOBS NEED AFFORDABLE HOUSING?

An average renter needs to work 67 hours/week to afford a 2 bedroom apartment/house.



TEACHERS



POLICE OFFICERS



SERVICE INDUSTRY



SKILLED LABORERS



NURSES

### Manufactured Housing



Manufactured housing is an important and significant form of private, unsubsidized, affordable housing in Fort Collins that needs to be preserved. There are approximately 3,500 manufactured homes in the Fort Collins GMA.



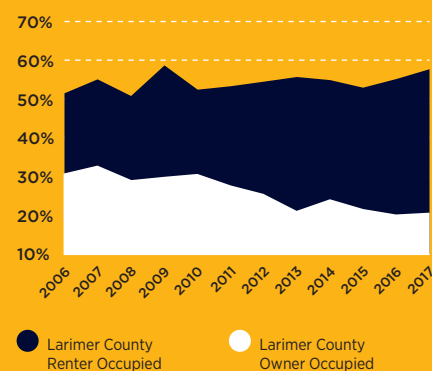
### HOUSING COST BURDENED

“Housing Cost Burdened” is defined as spending more than 30% of gross income on basic required housing expenses. This includes rent/mortgage, basic utilities (electric/gas/water), and required taxes, insurance or fees (such as mandatory condo fees).



### COST-BURDENED HOUSEHOLDS

**Percent of Households That Spend 30%+ of Income on Housing (County)**



Source: U.S. Census Bureau ACS 1-yr estimates B25106

## AFFORDABLE AND ATTAINABLE HOUSING IS A PRIORITY

Affordable and attainable housing continues to be a top Council and community priority which will require policy & program development, community partnerships & engagement, and funding sources.



\* Home2Health Grant  
Grant will allow the City and Partners to implement policies, codes and regulations to improve housing affordability with an emphasis on health equity.



## PLANNING FOR THE FUTURE AND WHAT'S NEXT



2020 - 2021

Home2Health Engagement

Inclusionary Housing Ordinance and Affordable Housing Impact Fee Study

Manufactured Housing Redevelopment Moratorium

2021 - 2026

**AFFORDABLE HOUSING STRATEGIC PLAN UPDATE**  
(Updated goals and priority strategies)

To Learn More and Get Involved, visit: [fcgov.com/socialsustainability](http://fcgov.com/socialsustainability)