



## Rental Housing Task Force Meeting #6

Landlord Incentives

Marcy Yoder, Neighborhood Services Manager

Meaghan Overton, Housing Manager

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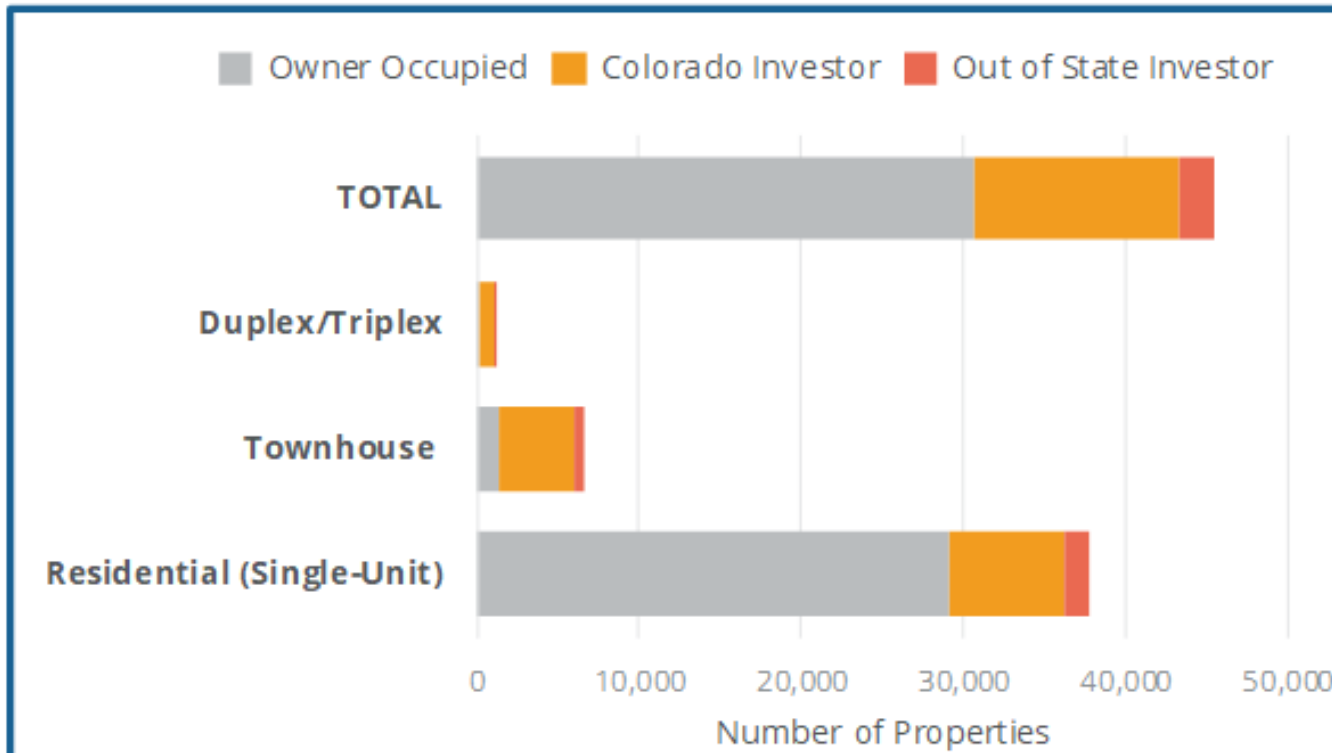
What do we know about “small  
landlords” in Fort Collins?

- Over 40% of all housing in Fort Collins is renter-occupied

	Estimated # of homes*	Estimated % of all housing
Total (citywide)	87,863	100%
Owned Units	49,775	57%
Rental Units	38,088	43%
<i>Single-Household, detached rentals</i>	14,419	16% (38% of all rentals)
<i>Multi-household, mixed-use or manufactured housing rentals</i>	23,669	27% (62% of all rentals)

*\*Note: This data is the best available information at present but should be interpreted as an estimate because of potential data gaps or lags in reporting property information.*

	Owner Occupied	Investor Owned		% Investor Owned
		Colorado Investor	Out of State Investor	
Residential (Single-Unit)	29,148	7,117	1,464	23%
Townhouse	1,329	4,714	601	80%
Duplex/Triplex	164	866	115	86%
TOTAL	30,641	12,667	2,210	33%



**Investors** were defined as owners not occupying the specified residential unit (excluding multi-unit apartments).

Investors can be **individuals** or **companies** and were identified by matching owner and site addresses in Larimer County Assessor data.

This analysis focused only on **single-unit, duplex/triplex, and townhouse** properties

- Most investors own one property (in addition to the home they live in)
- Fewer than 1% of investors own more than 5 properties

Number of Investment Properties Owned	Investors with Single Family Properties	Investors with Townhouse Properties	Investors with Duplex/Triplex Properties	All Investors
1 property	87.6%	94.8%	87.1%	90.3%
2 properties	8.0%	3.3%	9.7%	6.3%
3 to 5 properties	3.7%	1.5%	2.0%	2.7%
6 to 10 properties	0.6%	0.3%	0.5%	0.4%
More than 10 properties	0.2%	0.1%	0.7%	0.2%



What are some examples of  
existing incentives?

## Incentives to provide affordable housing:

- Housing Choice Vouchers – Housing Catalyst
- Moving to Work Program – Housing Catalyst (*new*)
- Rent and Mortgage Assistance – Neighbor to Neighbor
- Colorado Affordable Residential Energy Program – Energy Outreach Colorado

## Incentives to improve energy efficiency:

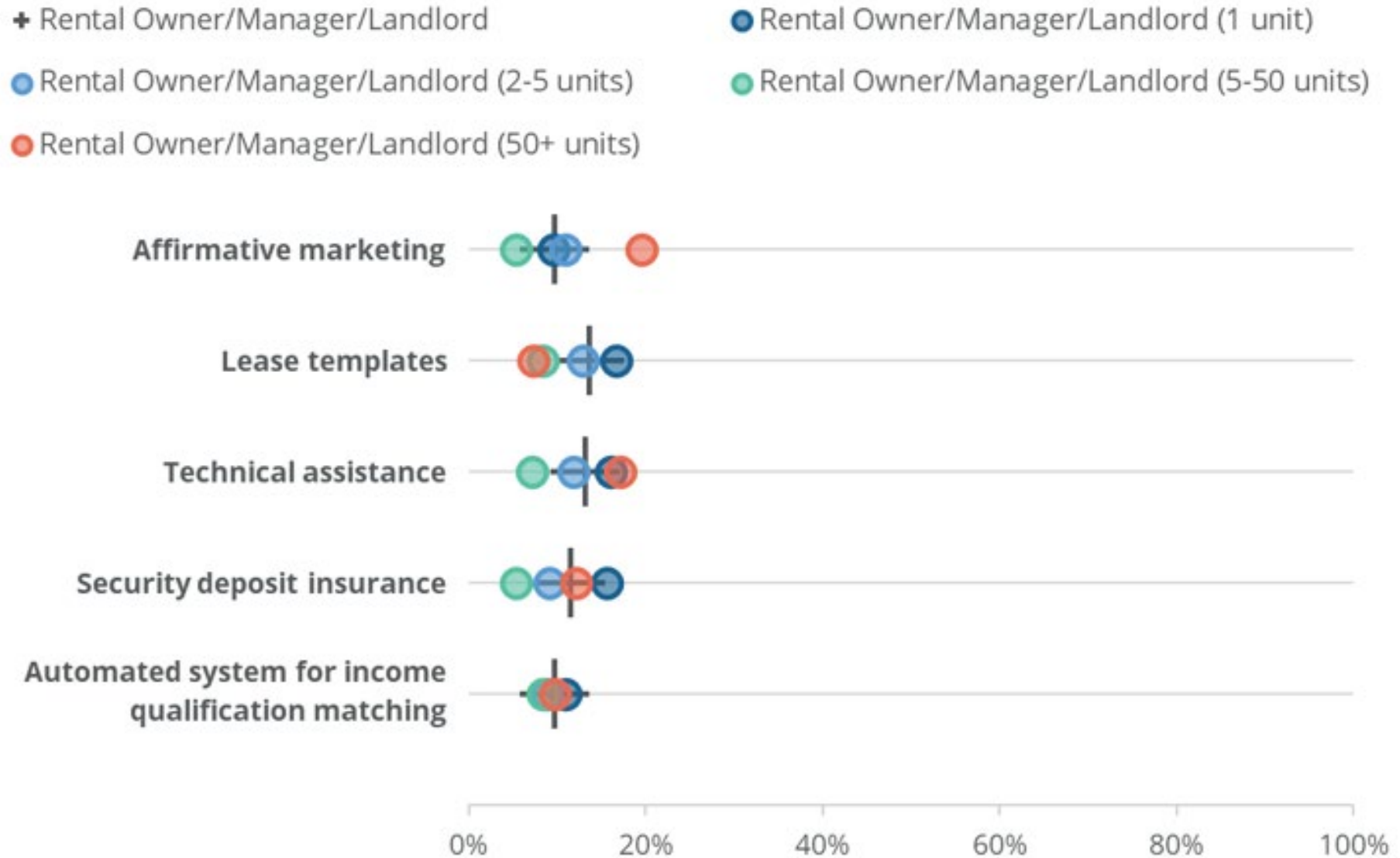
- EPIC Homes loan program – City of Fort Collins (FC Utilities customers only)
- Efficiency Works energy assessments – City of Fort Collins



What kinds of incentives did people suggest in the rental industry questionnaire?



- Monetary incentives (i.e. cash or property tax incentives)
- Security deposit insurance
- Lease templates
- Technical assistance
- Providing a certification they could use for marketing
- Maintaining a preferred rentals list
- Fast track permitting for improvements
- Grants for improvements
- Perks for renters like Wi-Fi and gift cards
- Ability to meaningfully impact program rules
- Legal consultation
- Increases to occupancy (U+2)



**THANK YOU!**

