



Housing Choice

Land Use Code Info Session

October 18, 2021

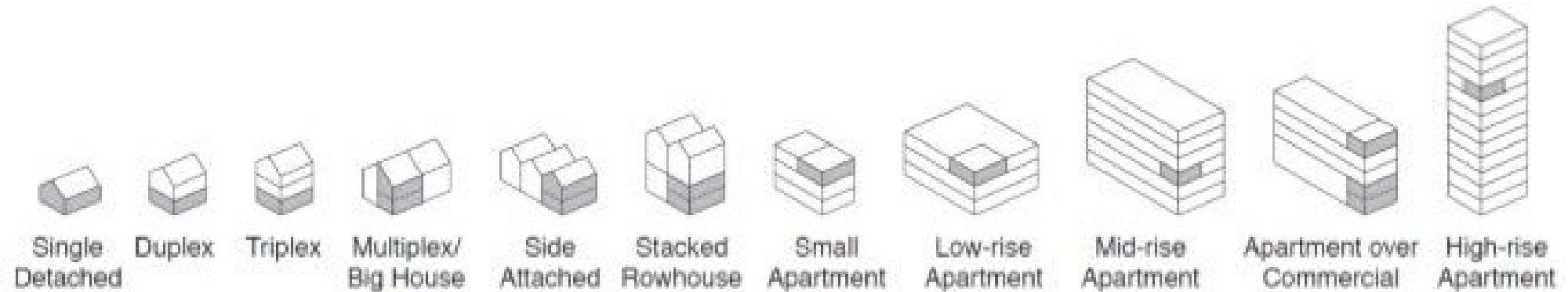
- Housing Choice – what does that mean?
- Why is housing choice important?
- What are some factors of housing choice?
- What are other communities doing to enhance housing choice?
- What can Fort Collins do to increase housing choice?



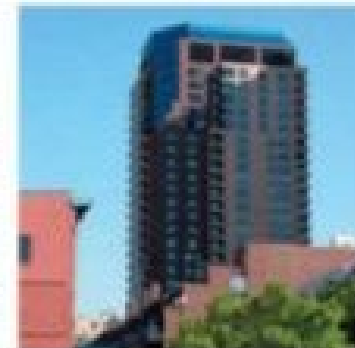
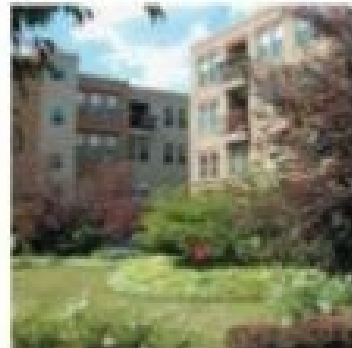
Housing Choice

What does it all mean?

GENERAL TYPES OF HOUSING



Examples





Single Family Detached



Accessory Dwelling Unit



Duplex



Manufactured Home



Townhome



Multi-family

THE TYPES



Duplex: Side-by-Side



Duplex: Stacked



Bungalow Court



Carriage House



Fourplex



Multiplex: Small



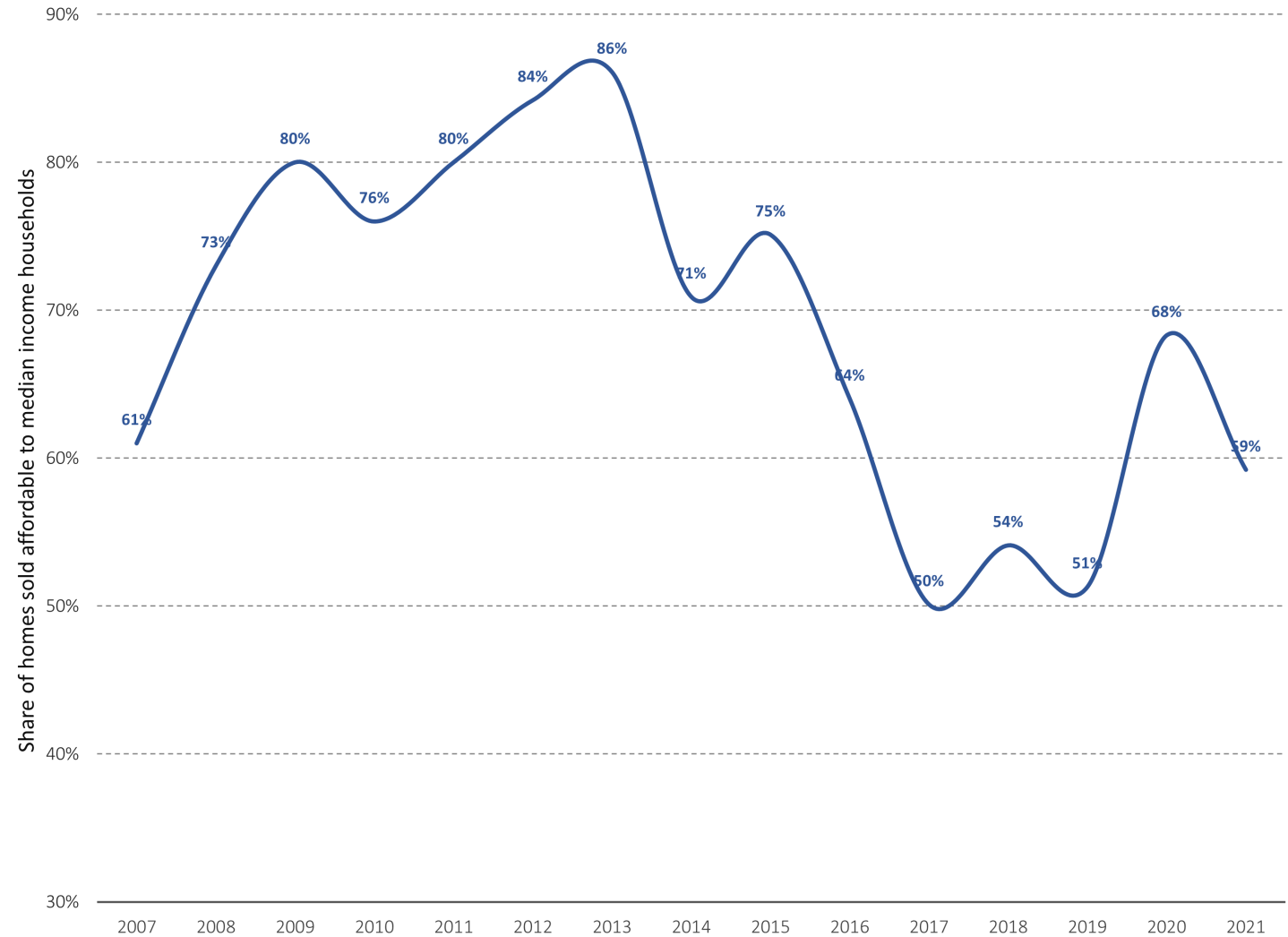
Housing Choice

Why is it important?

Everyone in Fort Collins has healthy, stable housing they can afford.



- Different households have different housing needs
- Housing stock needs to adapt to population of Fort Collins
- Household types:
 - Seniors
 - Students
 - Young Families
 - Singles
 - Multi-generational





Housing Choice

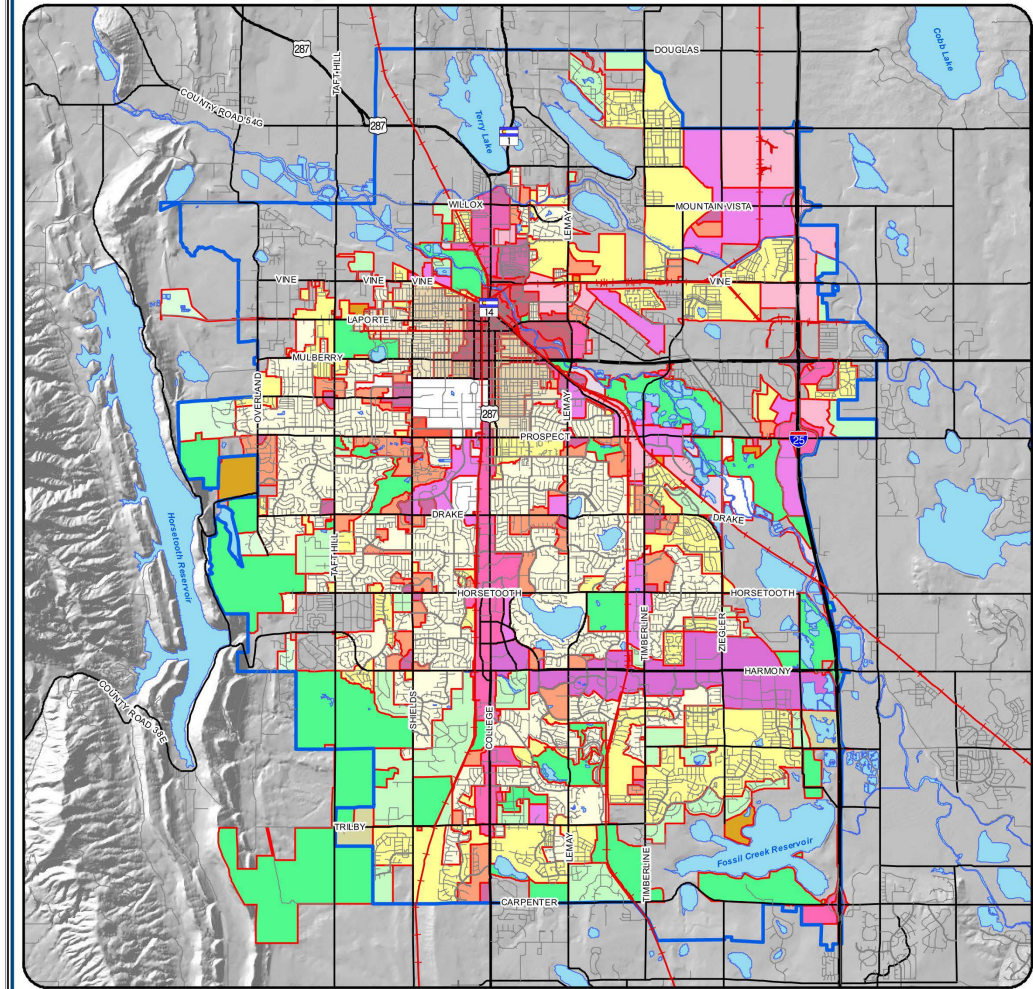
Factors

- Zoning
 - Types of zoning
 - What does zoning do, essentially? (exclude: examples of)
 - Existing neighborhoods – adaptation
- Cost
 - Difficult to finance
 - Developers accustomed to a certain kind of housing
 - Permitting adds time and money
- Income
 - Price of housing outpacing incomes
 - Regional issue: housing prices cheaper in outlying communities
 - Traffic: how many people drive in
- Preference
 - Culture of single-family living
 - Factors that influence decision-making

Zone Districts (Housing)

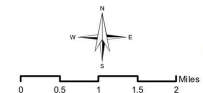
- Single-Family (Low-Density Residential)
- Low Density Mixed Use Neighborhood (LMN)
- Medium Density Mixed Use Neighborhood (MMN)
- High Density Mixed Use Neighborhood (HMN)
- Conservation Districts
- Transition Districts

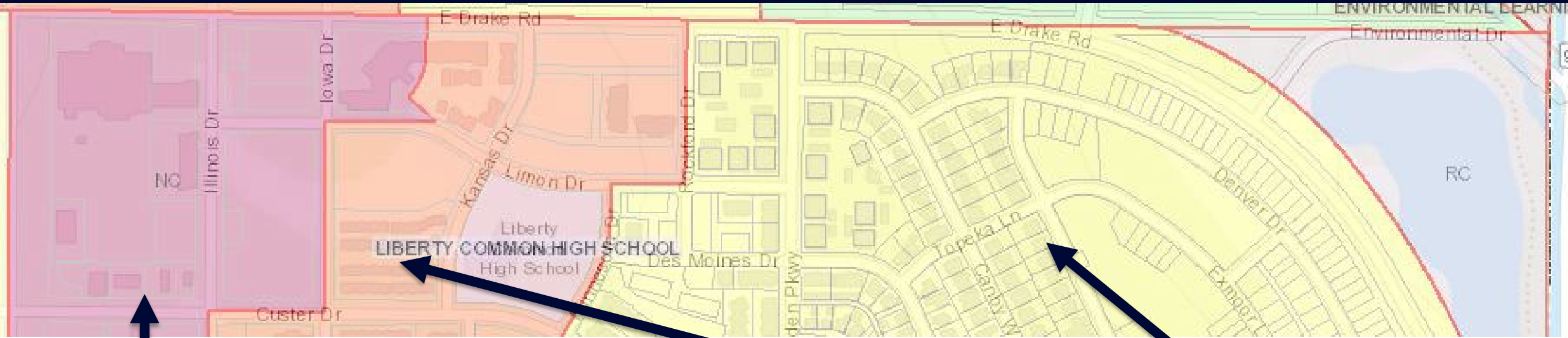
City of Fort Collins Zoning



Railroad Lines	Limited Commercial	High Density Mixed-Use Neighborhood	River Conservation
Growth Management Area	Service Commercial	Low Density Mixed-Use Neighborhood	River Downtown Redevelopment
Water Features	Commercial North College	Medium Density Mixed-Use Neighborhood	Residential Foothills
City Zoning	CSU	Neighborhood Commercial	Low Density Residential
Community Commercial	Downtown	Neighborhood Conservation Buffer	Rural Lands District
Community Commercial North College	Employment	Neighborhood Conservation Low Density	Transition
Community Commercial Poudre River	Harmony Corridor	Neighborhood Conservation Medium Density	Urban Estate
General Commercial	Industrial	Public Open Lands	

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Cost/Market

- Difficult to finance
- Developers accustomed to a certain kind of housing – hard to break out of that, risky
- Permitting adds time and money
- Land Use Code allows – market or developer may not develop



- Income
- Commuting Preference
- School Proximity
- Work Proximity
- Family/Extended Family Proximity
- Family Size
- Lifestyle
- Culture



Figure 13: Commuting patterns, 2017 (US Census, LEHD)

- Price of housing outpacing incomes
- Regional issue: housing prices cheaper in outlying communities
- Traffic: how many people drive in

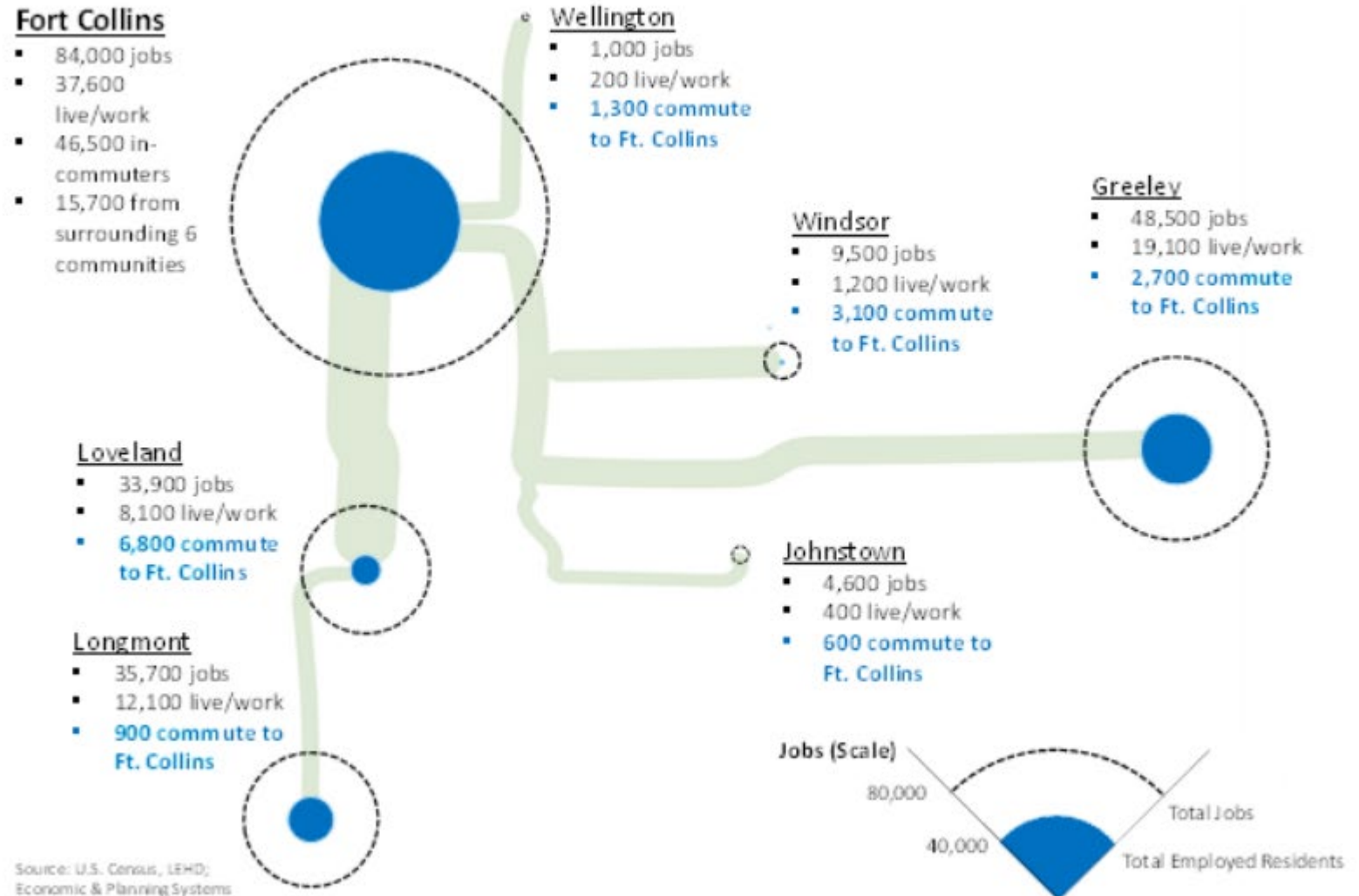
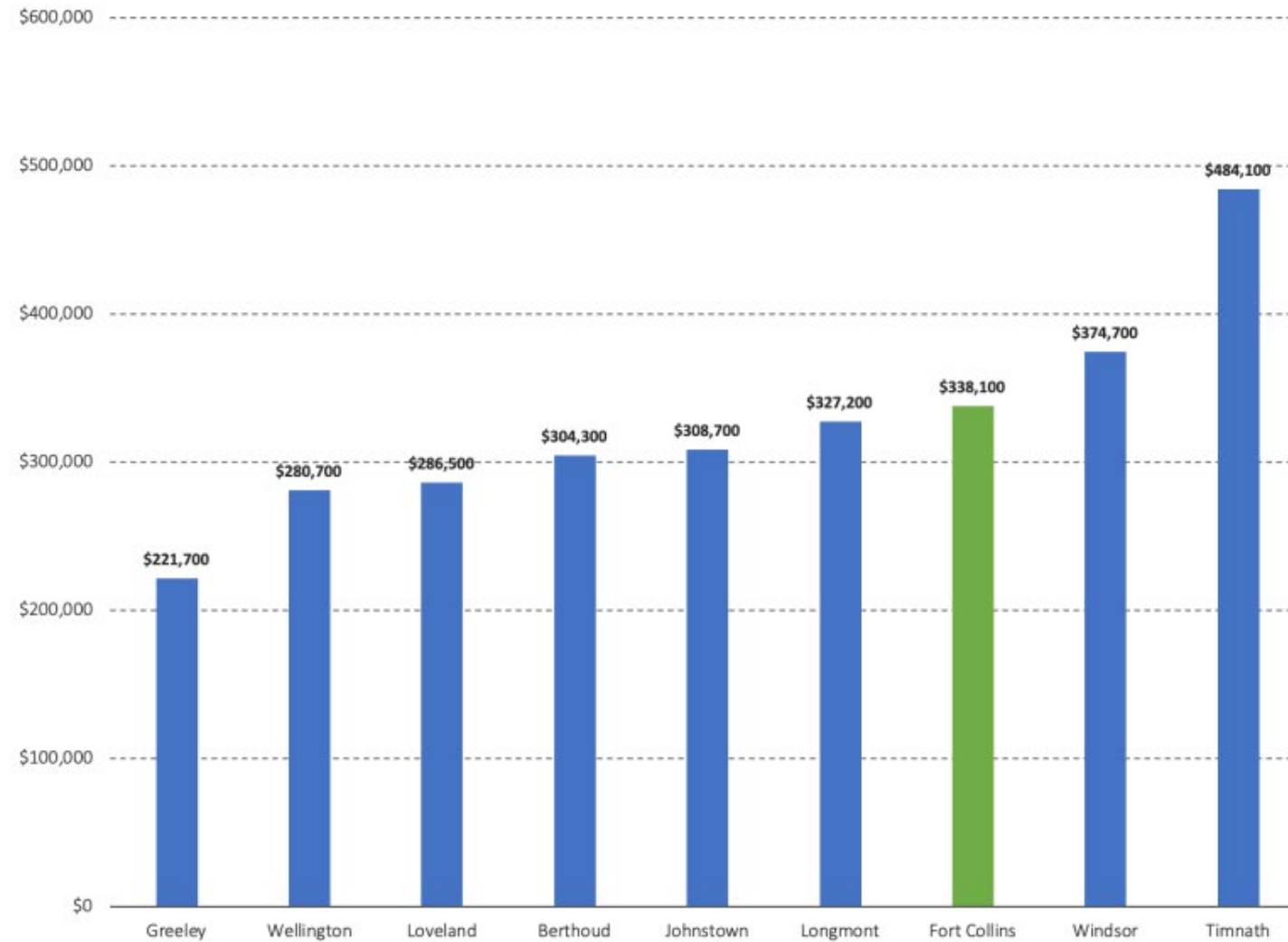


Figure 17: Average Home Value by Community (IRES, 2019)







Housing Choice

Other communities



Minneapolis, MN



California & Oregon
(ADUs)



Tyler, TX



Single-Story Front



Two-Story Twin Unit Side/Front



Double-Porch Twin Unit Side/Front



Two-Story Garage Cottage



Single-Story Side



Two-Story Twin Unit Side/Front



Double-Porch Twin Unit Side/Front



Ground Floor Garage (with optional carport)
32' wide x 32' deep



Single-Story Ground Floor (accessible option)
24' wide x 32' deep



Two-Story Ground Floor (no porch option)
20' wide x 32' deep



Second Floor (double porch option)
25' wide x 32' deep



Housing Choice

What Fort Collins can do

Adjust zoning

Revamp Land Use Code

Incentives/Funding

Partnerships

- **Developers**
- **Financial Institutions**
- **Non-Profits**

What questions remain?

