



## Housing Strategic Plan Implementation

### Rental Housing Task Force – Meeting #1

Marcy Yoder, City of Fort Collins Neighborhood Services Manager

Meaghan Overton, City of Fort Collins Housing Manager

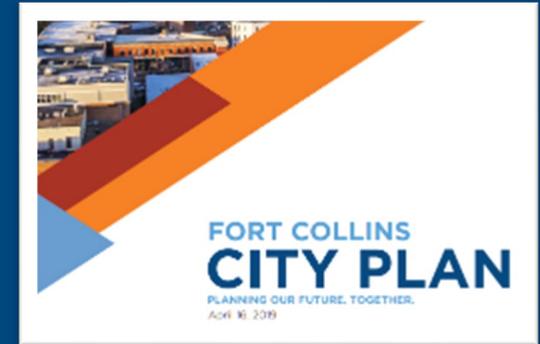
3-30-2022



- **Strategy 20** - Explore the option of a mandated rental license/registry program and pair with best practice rental regulations.
- **Strategy 21** - Explore revisions to occupancy limits and family definitions in order to streamline processes and calibrate the policy to support stable, healthy, and affordable housing citywide.
- **Strategy 26** – Develop small landlord incentives.



- **Big Move 6:** Efficient, Emissions Free Buildings
- **EEFB3:** Continue and expand home and business energy efficiency programs.
- **Big Move 7:** Healthy, Affordable Housing
- **HAH2:** Explore revisions to the City's occupancy ordinance
- **HAH6:** Explore mandated rental license/rental registry



- **LIV 5:** Create more opportunities for housing choices
- **LIV 6:** Improve access to housing ...regardless of their race, ethnicity, income, age, ability, or background
- **LIV 6.7:** Encourage the private development of affordable housing by offering incentives...for the construction and rehabilitation of long-term affordable housing units

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

## Healthy



**1 in 4**

households report a family member with a respiratory ailment

## Stable



**46.9%**

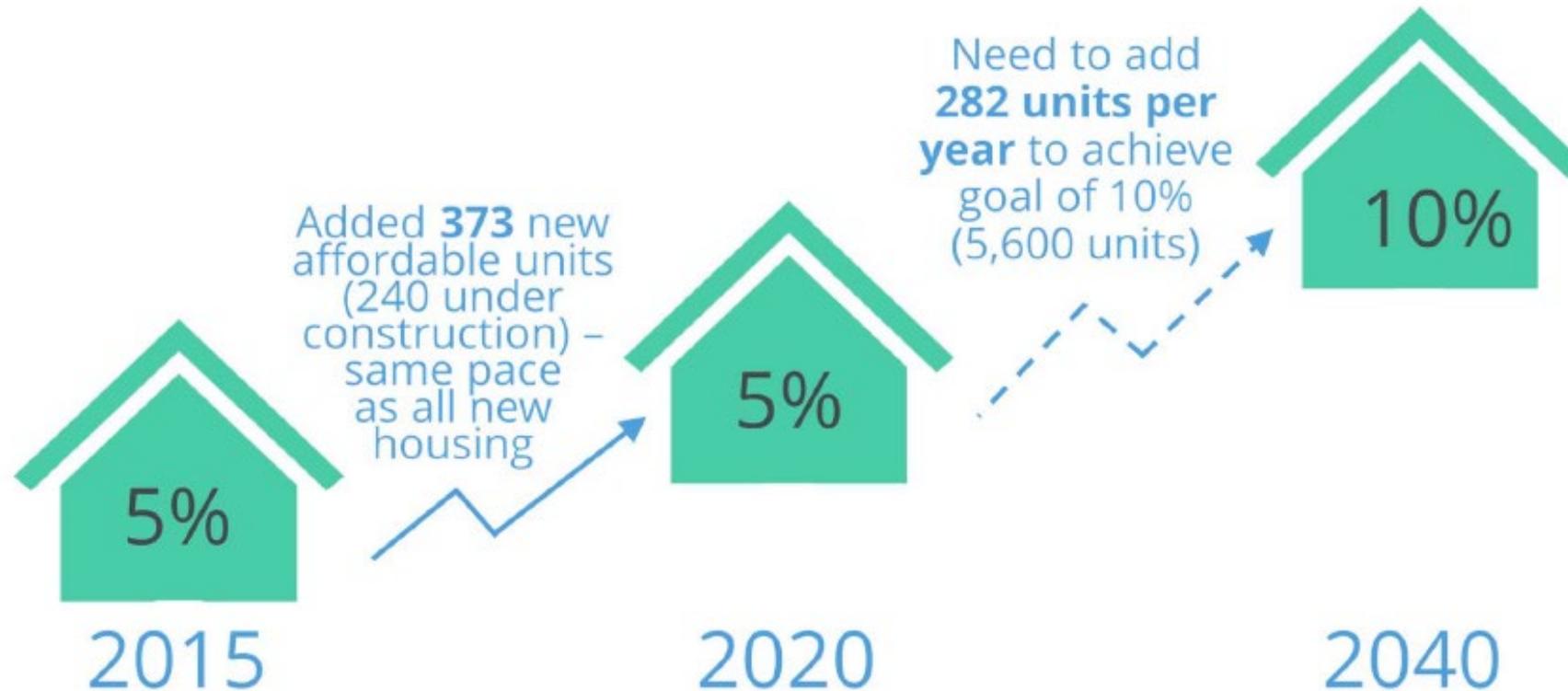
housing units are renter-occupied

## Affordable



**60.6%**

rental households are cost-burdened



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.



- **HSP Strategies**
  - **Strategy 20:** Explore the option of a mandated rental license/registry program for long-term rentals and pair with best practice rental regulations.
  - **Strategy 21:** Explore revisions to occupancy limits and family definitions in order to streamline processes and calibrate the policy to support stable, healthy, and affordable housing citywide.
  - **Strategy 26:** Develop Small Landlord Incentives.
- **HSP Greatest Challenges:** Housing policies have not consistently addressed housing stability and healthy housing, especially for people who rent.
- **When:** 2021-2024; Underway
- **Next Steps:** Community engagement; seek additional Council input at August 23 work session; potential 2023 budget offer
- **Future Council Involvement:** High - decision-maker

## Why are we looking at rental licensing, occupancy, and small landlord incentives?

- *Greatest Challenge #7:* Housing policies have not consistently addressed housing stability and healthy housing, especially for people who rent
- *Community engagement:* a desire to proactively ensure **healthy, safe units** and maintain neighborhood **quality of life**
  - Fear of retaliation or loss of housing if renters report substandard or unsafe units
  - Concerns about discrimination
  - Lack of choices and affordable options attributed to current occupancy restrictions
  - Many opinions about the best approach to “right-sizing” the City’s regulations



## Why are we looking at rental licensing, occupancy, and small landlord incentives?

- Dramatic demographic shifts since 2005 in households violating U+2:

	2005	2018
Total (est) households in violation	1,238	1,234
Percentage college students	71%	47%
Percentage children under 18	Negligible	13%

- Price escalation (68% rent increase since 2011) and very low rental vacancy rates (around 3%) are likely resulting in “doubling up” to afford housing for a wide range of household configurations

*“I have had no option but to consistently violate U+2 since I moved out of my parents’ home ten years ago. It was not until I was 28 years old that I could afford to rent a home with only two unrelated housemates. Even then, rent consumed approximately 60% of my income, leaving me unable to afford health insurance for two years.”*

## Why are we looking at rental licensing, occupancy, and small landlord incentives?

- 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.*