



# FY2022 YEAR THREE ANNUAL ACTION PLAN

City of Fort Collins • Social Sustainability Department  
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22-24186 | Auxiliary aids and services are available for persons with disabilities. V/TDD: 711

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Fort Collins, Colorado is submitting its Fiscal Year 2022 (FY22) Annual Action Plan. The Plan has been prepared according to HUD requirements. The Plan will govern the City's investment of federal funds for persons experiencing homelessness, housing, and non-housing community development activities for the Program Year.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

High priority needs identified in the FY22 Annual Action Plan include both housing and non-housing community development, persons experiencing homelessness, and special population needs. The City of Fort Collins developed and managed a robust Citizen Participation process to solicit stakeholder and resident input on priority needs. The City has integrated that Citizen Participation process with research on the scope of those needs. The City's 2020-2024 Consolidated Plan, Economic Health Strategic Plan, Social Sustainability Strategic Plan, Social Sustainability Gaps Analysis and Housing Affordability Policy Study all provide data and recommendations for City actions to address the needs of both affordable housing and non-housing community development needs.

Through funding and other actions, the City will seek to address the following five specific priority needs:

#### **Increase affordable housing inventory.**

Rental units constructed: 62 household housing units

Ownership units constructed: 1 household housing unit

#### **Affordable housing preservation.**

Rental units rehabilitated: 27 household housing units

## **Housing and services for persons who are homeless.**

Public service activities other than Low/Moderate Income Housing Benefit: 190 Persons Assisted  
Homeless Person Overnight Shelter: 565 Persons Assisted

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Overall, during the last five-year reporting period for Consolidated Annual Performance Evaluation Reports (CAPERs) the City has received satisfactory reviews regarding its performance in meeting goals set forth in the Five-Year Consolidated Plan and each year's Annual Action Plan. Additionally, HUD continues to conclude that the City of Fort Collins is administering its programs in a manner consistent with the applicable regulatory requirements. Review and conclusions are based solely on information available to HUD, and do not constitute a comprehensive evaluation or approval of specific activities.

The positive performance evaluations reflected progress made towards goals considered by HUD to be worthwhile and necessary community improvements. Updated research and analysis of community needs, as well as fresh citizen input, has supported the continuation of goal setting and outcomes similar to previous plans. The City of Fort Collins has responded to all technical assistance provided as a part of any HUD review and evaluation.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Throughout the process, the public was invited to participate through multiple modes, including the local newspaper, the City's website, and through nonprofit and other service providers—especially those connected to marginalized populations and/or protected classes. Other community partners involved in affordable housing efforts, homelessness prevention/intervention, and community development activities were consulted as part of this Plan's development. The City followed the HUD required Citizen Participation Plan for all efforts related to this Plan's development.

### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Comments received during the 30-day Public Review Period for the Competitive Process and responses to notice of funding decision are attached. No comments were received during the Annual Action Plan

public review period. Two agency representatives attended the Annual Action Plan public hearing. Input received was generally supportive of the process and decisions.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

No comments were not accepted.

**7. Summary**

The final City of Fort Collins FY22 Annual Action Plan is being submitted to the U.S. Department of Housing and Urban Development (HUD) by the August 16 regulatory deadline.



## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Fort Collins	Social Sustainability Department
HOME Administrator	Fort Collins	Social Sustainability Department

**Table 1 – Responsible Agencies**

### Narrative (optional)

The Fort Collins Social Sustainability Department allocates federal Housing and Urban Development (HUD) CDBG and HOME funds, and local City of Fort Collins funding to housing and human service agencies to meet the needs of low- and moderate-income citizens. The department also implements policies promoting and supporting self-sufficiency for low- to moderate-income citizens.

### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Fort Collins maintains a robust and ongoing public participation process for all work/program items benefitting from community conversation and input. Social Sustainability regularly consults and coordinates with affordable housing providers, homeless service providers, human service agencies, and the local Continuum of Care. Input from partners is reflected in our day-to-day operations, programs and projects. The City continuously seeks to improve communication strategies with impacted stakeholders, underrepresented groups, and those in legally protected classes. The City is actively engaged in a coalition working toward speaking about housing with one voice – recognizing the importance of messaging in communications. In order to engage a diverse cross section of the community, Public Notices for citizen input opportunities are sent directly to providers serving underrepresented groups, including the public library, Museo de las Tres Colonias, Northside Aztlan Community Center, Salud Health Clinic, Northern Colorado AIDS Project, La Familia/The Family Center, Colorado State University, Disabled Resource Services, and two local churches. Public Hearings are currently being held online. Additional public input opportunities for the Annual Action Plan are identified in Table 4.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

In 2021, the City adopted a Housing Strategic Plan encompassing the entire housing spectrum and leading with equity. The Housing Strategic Plan includes 26 strategies and avenues for addressing the ongoing housing challenges in our community.

Social Sustainability Department staff work closely with public and assisted housing providers, as well as private and government health, mental health, and service agencies to distribute HUD and City grant funding; identify high priority housing and social service needs that can be addressed by the City; assess the impact of current efforts and programs to meet needs; and plan for future programs, projects, and activities to address housing and community development needs. This informal structure with good communication has been extremely valuable through the pandemic years.

The City is advised by two boards related to the work of the Social Sustainability Department. The Human Services and Housing Funding Board advises City Council on grant applications to support the affordable housing and human service needs in the City. The Affordable Housing Board advises City Council on matters related to affordable housing in Fort Collins and assists with preparing the City’s Affordable Housing Strategic Plan.

The City supports programs such as the Community Behavioral Health Treatment program, where wrap-around services are part of housing solutions and placement. The City continues to build a comprehensive, formalized approach to supporting community members experiencing homelessness through support of initiatives such as the Housing First Initiative and Outreach Fort Collins. City representatives are also actively involved in the two-county effort toward providing a Coordinated Access Housing Placement Specialist as well as serving on the steering committee for the Northern Colorado Continuum of Care, a subgroup of the Balance of State Continuum of Care.

In 2016, the City initiated NoCo Housing Now, which has since grown to become a regional work group that explores regional housing solutions and provides opportunities to learn from regional colleagues. This group is active in legislative review and in data collection and analysis.

City staff members participate on steering committees for Larimer County Strategic Plan, to develop goals and strategies in partnership with the County. Goal and objective areas include public infrastructure, economic opportunities and equity, community health and resilience, childcare, and other community service needs. In 2022, staff attended a convening by the Colorado Health Foundation to catalyze a conversation on the many intersections of health and housing. This builds on the work of the Colorado Department of Health and Environment's grant funded Home2Health project (2019-2021). This in-depth community exploration of health and housing provided critical feedback that was incorporated into the Housing Strategic Plan.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Agencies from the Northern Colorado Continuum of Care (NoCOCOCoC), which includes the cities of Greeley, Loveland and Estes Park, meet on a monthly basis. Members represent nonprofits, and State and local government. The Social Sustainability Department's Director is participating on the governing board for the NoCOCOCoC. The NoCOCOCoC is focused on long-term planning and addressing the needs of homelessness on a policy level, coordinating the point in time count, and working to meet the requirements of the McKinney-Vento Homeless Assistance Act. The NoCOCOCoC has implemented the Homeless Management Information System (HMIS) and measures the effectiveness of agencies funded through the McKinney Vento funding streams. The NoCOCOCoC continues to work with area healthcare providers, homeless services providers, and other care institutions to establish coordinated discharge planning processes. The annual Point in Time (PIT), spearheaded by the NoCOCOCoC, is a community-wide effort to gather critical data on persons experiencing homelessness.

The City also works closely with service providers that track long-term homeless individuals and the regional Coordinated Assessment and Housing Placement System (CAHPS). Several agencies, including Housing Catalyst, have implemented a vulnerability index (VI-SPDAT) to assess which people are at the

highest risk if they remain homeless. It is used to prioritize individuals for housing placement when units become available and is the primary tool used by CAHPS.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Fort Collins does not receive ESG funding.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Housing Catalyst
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Monthly meetings between City and Housing Catalyst. Lead authorship on AAP PHA section. Anticipated outcomes are implementation of shared housing goals, decreasing duplication and inefficiencies.
2	<b>Agency/Group/Organization</b>	Northern Colorado Health Sector Partnership
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Education Health Agency Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is one of the sector's public partners and participates in quarterly stakeholder meetings. The desired outcome is to align City goals with their initiatives and best practices. Social Sustainability's strategic plan is aligned with the Sector's key collaboration areas of public health care education, coordination of a larger behavioral health solution for the area, and increasing workforce skills relative to diversity awareness.
3	<b>Agency/Group/Organization</b>	Murphy Center
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Murphy Center and the City maintain an ongoing partnership to coordinate additional cold weather homeless shelter services and are working together toward extreme heat day shelter options as well. The City funds ongoing services provided by the Murphy Center.
4	<b>Agency/Group/Organization</b>	Outreach Fort Collins
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City was part of the founding board of Outreach Fort Collins (OFC) and has provided ongoing resource support to OFC. The City continues in an advisory role and uses this partnership to better understand the homeless population of Fort Collins and their needs. This partnership informs the City's response to homelessness issues.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

No Agency Types were intentionally withheld from any of the City's public engagement and consultation processes.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Northern Colorado Continuum of Care	Goals are complementary and mutually supportive, based on active communication, and City representation on the Northern Front Range Continuum of Care.
Housing Strategic Plan	City of Fort Collins	Goals are complementary and mutually supportive, based on active communication, stakeholder input, available resourcing and capacity, and decision-maker prioritization.
Social Sustainability Department Strategic Plan	City of Fort Collins	Goals are complementary and mutually supportive, based on active communication, stakeholder input, available resourcing and capacity, and decision-maker prioritization.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

**Broadband**

In Fort Collins 24% of households earning less than \$20,000/yr do not have any internet access. There are 1735 households that only have a smartphone for internet access, and another 1647 with no computer. As more job and services are available online (such as healthcare,

education, and job search activities) equitable access to high-speed, reliable internet service becomes critical. The City is building out Connexion (utility-level broadband) which will be available to all residents, businesses, and organizations in the city within the next year. More than 75% of the community already has access. Broadband access supports community members, local businesses, job growth, education, energy technology, health care and other public services. The City is offers reduced rates to income-qualified households.

The City includes broadband requirements in underwriting criteria for housing projects receiving City and federal dollars. Unless the project can demonstrate undue financial burden on the project, or that it would fundamentally alter the nature of the program/activity, all new construction and substantial rehabilitation of housing with more than four rental units must include installation of broadband.

### **Resiliency/Climate Hazards**

The natural hazards from climate change most likely to impact Fort Collins are extreme temperatures, wildfire smoke, flood, and reduced water availability and quality. These hazards may impact all residents, but people living in older, less-efficient homes or within a floodplain are at greater risk. Less efficient homes have higher heating and cooling costs and provide less protection from poor air quality caused by wildfire smoke or pollution. In Fort Collins, the older homes are generally concentrated in higher income block groups, though there are also opportunities for rehabilitation in the southeast quadrant.

Making homes as efficient as possible is the best way to protect residents from the negative health impacts of smoke and extreme heat/cold. The City and its partners have implemented programs to assist with weatherization, utility costs, and energy-efficiency upgrades for lower-income households. The City helps households replace less efficient water fixtures; offers free energy, water and irrigation assessments; and offers reduced water, stormwater, and electric rates for income-qualified households.

The City has a comprehensive stormwater and floodplain management program that focuses on reducing flood risk to the entire community. This program includes a Floodplain Management Public Information Committee, comprised of interdepartmental staff and external stakeholders. Fort Collins is one of the highest rated communities nationwide (Class 2) based on FEMA's Community Rating System. Since 1995, the City has spent \$100 million on stormwater improvement projects. However, there are still over 1000 structures in the 100-year floodplain, with over half in the Old Town Drainage Basin. Urban flooding is an issue in Old Town as well, where stormwater systems are undersized. Some older areas on the west side of Fort Collins have homes that were not elevated or protected when constructed adjacent to small stream channels. Many improvements have been made and the City's Master Drainage Plan identifies additional capital projects. Community outreach about flood risks and safety includes a mailer to all property owners and occupants in the floodplain with information on flood safety, flood



warning, property protection, flood insurance, etc.; education in schools; booths at community events; outreach to realtors and homeless service providers; flood awareness videos; and bus bench messaging.

The City leads an emergency weather response team that activates additional shelter during extreme cold weather conditions, and is developing a response plan for extreme heat and hazardous air quality events.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Social Sustainability staff has followed the City’s Citizen Participation Plan to engage the public and interested parties in decision-making during the Competitive Process and development of the Annual Action Plan. The Competitive Process includes outreach for applications, public notices, application review and recommendations made by a resident volunteer board, a 30-day public review period, and approval by City Council, which includes a public hearing. Once Council approves the funding, the Annual Action Plan is developed and engagement for the Plan includes a public hearing with a presentation explaining the Competitive Process and its funding sources, funding history, and strategic plan inputs; public notices in the local newspaper as well as posted online and emailed to public notice partners serving special populations; and a 30-day public review period.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Notice	Nonprofit agencies and affordable housing providers	Notice of open application period was emailed directly to 150 nonprofit professionals and notice was posted on the Social Sustainability Department webpage and the Competitive Process webpage. January 7, 2022. Attendance/Response: 54 applications received	48 human services applications (5 for CDBG and 43 for City funds) and 6 housing applications received	No comments not accepted	<a href="https://fcgov.com/socialsustainability/competitive-process">fcgov.com/socialsustainability/competitive-process</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Public service provider clients, nonprofit agencies, and affordable housing providers	<p>Housing Application Review &amp; Applicant Presentations to HSHF Board and Affordable Housing Board, March 30, 2022. Notices were emailed directly to applicants. Notice was posted on the Social Sustainability Department webpage, City of Fort Collins online Community Calendar of Events, and the HSHF Board webpage. Attendance/Response: 6 Housing applicants provided presentations. 12 agency staff members attended, 1 unaffiliated public</p>	<p>No comments or feedback received</p>	<p>No comments not accepted</p>	<p>fcgov.com/events; fcgov.com/socialsustainability/competitive-process; fcgov.com/cityclerk/community-development.php</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	Affordable housing providers	Affordable Housing Board (AHB) Meeting to rank housing projects, April 7, 2022. Public Meeting. 0 agency staff members attended, 2 unaffiliated public attended.	No comments received	No comments not accepted	<a href="https://www.fcgov.com/events/">https://www.fcgov.com/events/</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Public service provider clients, nonprofit agencies, and affordable housing providers	<p>HSHF Board Regular Meeting to review human service projects and develop follow-up questions for applicants, April 6, 2022. Notice was posted on the City of Fort Collins online Community Calendar of Events, and the HSHF Board webpage.</p> <p>Attendance/Response: 1 agency staff member attended, 0 unaffiliated public attended.</p>	No comments received	No comments not accepted	<p><a href="https://fcgov.com/events">fcgov.com/events</a>;  <a href="https://fcgov.com/socialsustainability/competitive-process">fcgov.com/socialsustainability/competitive-process</a>;  <a href="https://fcgov.com/cityclerk/community-development.php">fcgov.com/cityclerk/community-development.php</a></p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Nonprofit agencies and affordable housing providers that applied for Competitive Process funding	<p>HSHF Board Deliberations April 26-27,2022. Notices were emailed directly to applicants. Notice was posted on the Social Sustainability Department webpage, City of Fort Collins online Community Calendar of Events, and the HSHF Board webpage. Attendance/Response: 14 agency staff members attended.</p>	<p>Email responses from agency staff following the deliberation meeting and funding award announcements with general notes of gratitude, along with some requests for further insights and information about their recommended funding amounts.</p>	<p>No comments not accepted</p>	<p><a href="https://fcgov.com/events">fcgov.com/events</a>;  <a href="https://fcgov.com/socialsustainability/competitive-process">fcgov.com/socialsustainability/competitive-process</a>;  <a href="https://fcgov.com/cityclerk/community-development.php">fcgov.com/cityclerk/community-development.php</a></p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Notice	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Public service provider clients, nonprofit agencies, and affordable housing providers</p>	<p>Competitive Process Public Review Period, May 23-June 21. Ads/notices were placed in local newspaper in English and Spanish, and ADA/Title VI compliant. Notice was posted on the Social Sustainability Department webpage. Notices were emailed directly to service providers and Public Notice Partners serving special populations. Attendance/Response: TBD</p>	<p>Emails received in support of recommended funding allocations.</p>	<p>No comments not accepted</p>	<p><a href="https://www.fcgov.com/socialsustainability">fcgov.com/socialsustainability</a></p>

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Public service provider clients, nonprofit agencies, and affordable housing providers	Competitive Process Public Hearing, Council Approval, June 21. Simultaneous notification with Public Review Period. Notice was placed in local newspaper in English and Spanish, and ADA/Title VI compliant. Notice was posted on the Social Sustainability Department webpage and City of Fort Collins online Community Calendar of Events. Notices were emailed directly to service providers, and Public Notice Partners serving special populations. Attendance/Response: None	No comments          Annual Action Plan 2022	No comments not accepted	fcgov.com/socialsustainability fcgov.com/events; fcgov.com/socialsustainability/competitive-process; fcgov.com/cityclerk/community-development.php          21

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Notice	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Public service provider clients, nonprofit agencies, and affordable housing providers</p>	<p>Annual Action Plan Public Review Period June 15-July 15</p> <p>Ads/notices were placed in local newspaper in English and Spanish, and ADA/Title VI compliant. Notice was posted on the Social Sustainability Department webpage. Notices were emailed directly to Public Notice Partners serving special populations.</p> <p>Attendance/Response: None</p>	No comments	No comments not accepted	<p><a href="https://www.fcgov.com/socialsustainability">fcgov.com/socialsustainability</a></p>

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Public service provider clients, nonprofit agencies, and affordable housing providers</p>	<p>Annual Action Plan Public Hearing July 19</p> <p>Simultaneous notification with Public Review Period</p> <p>Ads/notices were placed in local newspaper in English and Spanish, and ADA/Title VI compliant. Notice was posted on the Social Sustainability Department webpage and City of Fort Collins Community Calendar of Events. Notices were emailed directly to Public Notice Partners serving special populations. Held online due to ongoing pandemic.</p> <p>Attendance/Respn</p>	<p>Two attendees from organizations that received funding in the Competitive Process. Expressed support of changes to allocation process.</p> <p>Annual Action Plan 2022</p>	<p>No comments not accepted</p>	<p><a href="https://fcgov.com/socialsustainability">fcgov.com/socialsustainability</a>;  <a href="https://fcgov.com/events">fcgov.com/events</a></p> <p>23</p>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City's goal in allocating funding is to enhance the community's sustainability by addressing needs among our citizens who are income-challenged. Stabilized households increase neighborhood quality. That, in turn, leads to a healthier, more vibrant Fort Collins. Each spring, through the Competitive Process, the City of Fort Collins allocates federal and local funds to eligible affordable housing, community development, human services, and related activities. The provision for an optional fall Competitive Process accommodates any unspent or recycled funds.

The two general activity categories used to move forward successful funding proposals are:

- **Housing:** Acquisition and construction of affordable housing projects, including land purchase, housing rehabilitation, certain soft costs related to affordable housing development, and homebuyer assistance programs are priorities. Properties must be located in Fort Collins.
- **Public Service:** Nonprofit agencies serving a majority of people (51% or more) whose income is 80% or below the Area Median Income (AMI) and living in the City of Fort Collins.

Funds are allocated to nonprofit agencies, affordable housing providers, and other entities serving Fort Collins residents, a majority of which are low-and moderate-income households. Federal dollars leverage additional funds in many of the projects completed as part of the Consolidated Plan. Since these funds are limited, they are often only a portion of the funds our partners utilize to complete a project. By requiring partners to leverage these funds with other resources, the City of Fort Collins can maximize the impact of these funds in meeting its priority goals. Additionally, the City contributes Affordable Housing Fund (AHF) and Human Services Program (HSP) monies from the City's General Fund and Keep Fort Collins Great tax (KFCG) to further the goals of the Consolidated Plan and provide required match to the HOME program. Available amounts vary with budget cycles and economic conditions. Only federally funded projects are reported in the Annual Action Plan.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,120,412	79,461	42,656	1,242,529	2,190,656	For CDBG, proposals must meet one of the three national objectives: 1) benefit low- and moderate-income persons, 2) aid in the prevention or elimination of slums or blight, and/or 3) meet community development needs having a particular urgency. Fort Collins funds public service, housing, and public facilities activities with CDBG.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	803,409	186,484	0	989,893	1,606,818	Acquisition and construction of affordable housing projects, including land purchase, housing rehabilitation, certain costs related to affordable housing development, and homebuyer assistance programs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	52,700	0	0	52,700	509,800	The Fort Collins Affordable Housing Fund (AHF) is a set-aside of general fund monies that can be used for affordable housing programs and projects within the City of Fort Collins. AHF dollars reported here are those used in conjunction with federal dollars to support CDBG and HOME projects/activities. Additional AHF funds are available for City-only funded projects.
Other	public - local	Public Services	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

HOME and CDBG funds are leveraged in Fort Collins with the Affordable Housing Fund (AHF) and Human Services Program (HSP) dollars. HSP funds are used to support priority human services needs in Fort Collins that do not receive CDBG. These funds are also distributed through the annual Competitive Process. In FY22 33 human service organizations will receive HSP funds, while 1 housing rehabilitation project (44 units), will be funded with AHB only. Recipients also leverage City-allocated funds with many other local, state, and federal sources. Sources of leverage

include debt, Low Income Housing Tax Credits, State of Colorado HOME funds and State Housing Development Grant funds, Federal Home Loan Bank Board funding (FHLBB) grants, United Way funding, and other foundation and donation funding. By encouraging applicants to leverage CDBG and HOME funds with as many other sources as possible, the City is able to provide funding to projects serving more residents of Fort Collins. Social Sustainability Department staff track all HOME eligible match funds to ensure the 25% match requirement is met.



**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Fort Collins has a land bank program that currently holds four parcels totaling 31 acres for the future development of affordable housing. One land bank parcel was sold and developed during the 2014-2019 Consolidated Plan. With the proceeds from that sale, in May of 2020, the City added a new 5-acre parcel on North College Avenue to the Land Bank. The City is currently partnering with a developer and a community land trust to build 54 permanently affordable for-sale townhomes on one of the five acre land bank parcels. This project is under construction with a 2023 expected completion date. The Social Sustainability Department staff regularly reviews the need for public land that can be used to develop affordable housing and the potential of using City-owned land for housing development. Budget requests are pending to purchase between 1-3 new identified parcels in the next budget cycle.

**Discussion**

Staff, the Human Services and Housing Funding Board (previously known as the CDBG Commission), and the Affordable Housing Board (housing applications) review all funding proposals. Housing applicants are invited to make presentations about their projects to the CDBG Commission. Funding recommendations are made and provided to City Council, which holds a public hearing to make final funding allocation decisions. Staff then works with grantees on additional due diligence items and contract execution.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the supply of affordable housing units	2020	2024	Affordable Housing	City-wide	Increase affordable housing inventory	CDBG: \$670,447 HOME: \$909,553	Rental units constructed: 62 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit
2	Preserve existing affordable housing	2020	2024	Affordable Housing	City-wide	Affordable housing preservation	CDBG: \$175,497 Affordable Housing Fund: \$52,700	Rental units rehabilitated: 27 Household Housing Unit
3	Provide emergency sheltering and services	2020	2024	Homeless	City-wide	Housing and services for persons who are homeless	CDBG: \$117,302	Public service activities other than Low/Moderate Income Housing Benefit: 190 Persons Assisted Homeless Person Overnight Shelter: 565 Persons Assisted
4	Provide housing stabilization services	2020	2024	Non-Housing Community Development	City-wide	Prevent homelessness	CDBG: \$55,201	Public service activities other than Low/Moderate Income Housing Benefit: 74 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Provide administrative support to federal programs	2020	2024	Administration	City-wide	Increase affordable housing inventory Affordable housing preservation Housing and services for persons who are homeless Prevent homelessness Services for low- and moderate-income populations	CDBG: \$224,082 HOME: \$80,340	

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Increase the supply of affordable housing units
	<b>Goal Description</b>	Increase both rental and ownership housing with the following priorities: mixed-income housing, permanent supportive housing, and/or housing with co-location of services (case management, childcare, etc.). Prioritize projects serving special populations including people experiencing homelessness, families, seniors, unaccompanied youth, people with disabilities, and people with very low incomes. May include construction, acquisition, change of use, downpayment assistance, etc.
2	<b>Goal Name</b>	Preserve existing affordable housing
	<b>Goal Description</b>	Includes rehabilitation of existing units, acquisition to prevent conversion to market rate, mobile home preservation, and ownership supports such as emergency repairs, energy efficiency upgrades, and accessibility modifications.

3	<b>Goal Name</b>	Provide emergency sheltering and services
	<b>Goal Description</b>	Support projects that provide services or shelter and/or residency programs for individuals and families experiencing homelessness, including comprehensive case management for long-term stabilization.
4	<b>Goal Name</b>	Provide housing stabilization services
	<b>Goal Description</b>	Includes eviction and homelessness prevention services such as diversion, reunification, housing counseling, short- and long-term financial assistance (rent, utilities, etc.), comprehensive case management, service coordination, and supportive services.
6	<b>Goal Name</b>	Provide administrative support to federal programs
	<b>Goal Description</b>	Provide administrative support to CDBG and HOME Programs.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

In spring 2022, the City of Fort Collins held a competitive application process to allocate HUD resources, and City of Fort Collins Affordable Housing Fund (AHF) dollars and Human Service Program (HSP) monies for the 2022 Program Year. Available federal funding included the 2022 allocation of CDBG and HOME funds from HUD, CDBG and HOME Program Income, and unspent CDBG and HOME funds from prior years. Funding was allocated to housing and public service projects serving a broad range of Fort Collins residents.

### Projects

#	Project Name
1	FY22 CDBG Program Administration
2	FY22 HOME Program Administration
3	Habitat for Humanity: Poudre Build #8
4	Housing Catalyst: Impala Project
5	Housing Catalyst: Village on Bryan Rehabilitation
6	Catholic Charities: Samaritan House
7	Crossroads Safehouse: Domestic Violence Emergency Shelter
8	Family Housing Network: Shelter Programs
9	Neighbor to Neighbor: Homelessness Prevention

Table 7 - Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

CDBG & HOME funds were allocated to address priorities related to addressing affordable housing and homelessness. While the City still has the goal of increasing access to services, those projects were funded with City general fund dollars this year. The City remains committed to promoting diversity, inclusion and equitable access to services.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	FY22 CDBG Program Administration
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Provide administrative support to federal programs
	<b>Needs Addressed</b>	Increase affordable housing inventory Affordable housing preservation Housing and services for persons who are homeless Prevent homelessness Services for low- and moderate-income populations
	<b>Funding</b>	CDBG: \$224,082
	<b>Description</b>	CDBG FY22 EN (20%) \$224,082 The City of Fort Collins will use FY21 CDBG and 20% of any CDBG PI received during the FY22 Program Year to administer the CDBG program. Eligible Activity [CDBG]: CFR 570.206. CDBG Matrix Code: 21A.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	222 Laporte Ave, Fort Collins, CO 80522
	<b>Planned Activities</b>	Provide administrative support to federal programs
2	<b>Project Name</b>	FY22 HOME Program Administration
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Provide administrative support to federal programs
	<b>Needs Addressed</b>	Increase affordable housing inventory Affordable housing preservation Housing and services for persons who are homeless Prevent homelessness
	<b>Funding</b>	HOME: \$80,340
	<b>Description</b>	HOME FY22 EN (10%) \$80,340. The City of Fort Collins will use 10% of FY22 HOME funds, plus 10% of any HOME PI received during the FY22 Program Year to administer the HOME program.
	<b>Target Date</b>	9/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	222 Laporte Ave, Fort Collins, CO 80522
	<b>Planned Activities</b>	Program administration
<b>3</b>	<b>Project Name</b>	Habitat for Humanity: Poudre Build #8
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Increase the supply of affordable housing units
	<b>Needs Addressed</b>	Increase affordable housing inventory
	<b>Funding</b>	HOME: \$80,000
	<b>Description</b>	\$80,000 HOME FY22 Construction of 1 new ownership single family home. Habitat partners with the Geometry in Construction program at Poudre High School to have students build a Habitat home as a real-world application for math. National Objective [HOME]: 24 CFR 92.206 (a)(1)
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 low-income household
	<b>Location Description</b>	Mosaic Neighborhood, Lot 9 Block 12, East Ridge 2nd Filing
	<b>Planned Activities</b>	Construction and related project costs
<b>4</b>	<b>Project Name</b>	Housing Catalyst: Impala Project
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Increase the supply of affordable housing units
	<b>Needs Addressed</b>	Increase affordable housing inventory
	<b>Funding</b>	CDBG: \$670,447 HOME: \$829,553



	<b>Description</b>	\$670,447 CDBG FY22, \$643,069 HOME FY22, \$186,484 HOME PI Construction of 62 affordable rental units to serve very low to moderate income households. The complete project also includes renovation of 12 existing market rate duplexes and conversion to affordable units (24 units). National Objective [HOME]: 24 CFR 92.206 (a) (1); National Objective LMC. Eligible Activity: 24 CFR 570.201(a) Acquisition, 570.201 (c)(d) Site Preparation & 570.201(k) Housing Services/HOME Program Support Matrix Code: 12, Low/Mod Housing
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	62 low-income households
	<b>Location Description</b>	306 Impala Circle, Fort Collins, CO 80521 Census Tract: 4.02 Parcel Number: 9709413901
	<b>Planned Activities</b>	Land acquisition, site preparation, construction, materials, project related soft costs and development fees
5	<b>Project Name</b>	Housing Catalyst: Village on Bryan Rehabilitation
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Preserve existing affordable housing
	<b>Needs Addressed</b>	Affordable housing preservation
	<b>Funding</b>	CDBG: \$175,497 Affordable Housing Fund: \$52,700
	<b>Description</b>	\$57,821 CDBG FY22, \$75,020 CDBG PI, \$42,656 CDBG Prior Year funds, \$52,700 AHF. Rehabilitation of 27 one- and two-bedroom rental units. Renovations include roofs, gutters, and downspouts, drainage systems, siding, soffits and trim, stairways, and ramps; covering for the interior courtyard and other shared-space improvements; upgrading major mechanical systems; energy efficient windows; water efficient plumbing fixtures; upgraded kitchens, bathrooms, and lighting; and radon and lead-based paint mitigation. National Objective LMC. Eligible Activity: 24 CFR 570.208(a)(3) Public Service. Matrix Code: 14B, Low/Mod Housing
	<b>Target Date</b>	12/31/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	27 low-income households
	<b>Location Description</b>	114 S. Bryan Ave. - 3 Units 100 S. Bryan Ave. - 12 Units 106 S. Bryan Ave. - 12 Units
	<b>Planned Activities</b>	Construction, materials and rehabilitation costs
<b>6</b>	<b>Project Name</b>	Catholic Charities: Samaritan House
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Provide emergency sheltering and services
	<b>Needs Addressed</b>	Housing and services for persons who are homeless
	<b>Funding</b>	CDBG: \$53,476
	<b>Description</b>	\$53,476 CDBG FY22 Catholic Charities Shelter provides shelter, food, case management, resource navigation, benefits application assistance, and transitional housing help in support of persons experiencing homelessness. Funding will partially cover the salaries and benefits for direct service staff. National Objective: LMC. Eligible Activity: 24 CFR 570.201(e) Public Services. Matrix Code: 03T Operating Costs of Homeless Programs.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 individuals and families experiencing homelessness
	<b>Location Description</b>	460 Linden Center Dr, Fort Collins, CO 80524
	<b>Planned Activities</b>	Emergency evening and overnight shelter, meals, and supportive services.
<b>7</b>	<b>Project Name</b>	Crossroads Safehouse: Domestic Violence Emergency Shelter
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Provide emergency sheltering and services
	<b>Needs Addressed</b>	Housing and services for persons who are homeless
	<b>Funding</b>	CDBG: \$44,851

	<b>Description</b>	\$44,851 CDBG FY22 Crossroads Safehouse provides shelter and supportive services for victims of domestic violence and their children. Funding will partially cover the salaries and benefits for family advocates and facilities services. National Objective: LMC. Eligible Activity: 24 CFR 570.201(e) Public Services. Matrix Code: 05G Services for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	160 households
	<b>Location Description</b>	421 Parker St, Fort Collins, CO 80525
	<b>Planned Activities</b>	Temporary shelter, including basic needs, crisis intervention, safety planning, resource identification, and victim advocacy services for victims of domestic violence.
<b>8</b>	<b>Project Name</b>	Family Housing Network: Shelter Programs
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Provide emergency sheltering and services
	<b>Needs Addressed</b>	Housing and services for persons who are homeless
	<b>Funding</b>	CDBG: \$18,975
	<b>Description</b>	\$18,975 CDBG FY22 FHN provides overnight shelter at host faith congregations, meals, day shelter, and case management to families experiencing homelessness. Funding will assist with salaries and benefits for direct service staff. National Objective: LMC. Eligible Activity: 24 CFR 570.201(e) Public Services. Matrix Code: 03T Operating Costs of Homeless Programs.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	160 households experiencing homelessness
	<b>Location Description</b>	1606 S. Lemay Ave. Suite 103, Fort Collins, CO 80525
	<b>Planned Activities</b>	Emergency day and overnight shelter, meals, supportive services, and case management.
<b>9</b>	<b>Project Name</b>	Neighbor to Neighbor: Homelessness Prevention

<b>Target Area</b>	City-wide
<b>Goals Supported</b>	Provide housing stabilization services
<b>Needs Addressed</b>	Prevent homelessness
<b>Funding</b>	CDBG: \$55,201
<b>Description</b>	\$50,760 CDBG FY22, \$4441 CDBG PI Funds will be used for direct client assistance in the form of emergency and first month's rent support, partial salaries and benefits of program staff, housing counseling, and indirect expenses associated with administering the program. The programs help low-income households evaluate and access affordable housing options, access rent assistance, and receive supportive services. National Objective: LMC. Eligible Activity: 24 CFR 570.201(e) Public Services. Matrix Code: 05Q Subsistence Payments
<b>Target Date</b>	9/30/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	74 households
<b>Location Description</b>	1550 Blue Spruce Drive, Ft. Collins, CO 80524
<b>Planned Activities</b>	Homeless prevention programming and direct assistance.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Fort Collins does not target funds to specific geographies within the City. Funds are allocated based upon need, priorities, and goals.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City-wide	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

N/A—no geographic priority areas.

### **Discussion**

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City of Fort Collins has developed the following annual goals for supporting low- and moderate-income households with housing, based upon the Housing Needs and Market Analysis sections of the Consolidated Plan, the proposed projects from local housing providers, and the capacity of local agencies and programs to serve Fort Collins households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	90
Special-Needs	0
Total	90

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	63
Rehab of Existing Units	27
Acquisition of Existing Units	0
Total	90

Table 10 - One Year Goals for Affordable Housing by Support Type

### Discussion

**Homeless:** There are no housing projects specifically for people experiencing homelessness this fiscal year. Mason Place, Fort Collins' second Permanent Supportive Housing development, was funded in FY18 and is in operation.

**Non-Homeless:** Housing Catalyst constructing 62 new affordable units at Village on Impala. Expected completion in 2024. Housing Catalyst is also rehabilitating 27 affordable rental units at Village on Bryan with expected completion end of 2022. Habitat for Humanity is building one home-ownership unit.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Housing Catalyst is the Public Housing Authority for the City of Fort Collins. The agency is in the process of repositioning its public housing portfolio through HUD’s Section 18 program. Housing Catalyst has already repositioned more than half of its portfolio.

### **Actions planned during the next year to address the needs to public housing**

Throughout several phases in 2022 and 2023, Housing Catalyst plans to sell 44 public housing units to Elevation Community Land Trust, a Denver-based organization specializing in affordable home ownership. ECLT will renovate the homes prior to making them available to qualified individuals for purchase. Current residents of public housing units slated to be sold will be eligible for Housing Choice Vouchers (Section 8) and offered relocation assistance.

Housing Catalyst also plans to redevelop 11 public housing units, a project that will add 49 affordable rental homes to the agency’s portfolio. The new rental homes would target residents making between 30% and 80% of the area median income, with a target average of 55% AMI. All current residents of these public housing units will be eligible for Housing Choice Vouchers (Section 8) and offered relocation assistance later in 2022. Construction is anticipated to begin in Summer 2023.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Public housing residents have been engaged and involved in the disposition process. Housing Catalyst has educated current public housing residents on the benefits of receiving Housing Choice Vouchers, including greater choice and mobility and homeownership opportunities.

Public housing residents remain eligible for JumpStart, the HUD Family Self Sufficiency program. The program supports participants in achieving their educational, employment, and financial goals while allowing them to build an escrow account that can be used toward a down payment on a home purchase.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Housing Catalyst has been designated a “High Performer” by HUD for the last two decades.

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City has made homelessness central in its Social Sustainability Department (SSD) Strategic Plan. The plan reflects a coordinated effort between City agencies, local service providers, and community organizations to address homelessness. Network providers are trained to implement best practices, such as permanent supportive housing, rapid rehousing, and Housing First principles.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City provides financial and coordination support to agencies that provide outreach, shelter, and service provision. Strategies for reaching and serving people experiencing homelessness include:

- Conduct the annual PIT count to gather critical data on persons experiencing homelessness, spearheaded by the Northern Colorado Continuum of Care.
- Service providers will continue to track long-term homeless individuals and coordinate with the regional Coordinated Assessment and Housing Placement System (CAHPS) to assess individuals, find housing options, ensure supportive services, and provide supports for housing retention.
- Homelessness service providers will continue to use the VI-SPDAT to assess who is at highest risk if they remain homeless and prioritize individuals for housing placement.
- The City will continue to support Homeward Alliance and the Murphy Center, the one-stop-shop for service access for people experiencing or at-risk of homelessness.
- Homeward Alliance will continue to provide clothing, tents, survival gear, food, and personal care items.
- The City will continue to support Outreach Fort Collins (OFC), an on-the-street team that builds relationships with community members experiencing homelessness, service providers, businesses, and City services to address and de-escalate disruptive behaviors in their service area.
- Through their Mental Health Response Team (MHRT), the Police Department will continue to help families and individuals in crisis access appropriate community services and increase the safety of those individuals and officers who encounter them.
- OFC and Murphy Center will continue to maintain and distribute the Homeless Resource Guide, which lists information and bus routes for 40+ organizations that provide services to people experiencing homelessness.
- The City's Special Agency Sessions (SAS) will continue to support people experiencing homelessness who have received a quality-of-life violation (Camping, Trespass, Open Container, etc.). Defendants can receive case management and alternative sentencing in lieu of



a fine or jail time.

- The City, NoCOCO, and other partner agencies will continue to utilize the Built for Zero framework to address racial disparities across the homelessness system.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Fort Collins provides financial and resource support to housing and homeless service providers and collaborates with the network of providers to ensure that emergency shelter and transitional housing opportunities are available to residents experiencing homelessness. Several types of housing have been established and more are under development to help those in need. The types of facilities and services available in Fort Collins include emergency shelters, overflow shelters, transitional housing, rapid rehousing and permanent supportive housing.

### **Shelter**

- Catholic Charities' Samaritan House offers year-round emergency overnight shelter for women and families and residential/transitional program beds for men, women, families, and veterans.
- The Fort Collins Rescue Mission (FCRM) provides year-round emergency shelter and residential/transitional program beds for men.
- Family Housing Network (FHN) provides overnight- and day- shelter and meals to families experiencing homelessness through a network of faith-based partners.
- Crossroads Safehouse provides secure shelter, advocacy, legal assistance, rapid rehousing, and education for victims of domestic violence.
- The City has a winter overflow shelter plan including Seasonal Overflow Shelters (SOS) at remote locations. Catholic Charities and Fort Collins Rescue Mission also add capacity at their community shelters during the winter months.
- The City has an Emergency Weather Shelter Activation Plan to help people find shelter during extreme winter weather events.
- The City continues to work with partners to address additional sheltering needs as a result of the COVID-19 pandemic.

### **Transitional Housing**

- The City finalized its partnership with Family Housing Network (FHN) to develop transitional housing for seven families in a City-owned building. Sherwood House, two homes linked together by a shared community space, opened in summer 2021 and has consistently been at capacity since. During the Omicron surge, Family Housing Network was also able to use one of the homes for families to safely quarantine and recover from COVID-19.

### **Permanent Housing**

- The Social Sustainability Department Strategic Plan (SSDSP), the Affordable Housing Strategic Plan (AHSP), and the Consolidated Plan all have goals related to increasing the supply of affordable housing, including permanent supportive housing.
- The City and its partners are involved in veterans' homelessness intervention initiatives at the State level and use a Coordinated Assessment and Housing Placement System (CAHPS) in the northern Colorado region.
- The City supports Permanent Supportive Housing projects through local and federal funding, fee waivers, and other incentives.
- Housing Catalyst operates Mason Place, 60 units of Permanent Supportive Housing (PSH).
- SummitStone Health Partners provides scattered site Permanent Supportive Housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

There are significant challenges to decreasing the length of time homeless for households in Fort Collins, primarily due to the cost of housing and shortage of available affordable units. However, the City supports a variety of initiatives aimed at limiting the amount of time people experience homelessness.

- The City provides operating funds to agencies that help people experiencing homelessness make the transition to permanent housing and independent living. Agencies, including Housing Catalyst, Neighbor to Neighbor, SummitStone Health Partners, and Crossroads Safehouse provide permanent housing (including rapid rehousing and permanent supportive housing).
- Housing Catalyst developed and manages Redtail Ponds, a Permanent Supportive Housing (PSH) project that provides supportive services, life skills, case management, and counseling to its residents. Forty units target formerly homeless individuals, and twenty units are available for those who fall within the 30-50% Area Median Income (AMI) range. Development of a second 60-unit Permanent Supportive Housing community, Mason Place, was recently completed.
- Volunteers of America (VOA) serves veterans and their families with homelessness prevention and rapid re-housing services through a Supportive Services for Veteran Families (SSVF) program called Back Home. This program serves 135 clients annually with rapid rehousing and homeless prevention services. They also offer a program called Colorado Rapid Rehousing Re-Entry (COR3) which currently serves and can house up to 52 formerly incarcerated individuals per year. Referrals are received through the Department of Corrections and our Coordinated Entry System.

**Helping low-income individuals and families avoid becoming homeless, especially extremely**

**low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The Fort Collins Social Sustainability Department Strategic Plan (SSDSP) and the Consolidated Plan both emphasize the need to support organizations that provide homelessness prevention services, cost of living reductions, and expand the supply of permanent supportive and affordable rental housing units.

1. The Social Sustainability Department's Director is a board member for the Northern Colorado Continuum of Care which works with area healthcare providers, homeless services providers, and other care institutions to establish coordinated discharge planning processes. Partners involved in addressing discharge planning include the Larimer County Detention Center, UCHHealth, the Larimer County Foster Care System, SummitStone Health Partners, Housing Catalyst, and others. An increased focus on preventing homelessness post-discharge at the State and federal levels has helped increase awareness of this issue.
2. In 2019 Housing Catalyst, with Homeward Alliance and Division of Housing (DOH), began issuing 20 new DOH vouchers for the Frequent User Systems Engagement (FUSE) program. FUSE is a proven model which identifies frequent users of jails, shelters, hospitals and/or other crisis public services and provides them supportive housing. They have since increased to 25 vouchers.
3. Established in 2019, the Resident Services team serves residents of all Housing Catalyst's affordable rental communities. Three resident service coordinators support residents in maintaining stable housing. More than 250 residents have been referred to the Resident Services team for health/mental health resources, financial literacy, conflict mediation, or self-sufficiency programming. Of those referrals, 131 residents received ongoing support from Resident Services.
4. The City provides funding to the Northern Colorado Coordinated Assessment & Housing Placement System (CAHPS) which provides assessment, navigation, case management and wrap-around services to house and retain housing for people on the by-name list.
5. As of November 2021, Housing Catalyst's two Permanent Supportive Housing (PSH) communities (Redtail Ponds and Mason Place) have served 204 total residents. Primarily, residents are selected through CAHPS from an assessed list of homeless persons most in need of PSH. Of those residents, 68 were veterans and 122 have experienced chronic homelessness. 82 percent of residents reported two or more disabilities, including mental health disorders, alcohol use disorders, drug use disorders, chronic health conditions, and physical or developmental disabilities. Housing Catalyst provides onsite services for all residents through partnerships with service providers to support residents in remaining stably housed.
6. Mason Place, Housing Catalyst's second Permanent Supportive Housing (PSH) community in Fort Collins, opened in January 2021. The community features 60 apartments for residents with

disabilities who have experienced homelessness. The community offers 24/7 staffing to provide residents with individualized support, day or night. All Mason Place units have Project Based Vouchers with residents paying approximately 30 percent of their income in rent. The midtown site offers proximity to public transportation, retail, recreation, and employment opportunities, in addition to its bicycle and pedestrian accessibility.

7. In 2021 Housing Catalyst added 164 new vouchers, including 75 Mainstream Vouchers, 22 Veterans Affairs Supportive Housing (VASH) Vouchers, 42 Tenant Protection Vouchers, and 25 Emergency Housing Vouchers. In total, Housing Catalyst administered 1,580 vouchers in 2021.
8. Housing Catalyst works with Catholic Charities and the Larimer County Criminal Justice Division to house individuals experiencing homelessness at Single Room Occupancy properties.

## Discussion

Continued from above--

1. In partnership with the Bohemian Foundation, Housing Catalyst's Resident Services team served 1,400 meals to affordable housing community residents in 2021.
2. Housing Catalyst is currently partnering with the Colorado Housing and Finance Authority (CHFA) to pilot a rent reporting program at the Village on Shields. The program aims to help residents build credit by reporting timely rent payments to consumer reporting agencies.
3. In Summer 2022, Housing Catalyst plans to offer summer enrichment programs at several of its communities. The goal is to mitigate learning loss and increase academic engagement among school-age residents. Housing Catalyst received a \$5,000 Direct Effect Award from the Colorado Housing and Finance Authority (CHFA) to be used toward summer programming.
4. The City's Utilities department provides a reduced rate for those with higher electricity usage due to medically necessary equipment, partners with Energy Outreach Colorado to provide energy bill assistance and weatherization, and offers a reduced rate program to customers who receive LEAP. The program helps connect low-income customers with efficiency programs and education to help them save more on their utility bills and have increased comfort in their homes.
5. The City funds a variety of human service programs with City dollars that aid in homelessness prevention. These include, but are not limited to:
  1. The Matthews House Empowering Youth Program which supports youth transitioning out of foster care and/or the juvenile justice system
  2. The Murphy Center, a one-stop-shop assistance location for community members at risk of becoming homeless, including case management and resource navigation.
  3. Neighbor to Neighbor's housing and financial counseling, and rent assistance
  4. Catholic Charities Senior Services, which offers case management and financial assistance for at-risk seniors.
  5. Colorado Health Network provides clients with utilities and rent assistance.

6. Disabled Resource Services (DRS) provides clients housing navigation and utilities and rent assistance.
7. Crossroads Safehouse which provides comprehensive case management, legal support, and self-sufficiency programming for victims of domestic violence
8. Project-Self-Sufficiency which provides comprehensive support and promote self-sufficiency.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

In 2021, the City adopted a Housing Strategic Plan encompassing the entire housing spectrum and leading with equity. It specifically incorporates the prior approved 2015-2019 Affordable Housing Strategic Plan (AHSP) priorities, which aimed at retaining and growing the City's affordable housing inventory. The Housing Strategic Plan includes 26 strategies and avenues for addressing the ongoing housing challenges in our community. While the new plan is broader in reach, the City continues to work under the guidance of the goals and strategies included in the AHSP for housing targeting affordable income ranges.

This new Plan envisions that everyone has healthy stable housing they can afford. The City identified the greatest challenges to achieving that vision as:

- Price escalation impacts everyone, and disproportionately impacts BIPOC (Black, Indigenous and People of Color) and low-income households.
- There are not enough affordable places available for people to rent or purchase, or what is available and affordable isn't the kind of housing people need.
- The City does have tools to encourage affordable housing, but the current amount of funding and incentives for affordable housing are not enough to meet the goals.
- Job growth continues to outpace housing growth.
- Housing is expensive to build, and the cost of building new housing will likely continue to increase over time.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

To work on overcoming the challenges identified above, and to mitigate the high cost of development, the strategies the City will pursue include the following:

- Continue to provide federal and City funds to affordable housing developers to produce new affordable units or to preserve affordable housing. Subsidy enable developers to produce rent-restricted units at below market rates.
- Housing stability funding, such as rental assistance and housing navigation, was provided during the COVID-19 pandemic primarily using CARES and CDBG-CV funding sources and is an anticipated use of additional HOME funding that will be received under the American Rescue Plan Act (ARPA).
- Refining development incentives and expand funding sources. A dedicated sales tax was passed,

providing \$4 million over 10 years to be used for affordable housing construction and/or preservation. Some of this funding was committed to the city's second permanent supportive housing project, which was recently completed.

- Update Land Use Code (LUC) regulations to remove barriers to affordable housing development, increase housing supply across the spectrum, and improve housing variety and choice. In conjunction with the adoption of the new Housing Strategic Plan, City Council appropriated \$290,000 to implement housing-related changes to the City's LUC. This work will likely result in new incentives for affordable housing development, revision of standards that currently limit permitted densities and allow for new types of housing, as well as reorganize the Code for better usability.
- The City seeks to increase partnerships with local employers to provide workforce housing. The City has several projects with Elevation Community Land Trust (ECLT), a state-wide philanthropy-funded land trust, with the mission of providing permanently affordable homeownership opportunities. ECLT is buying public housing units from the local housing authority and converting them to permanently affordable for-sale homes. ECLT will also buy the Kechter Townhomes and sell individual homes to qualifying buyers.
- Strategically releasing the City's Land Bank properties for development of affordable rental and ownership housing. Partnerships with developers aim to maximize the resource of the Land Bank parcels for affordable housing development and reinvest proceeds from the sale of existing parcels into new land holdings. The City is currently working with a developer to build 54 townhomes for sale to families making no more than 80% AMI, in partnership with ECLT.
- The City created an Internal Housing Task Force to seek enterprise-wide efforts to promote and incentivize affordable housing. The City added an Affordable Housing Executive team, and an Ad Hoc Council Committee on Housing was convened from early 2020 through April 2021.
- A benefit of the COVID-19 pandemic was multiple levels of government worked together to have a coordinated approach to response and recovery. The City has been active in passing recovery funds to community partners through granting procedures already in place. American Rescue Plan Act funding has been committed to the Capital needs of two new affordable housing developments as well as providing emergency response such as eviction prevention assistance.

### **Discussion:**

The City has finished a major rework of its comprehensive plan, City Plan. City Plan is more housing-focused than earlier iterations because the lack of housing inventory at all price points is causing stress in a continuing climate of price escalation. The Housing Strategic Plan is a component of City Plan. The City conducted a Land Use Code audit to identify ways to remove barriers to the construction of housing options. Now staff and consultants are working on a Land Use Code redraft starting with a focus on Housing issues. The City continues to look at ways to provide additional incentives and land use code modifications to promote the production of affordable housing. These include:

- Examine the feasibility of restructuring its permit, plan check, and capital expansion fee structures to ensure equitability and appropriateness as related to the proportionate impact on the construction of smaller units. This policy would incentivize developers to build smaller units and new housing types.
- Explore the pros and cons of reducing the minimum standards for lot sizes (minimum house size has already been reduced).
- Consider other regulatory policies that could promote the provision of rental housing for those with low- and very-low-incomes. This strategy may include ways to reduce barriers to the use of accessory dwelling units.
- Strategies for addressing fair housing concerns including providing education and hosting training events.
- Evaluating occupancy restrictions.

The City plans to use the policy tools above to lessen regulatory and policy impacts on affordable housing development, while expanding the resource base needed to increase the production and preservation of the affordable housing inventory in the City.



## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City uses a holistic approach to address housing, employment, and supportive service needs of low-income and underserved populations. In its Social Sustainability (SSDSP) and Economic Health (EHSP) Department Strategic Plans, the City has developed goals, strategies and actions to address the problems community members living in poverty face. Both plans share the theme area Community Prosperity. This theme acknowledges the potential, contributions, and value of all Fort Collins' residents, and presupposes that when we each do better, we all do better—and our community is more sustainable as a result. The way to reduce poverty is to increase prosperity.

The EHSP Community Prosperity section contains four overarching goals: Close the skills gap and increase career pathways; Diversify employment opportunities; Provide resources that enhance the ability of existing business to succeed; and Increase youth engagement in workforce and talent development. Strategies emphasize partnerships with educational institutions, businesses, and collaborators such as the Larimer County Workforce Center and focus on underserved and disadvantaged populations. Economic Health has partnered regionally to develop Talent 2.0, an area workforce analysis and strategy plan. The plan works to: Increase Access—actively support employers in finding, attracting, and retaining talent; Improve Alignment—align education and workforce resources within the business community and the local talent pool; and Remove Barriers—collectively address structural issues that serve as barriers to a secure talent pipeline, such as affordable housing and childcare. The Economic Health Office recently launched the Multicultural Business & Entrepreneur Center to support underserved businesses. The center is supported by two Spanish-bilingual business specialists with a plan to hire two more specialists to support BIPOC, women, and veteran entrepreneurs. For Fort Collins ([fortcollins.com](http://fortcollins.com)) also supports this work through storytelling and opportunities to showcase the benefits of supporting local business. The Economic Health Office is collaborating with other regional economic development offices and Chambers of Commerce to develop a recovery plan called Reignite. Key areas of this plan include small business resiliency, workforce, innovation, and regional positioning to support businesses (of all sizes and types) and workforce that will transition our economy better and be more equitable than it was before.

The SSDSP goals for Community Prosperity include: Close the skills gap and increase career pathways in the community; Support early and secondary education to improve opportunities for life success; Support programs and initiatives providing residents with affordable, quality, caregiving services; Support area financial literacy initiatives, and Balance land uses to support a healthy economy. Strategies include collaboration with other City departments and community partners, supporting community initiatives, and funding human service organizations that support these goals. Financial support includes CDBG, HOME, and City funds.

In addition to Community Prosperity, the Social Sustainability Department's Strategic Plan includes sections on Housing, Community Wellness, and Equity and Inclusion. Strategies in the Plan address the

broad spectrum of barriers faced by persons and households in poverty, and work to build resources and/or address barriers. Priority areas include early childhood education/school readiness, workforce development, accessible healthcare, equitable transportation provision, and affordable childcare. By leveraging City-owned assets and investing in community partner programming, the Social Sustainability Department is leading efforts for the City to expand access, affordability and workforce capacity in the early childhood education and childcare sector.

### **Actions planned to address obstacles to meeting underserved needs**

The City continues to provide technical and financial support to agencies and organizations whose missions address the underserved needs of residents. The City will increase the supply of affordable rental housing, providing support to emergency housing and shelter providers, domestic violence shelters, and supportive services agencies. It will act to preserve the existing affordable housing inventory through both acquisition and rehabilitation. Through CDBG and the City's Human Services Program funding, the City will support an array of supportive services that improve the living conditions of community members who have fewer resources and opportunities for stability and self-sufficiency. In 2016, the City and partners implemented Outreach Fort Collins (OFC), an organization that has outreach workers on the streets to connect at-risk persons to resources. OFC is seeing over 700 people experiencing homelessness annually. They provide community engagement and service provider contacts, and service coordination. In 2020 OFC expanded to north Fort Collins, and in 2022, the City increased funding so OFC could also expand to midtown starting in Q3 2022. In 2021, OFC responded to 652 community calls, engaged with 731 unique clients, and made 1,239 connections through immediate needs, education, and resources.

Additionally, the City assisted the Murphy Center in expanding their hours and services year-round, which had a ripple effect of positive impacts throughout the community. The City has also provided funding to Homeward Alliance for Rapid Rehousing Programs, case management, and resource navigation.

The City has partnered with UHealth and SummitStone Health Partners to implement co-responders in the Police Department, called Mental Health Response Teams (MHRT), to provide crisis intervention as appropriate on police calls. An additional MHRT team will be added in 2022. The City is actively supporting the County in its work to expand behavioral health services in Fort Collins. The new Behavioral Health facility is under construction and is anticipated to open in early 2023.

Recently, the City deployed responsive funding to increase community capacity for affordable, accessible and quality childcare. This included partnerships to reduce tuition costs for families needing childcare, as well as strengthening retention strategies for childcare employees. The City continues to provide licensed childcare services to the community, including sliding scale spots for income qualified families, through its Recreation Department.

In 2020, our region was approved by HUD to become our own Continuum of Care—called Northern Colorado Continuum of Care (NoCOCO). The City provides annual funding to assist with operations of the NoCOCO and has members on the Governing Board and general membership.

In 2021, the City adopted its Housing Strategic Plan which sets out a vision that everyone in Fort Collins

has healthy, stable housing they can afford. It identified the seven greatest challenges to this vision as well as 26 strategies that are prioritized as first steps to overcome the challenges. The Plan includes an adaptive approach to implementation that ensures we stay in learning mode as we test what works, and what does not, as we strive toward the plan's vision. So far, 18 of the 26 strategies are underway with 5 complete. Specific strategies currently include Land Use Code changes, Building Code updates, Sustainable Revenue sources, and possible changes to the occupancy ordinance and rental programming options.

The City will continue to be a partner in local conversations and initiatives focused on the needs of underserved populations, including sponsoring and facilitating regional conversations on homelessness and affordable housing and participating in the national and statewide efforts to end veteran homelessness.

### **Actions planned to foster and maintain affordable housing**

The City continues to provide technical and financial support to preserve affordable housing and will take actions to encourage and incentivize development of affordable rental and ownership opportunities. The City will engage the community in policy-level discussions of which tools could be added to prime the production of more units on an annual basis, to more quickly close the gap between the number of households who are cost-burdened and the becomes less available due to high development pressures, the City continues to activate Land Bank properties to increase the supply of affordable units.

Annually, the City assigns its Private Activity Bond (PAB) allocation to issuers for Affordable Housing new construction and rehabilitation projects. This tax-exempt bond capacity is required to utilize the 4% Low Income Housing Tax Credit financing with which most under-market rental housing is developed. In 2021 and 2022 several Housing Catalyst projects were supported with City PAB capacity, including innovative projects combining rehabilitation with new construction and a development proposal for a project in the last quadrant of the city to be built out (northeast).

Larimer County has published a 5-year strategic plan including a goal that focuses on reducing housing overburden by 2023. The City serves on the working group for that goal. The City and County are working together to use ARPA funding for community impact. This extra funding to both entities has been key to response and recovery efforts.

In 2019, City Council made preservation of affordable housing and mobile home parks a priority and initiated a moratorium on redevelopment. In 2020 the City began offering mobile home park neighborhood improvement and community building mini-grants to support projects such as tree-trimming, sewer scoping, safety lighting, and more. The City rezoned six Manufactured Home Communities (MHC) into a new zone designed to preserve the use of these properties as MHCs. Some of the 26 strategies in the Housing Strategic Plan are designed to promote housing stability and the preservation of affordable housing through conversions to cooperative ownership, or by agreements

from landlords who accept public benefits. Also, the Plan seeks opportunities for mission-aligned partners to acquire market rate housing and add affordability restrictions. Extensive public engagement was conducted on all City housing policy work over the last two years through the Home 2 Health grant initiative funded by the Colorado Department of Public Health and Environment. The relationships formed through that process continue to assist the City in implementing the Housing Strategic Plan through an equity lens.

### **Actions planned to reduce lead-based paint hazards**

The City adheres to requirements that all buildings built prior to January 1, 1978 have a lead hazards assessment when federal funds will be used to purchase or rehabilitate the property. As a condition of assistance, the property must have lead screening and if lead is detected, the project must include lead hazard containment or abatement in accordance with HUD's Lead Rule Compliance Advisor. In addition, the City follows the EPA regulations which require that any federally funded organization doing an activity which causes disruption of lead while doing work, use only EPA-certified workers and follow procedures to minimize the spread of lead. Lead hazards in public housing units and other units of Housing Catalyst (Fort Collins' PHA) have been stabilized and/or removed in previous years during rehabilitations of these units.

### **Actions planned to reduce the number of poverty-level families**

Actions planned for FY22 to reduce the number of families in poverty include financial support and collaboration to increase community capacity. Some of the target strategies include:

- Utilize budgeted funds to provide additional capacity and availability of quality affordable childcare.
- Implement policy changes recommended through the Home2Health project and the update to the City's Housing Strategic Plan, particularly strategies that enhance the City's ability to incentivize Affordable Housing rental and ownership projects.
- Provide Human Service funding to nonprofit partners in the community to help working families preserve, support, and stabilize their families.
- Participate on the Northern Colorado Continuum of Care Governing Board and the Coordinated Assessment and Housing Placement System (CAHPS) subcommittee, to assist with prioritization and funding of permanent supportive housing projects, supportive services, and other prioritized programs/projects identified by the Northern Colorado Continuum of Care that will stabilize the lives of people experiencing homelessness in Fort Collins.
- Participation in Built for Zero program which underscores disparities of people experiencing homelessness by black, indigenous, and people of color households and provides processes and practices to improve homelessness programs and improvements in homelessness systems to address and minimize disparities.
- Create and launch a public-facing dashboard to communicate the results of a recently

completed baseline equity study, which will allow staff and community partners to align resources and strategic priorities to proactively advance equitable outcomes for all, including those related to socioeconomic status.

- In 2021, the City established an Equity Office which will streamline internal efforts to deploy an equity lens across projects, programs, and policies organization wide.
- Continue to utilize a racial equity rapid response team to help project managers embed equity considerations into their work. Outcomes from that effort have helped on several projects, including providing and analysis of sliding-scale customer pay rates for utility services.
- In 2021 the City launched the Get: FOCO webpage, an all-in-one application portal to the discounted services and municipal benefits offered by the City of Fort Collins, for income eligible residents. On this site residents can apply for Recreation reduced fees, grocery tax rebates and the Connexion discount program for low-cost internet access.

### **Actions planned to develop institutional structure**

In acting as an individual organization, and in collaboration with other community partners, the City of Fort Collins takes its community leadership role seriously in addressing community challenges and meeting needs. The City serves as funder, collaborator, and convener for a variety of frameworks and initiatives. The City will continue to participate as a convener and partner in community-wide efforts to form plans addressing both ongoing and emerging challenges low-income community members face (e.g., homelessness, stable housing, health and behavioral health care, and affordable childcare).

More specifically, the Social Sustainability Department was created to build formal institutional structure around addressing community needs. Additionally, low-income and vulnerable residents benefit from the services provided by a number of high performing public and nonprofit agencies supported financially and operationally by the City. Those entities deliver a variety of housing and non-housing community development activities. The City will continue to take a proactive approach in bringing community-based organizations together to ensure excellent service, thoughtful coordination, and innovative, evidence-based approaches in delivering housing and support services to low-income community members.

The City will provide ongoing technical assistance and financial resources, ensuring that community organizations have the capacity and the necessary human and physical assets to execute their mission in the most effective way. The City will continue to use a robust investment decision process to ensure there is no unnecessary service duplication and that providers work together cooperatively to develop service plans addressing identified needs.

The City will continue to update its Social Sustainability Department Strategic Plan, as needed, to provide an ongoing blueprint for the community to follow in both assessing performance and understanding the actions the City will take in addressing identified needs. We will also utilize the great work of the Housing Strategic Plan to advance housing choice and availability, monitor progress and

further identify challenges. Through its monitoring and risk assessment processes, the City will gather data and information on expenditures, outcomes and numbers served, so that it can continue to make effective and strategic use of its limited funding and resources.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City has structured its Social Sustainability Department's mission and role to serve as the convener and navigator for collective plans and actions to ensure that the efforts and resources directed at underserved populations and housing needs are utilized in the most efficient manner possible. Staff members participate in a number of community-wide committees and initiatives which enhance coordination between service and housing providers. In terms of federal framework and funding, the Northern Colorado Continuum of Care (NoCOCO) is the vehicle used for addressing the various needs and challenges of persons experiencing homelessness and at-risk populations. The City convenes coordinating meetings between housing providers, including Housing Catalyst and other nonprofit housing agencies, to ensure those receiving housing benefits can also access needed social services, and to advance efforts toward greater self-sufficiency for community members who are low-income. The Social Sustainability Department oversees two citizen advisory committees within the City's Boards and Commissions. The Human Services and Housing Funding Board (previously known as the CDBG Commission) and the Affordable Housing Board work, in part, to monitor community issues and provide an additional avenue for soliciting citizen and agency input. They help the City better coordinate housing activities with public service efforts to ensure that gaps for underserved populations are being addressed. The City also actively participates in regional housing coalitions. A founder and steering committee member of the NoCo Housing Now regional collaboration, this group provides education, networking and advocacy opportunities across county lines. New this year is One Voice for Housing, a collaborative communications strategy being created by multiple mission-aligned partners.

### **Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

HOME funds are not being used for other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City's complete resale/recapture guidelines and policy are included as an attachment. The City uses the Recapture guidelines for homes purchased using down-payment assistance, as outlined in 92.254. For the development of home ownership units, the City has implemented the Resale guidelines, as outlined in 92.254.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Homeownership Resale Guidelines: The HOME Resale Guidelines have been implemented for housing developed with HOME funds. This method is used for the homes developed by Habitat for Humanity to keep them affordable to low-income households for twenty years. At the time the home is developed, the developer signs a 20-year Affordable Restrictive Covenant with the City. The Covenant requires the home remain owner-occupied for the affordability period, be sold to an income eligible household, and that the maximum purchase price not exceed certain limits based on a calculation of the number of bedrooms and the maximum amount an eligible household could borrow with current FHA loans. The City of Fort Collins utilizes a Promissory Note and Deed of Trust to enforce the resale requirement. The City implements the Fair Return obligation by calculating the repayment of the City loan to be the net proceeds from the sale of the property less the costs of any improvements the homeowner has made to the property. If there are no net proceeds from the sale, no repayment is required. Net proceeds is defined as the sales price minus the superior loan repayment and any closing costs incurred by the buyer.



4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not plan to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funding this year.

## Attachments

## Citizen Participation Comments

### Public Participation Attachments

#### Competitive Process

1. CP RFP Public Notice Proof of Publication
2. CP RFP Webpage Announcement
3. CP Webpage

#### Recommendations Review Period

4. CP Recommendations Public Notice
5. CP Recommendations Proof of Publication
6. CP Public Notice Webpage Announcement
7. CP Public Notice SSD Webpage Announcement

#### AAP Review Period & Hearing

8. AAP Public Review Period & Public Hearing Public Notice
9. AAP Public Review Period & Public Hearing Public Notice Proof of Publication
10. AAP Public Hearing Community Calendar
11. AAP Webpage Announcement
12. AAP Public Notice of Public Review Period & Hearing partner email
13. Public Hearing Presentation

#### Public Comments

14. Public Comments

Account #: FTG-217271

# FORT COLLINS COLORADOAN

Invoice Total

REQUEST FOR PROPOSALS City of Fort Collins Spring 2022 Com

STATE OF COLORADO  
COUNTY OF FARMER  
AFFIDAVIT OF PUBLICATION

DIANNE T. JALKENS  
CITY OF FC-CDBG-LEGAL  
222 LAPORTE AVE

FORT COLLINS CO 80621

I, being duly sworn, deposes and says that said is the legal clerk of the Fort Collins Coloradoan; that the same is a daily newspaper of general circulation and printed and published in the City of Fort Collins, in said county and state; that the notice or advertisement, of which the annexed is a true copy, has been published in said daily newspaper and that the notice was published in the regular and entire issue of every number of said newspaper during the period and time of publication of said notice, and in the newspaper proper and not in a supplement thereof; that the publication of said notice was contained in the issues of said newspaper dated on

01/07/22

that said Fort Collins Coloradoan has been published continuously and uninterruptedly during the period of at least six months next prior to the first publication of said notice or advertisement above referred to; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereof; and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

*Linda Jalkens*

Legal Clerk

Subscribed and sworn to before me, within the County of Brown, State of Wisconsin this 7th of January 2022.

*Vicky Felty*

Notary Public

*9-19-25*

Notary Expires

VICKY FELTY  
Notary Public  
State of Wisconsin

Legal No. 0003069343

Affidavit Prepared  
Friday, January 7, 2022 11:43 am

Ad#:0005069343  
P O: REQUEST FOR PROPOSALS  
This is not an Invoice  
# of Affidavits: 1

**REQUEST FOR PROPOSALS**  
**City of Fort Collins Spring 2022 Competitive Process**  
**Inviting Federal & Local Funding for Affordable Housing and Human Services Activities**

As part of the City's Spring Competitive Process for allocating federal and local funds, the City of Fort Collins is currently accepting applications for the use of FY 2022 Federal Community Development Block Grant (CDBG) and HOME monies, totaling an estimated \$1.5 million dollars. Over \$900,000 in local City Human Services Program (HSP) monies, and over \$200,000 in Affordable Housing Fund (AHF) dollars will also be available for eligible projects.

Depending on the applicant category, funds may be used for affordable housing, community development and human services projects, and related activities. Applications will be evaluated for their alignment with the Social Sustainability Department's guiding vision, including the City's Land Use Plan, the Housing Strategic Plan, and the Social Sustainability Strategic Plan. Funds will be allocated to nonprofit agencies, affordable housing providers, and other entities working to assist low- and moderate income, women and minority owned business enterprises are especially encouraged to apply. Successful applicants are expected to show verifiable actions in efforts to employ low-income persons or persons from low-income neighborhoods for positions needed as a result of funding awarded. Funds are not available for individuals or other funders. Eligible proposals are reviewed on a competitive basis by the City's Human Services and Housing Funding Board, with final grant recommendations being forwarded to City Council for final funding allocations.

The City of Fort Collins will engage with an online, web-based application and review process for the Spring 2022 Competitive Process. Pre-applications will be accepted online from Thursday, January 6 through Wednesday, January 24, 2022. [www.fortcollins.com/officeofcommunitydevelopment](https://www.fortcollins.com/officeofcommunitydevelopment) website to apply. Successful pre-application will receive notification of eligibility to proceed with a full application within 2 days.

Optional technical assistance is available. Technical assistance is highly encouraged for first time applicants.

The deadline for final submissions is Monday, February 14, 2022.

Further information regarding the Competitive Process may be obtained at: City of Fort Collins, Social Sustainability Department, 333 Laporte Avenue, Fort Collins CO 80501, by calling 970-221-6757, or on the web at <https://www.fortcollins.com/officeofcommunitydevelopment>.

The City of Fort Collins will make reasonable accommodations for access to City services, programs and activities and will make special communication arrangements for persons with disabilities. All notices for participation in this process are fully accessible. Please call 970-221-6757 for assistance. Auxiliary aids and service aids are available for persons with disabilities. VTCID: Dkt 717 for Relay Colorado is call 970-791-6757. All materials of translation are available in Spanish or other languages on request. Please call 970-454-4354 or email [tlh@cityofcc.com](mailto:tlh@cityofcc.com).

**SOLICITUD DE PROPUESTAS**  
**Proceso competitivo de la Ciudad de Fort Collins, primavera del 2022**  
**Convocatoria e financiamiento del gobierno federal y local para Viviendas asequibles y Actividades de Servicios Humanitarios**

Como parte del proceso competitivo de asignación de fondos federales y locales correspondiente a la primavera, la Ciudad de Fort Collins está aceptando solicitudes para usar los fondos federales de la subsección en línea para el desarrollo comunitario, Community Development Block Grant (CDBG), por sus partes de alquiler y del programa HOME para el año fiscal 2021, en combinación con fondos de \$1.5 millones de dólares. También hay otros fondos disponibles

para proyectos que reúnan las condi- ciones: un monto adicional de más de \$50,000 del sistema local de servicios transaccionales de la ciudad, Western Ser- vices Program (WSP, por sus siglas en inglés), y del programa para mantener la vivienda de Fort Collins, y más de \$50,000 dólares adicionales del fondo para viviendas asequibles. Affordable Housing Fund (AHF, por sus siglas en inglés).

Desarrollados de la categoría EARF 2022, los fondos pueden usarse para violencias económicas, desarrollo comunitario y proyectos de servicios humanitarios, y actividades relacionadas. Las solici- tudes se evaluarán según su alineación con los planes que guían el Departamento de Sostenibilidad Social, incluyendo el Plan Concreto de la Ciudad, el Plan Estratégico de Vivienda, y el Plan Estratégico de Sostenibilidad Social. Los fondos serán otorgados a quienes, en línea de lucro, propósitos de vivienda, educación y/o otros entor- nos, cuyos servicios estén dirigidos principalmente a personas de bajos y moderados recursos de Fort Collins. En primer lugar, especialmente a que los negocios y las empresas, organizaciones o mu- ltiples y personas de grupos minoritarios, solicitan estos fondos. Las solicitudes seleccionadas deberán tener objetivos verificables de sus esfuerzos por contratar personas de bajos recursos o personas de comunidades de bajos re- cursos para los puestos de trabajo que requieren un financiamiento otorgado. Los fondos no estarán disponibles para individuos, u otras entidades provee- doras de fondos. Los proyectos selec- tados serán evaluados de manera competitiva por la Junta de Financiamiento de Servicios Humanos y Vivienda de la ciudad, y las recomenda- ciones de esta junta serán enviadas al Ayuntamiento para la calificación final de fondos.

La Ciudad de Fort Collins continuará el proceso digital de recepción y evaluación de solicitudes en línea para el Proceso Competitivo de Primavera del año 2022. Se aceptarán solicitudes untilinaras en línea desde el martes 6 de marzo hasta el miércoles 16 de marzo. Form de

aplicación de solicitud de vivienda competitiva se encuentran disponibles en el sitio web de la ciudad. Los solicitantes preseleccionados del proceso de solicitud preliminar recibirán una notificación de aplicación para avanzar con el proceso de solicitud formal durante el curso de 5 días.

Se ofrecerá asistencia Noticia pública. La asistencia técnica es altamente recomendada para las personas que solicitan por primera vez.

La fecha límite para la presentación de propuestas es el lunes 14 de febrero de 2022.

Puede obtener más información sobre el Proceso Competitivo en: City of Fort Collins, Social Sustainability Department, 222 LaSalle Avenue, Fort Collins, CO 80521; llamando al teléfono 970-221-4237, o en la red: [www.coloradocounty.org/competitiv](https://www.coloradocounty.org/competitiv) o [www.fortcollins.gov](https://www.fortcollins.gov).

La Ciudad de Fort Collins hará acomodo razonables para facilitar el acceso a servicios, programas y actividades de la ciudad y hará arreglos especiales de comunicación para personas con discapacidades. Todas las citas designadas para la participación en este proceso son completamente accesibles. Para solicitar ayuda, llame al 970-416-4254. Hay equipos de asistencia y servicio de intérpretes para personas con discapacidades. VTD: Marque 711 para que Betty Dukunado llame al 970-221-6197. Los usuarios internacio- nales y el servicio de imprenta están disponibles en español y en otros idiomas. Si usted necesita información en español o en otro idioma, por favor solicite llaman al 970-416-4711 o enviando un correo electrónico a [info@fortcollins.gov](mailto:info@fortcollins.gov).

000269343  
Colorado  
January 5, 2022

## Announcements



### Public Notice: Environmental Review for 619 Conifer Street

#### **Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5 Pursuant to 24 CFR 58.35(a)**

Description of the Proposed  
Project [24 CFR 50.12 & 58.32;  
40 CFR 1508.25]:

The property at 619 Conifer St.  
consists of one multi-family  
building with four affordable  
units. The building was  
constructed in 1980. The  
proposed project will involve  
extensive interior  
rehabilitation of the units and  
exterior improvements such as  
improved lighting, new steps,  
rebuilt trash/recycling  
enclosure, parking lot  
patching/repaving, addition of  
an outdoor seating area, and  
exterior siding replacement.



### Competitive Funding Process – Affordable Housing & Human Services

Applications for the FY22  
Competitive Funding Process  
to support human service and  
affordable housing programs  
will open on **January 6**. Intent  
to Apply submissions must be  
submitted online no later than  
**January 26** and the full  
application is due no later  
than **February 14**.

Please visit the Competitive  
Process landing page to view  
all the guiding documents,  
timeline, eligibility quiz and to  
access the application portal,  
as it becomes available:  
<https://www.fcgov.com/socialsustainability/competitive-process>

FC Competitive Process - City of | x +

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### City Funding for Affordable Housing & Human Services

The City of Fort Collins' Competitive Grant Process for allocating federal and City funds to affordable housing and human service projects (programs will begin accepting applications on January 6th).

Funds will be awarded to nonprofit agencies, affordable housing providers, and other entities serving a majority of Fort Collins clients who are low-income households.

Pre-applications are due by January 26th and full applications are due by February 16, 2022.

Before applying, please review all of the materials and resources below for guidance, eligibility and the complete timeline.

 <p><b>Competitive Process Basics</b></p> <p>📄 Competitive Process Basics</p>	 <p><b>Grant Application Guides</b></p> <p>📄 Housing Application Guide - 2022</p> <p>📄 Human Service Application Guide - 2022</p> <p>📄 COBG Public Service Application Guide - 2022</p>	 <p><b>Apply For Funding</b></p> <p>Applications Open January 6</p> <p>2022 Housing Application 📄</p> <p>2022 Human Services Application 📄</p> <p>2022 COBG Public Service Application 📄</p>
 <p><b>Eligibility Quiz</b></p> <p>Click here to determine eligibility. 📄</p>	 <p><b>Plans, Reports, Resources &amp; Downloads</b></p> <p>Competitive Process Documents</p>	 <p><b>Public Notice</b></p> <p>📄 Spring 2022 Request for Proposals - English &amp; Español</p>

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**Public Comment Solicited on City Funding  
Recommendations for Affordable Housing, Human Services  
and CDBG Public Services**

*Se solicitan comentarios del público sobre las Recomendaciones de  
Financiamiento de la Ciudad para Viviendas Asequibles y Servicios Humanos*

Public comment is being solicited by the City of Fort Collins for the Spring 2022 Competitive Process funding cycle. Recommendations were made on April 26-27, 2022, by the Human Services and Housing Funding Board. The funding recommendations involve use of federal CDBG and HOME funds, and the City's Affordable Housing Fund (AHF) and Human Services Program (HSP) monies for community development, human services and affordable housing activities in our community.

*La Ciudad de Fort Collins solicita comentarios del público para el ciclo de financiamiento del Proceso Competitivo de la primavera del 2022. Recomendaciones fueron hechas el 26-27 de abril, 2022, por la junta de financiación de vivienda y servicios humanos. Las recomendaciones de financiamiento implican el uso de los fondos federales CDBG y de VIVIENDA, así como dinero del Fondo de la Ciudad para la Vivienda Económica (AHF, por sus siglas en inglés) y el Programa de Servicios Humanos (HSP, siglas en inglés) de la Ciudad para el desarrollo comunitario, servicios sociales y las actividades de viviendas asequibles en nuestra comunidad.*

This notice includes a list of entities that may receive funding, information about the opportunity for public comment, and information about a City Council meeting where the recommendations will be considered.

*Esta notificación incluye una lista de entidades que pueden recibir financiamiento, información acerca de la oportunidad para comentarios del público e información acerca de una reunión del Consejo de la Ciudad en donde se considerarán las recomendaciones.*

<b>Spring 2022 Competitive Process—Housing</b>			
<b>Agency</b>	<b>Project</b>	<b>Requested</b>	<b>Recommended</b>
#1 HO-4 Housing Catalyst	Impala Housing Project	\$1,500,000	\$1,500,000
#2 HO-1 CARE Housing	Heartside Hill	\$1,100,000	\$1,100,000 (unless receives other funding)
#3 HO-2 Elevation Community Land Trust	Kechter Townhomes	\$1,000,000	Application withdrawn
#4 HO-3 Fort Collins Habitat for Humanity	Poudre Build #8	\$80,000	\$8,197 (\$80,000 if available)
#5 HO-6 Neighbor to Neighbor	Phase 2 Rehab – 44 Affordable Apartments	\$800,000	(\$800,000 if available)
#6 HO-5 Housing Catalyst	Village on Bryan Renovation	\$300,000	(\$228,197 if available)

Housing projects are ranked in priority order. If a project receives funding through the City from another source, the funding recommendation will be withdrawn and funds will be made available to the next eligible project.

Los proyectos de vivienda están clasificados en orden de prioridad. Si un proyecto recibe financiamiento a través de la Ciudad de otra fuente, se retirará la recomendación de financiamiento y los fondos se harán disponibles a el próximo proyecto priorizado.

<b>Spring 2022 Competitive Process—Human Services &amp; CDBG Public Services</b>				
<b>ID</b>	<b>Agency</b>	<b>Project</b>	<b>Requested</b>	<b>Recommended</b>
CDBG-1	Catholic Charities	Samaritan House Shelter	\$80,000	\$53,476 (31% of CDBG Public Service Funds)
CDBG-2	Crossroads Safehouse	Domestic Violence Emergency Shelter Advocacy	\$65,432	\$44,851 (26% of CDBG Public Service Funds)
CDBG-3	Family Housing Network	Shelter Programs	\$30,000	\$18,975 (11% of CDBG Public Service Funds)
CDBG-4	Family Housing Network	Bridge Housing - Sherwood House	\$20,000	\$15,000
CDBG-5	Neighbor to Neighbor	Homelessness Prevention Assistance	\$70,000	\$55,201 (32% of CDBG Public Service Funds)
HS-1	A Little Help	A Little Help for Older Adults in Fort Collins	\$45,000	\$20,000
HS-2	Boys & Girls Clubs of Larimer County	Now More Than Ever - Boys & Girls Clubs of Larimer County	\$50,000	\$32,500
HS-3	CASA of Larimer County	Court Appointed Special Advocates	\$70,977	\$37,500
HS-4	CASA of Larimer County	Family Connections at Harmony House	\$66,690	\$40,000
HS-5	Catholic Charities	Senior Services	\$46,000	\$27,500
HS-6	Children's Speech & Reading Center	Speech-Language, Reading & Pre-Literacy	\$20,000	\$0
HS-7	ChildSafe Colorado	Child Abuse Treatment Program	\$46,900	\$36,000
HS-8	Crossroads Safehouse	Road to Home Housing Case Management	\$40,320	\$20,000
HS-9	Disabled Resource Services	Access to Independence	\$32,014	\$22,000
HS-10	Easterseals Colorado	Employment Services for Residents with Disabilities	\$20,000	\$15,000
HS-11	Elderhaus Adult Day Program	Elderhaus Adult Day Program	\$60,000	\$20,000
HS-12	Ensign Skills Center	Low Vision Rehabilitation Program	\$34,500	\$0
HS-13	Feeding Our Community Ourselves	Community Meals	\$21,250	\$0
HS-14	Food Bank for Larimer County	Kids Café	\$35,000	\$28,000

HS-15	Homeward Alliance	Family Services Programs	\$40,000	\$32,000
HS-16	Homeward Alliance	Murphy Center Programs	\$40,000	\$32,008
HS-17	ISAAC of Northern Colorado	Rights and Resources Community Empowerment Clinics	\$60,000	\$0
HS-18	La Cocina	¡Tomate Tu Pausa! Un encuentro a la vez...	\$49,000	\$20,000
HS-19	Larimer County Partners	Youth Mentoring	\$18,500	\$0
HS-20	McBackpack, Inc.	McBackpack	\$30,000	\$15,000
HS-21	Meals on Wheels for Fort Collins	Meal Delivery Program	\$50,000	\$27,500
HS-22	Neighbor to Neighbor	Homelessness Prevention Coordination	\$70,000	\$50,000
HS-23	Plan de Salud del Valle	Primary Health Care Services	\$60,000	\$0
HS-24	Project Self- Sufficiency	Project Self-Sufficiency	\$50,000	\$30,000
HS-25	Respite Care	Childcare Scholarships	\$35,000	\$22,000
HS-26	Sexual Assault Victim Advocate Center	Prevention Education Programming	\$30,000	\$0
HS-27	Sexual Assault Victim Advocate Center	Sexual Assault Victim Services	\$50,000	\$27,000
HS-28	Sproutin Up	Youth Programs	\$15,000	\$0
HS-29	Teaching Tree Early Childhood Learning Center	Childcare Scholarships	\$85,000	\$75,000
HS-30	The Crawford Child Advocacy Center	Services for Physically & Sexually Abused Children	\$26,204	\$17,000
HS-31	The Family Center/La Familia	Childcare Scholarships and Family Support	\$80,000	\$70,000
HS-32	The Growing Project	Kids Feeding Kids/Growing Civic Leaders	\$32,748	\$15,000
HS-33	The Matthews House	Youth and Family Center	\$50,668	\$25,000
HS-34	The Quarter Project	The Quarter Project of Northern Colorado	\$21,000	\$15,000
HS-35	The Salvation Army	Rent & Utility Assistance	\$20,000	\$15,000
HS-36	The Vegetable Connection	Feeding the Families Program	\$15,000	\$0
HS-37	Turning Point	Outpatient Services and Bridge the Gap Program	\$27,500	\$0
HS-38	UCHealth Northern Colorado Foundation	Family Medicine Center Food Pantry	\$25,000	\$0

HS-39	United Way of Larimer County	Childcare Scholarship Fund	\$30,000	\$20,000
HS-40	United Way of Weld County	Coordinated Assessment & Housing Placement System	\$25,000	\$20,000
HS-41	Vindeket Foods	Vindeket Market	\$45,000	\$21,000
HS-42	Volunteers of America	Handyman Program	\$22,000	\$15,000
HS-43	Volunteers of America	Home Delivered Meal Service	\$44,000	\$25,000

All proposals were considered eligible for funding. The amount of human services funding requests exceeded the amount of available dollars by over \$1,000,000.

*Todas las propuestas se consideraron elegibles para su financiación. La cantidad de solicitudes de financiación de servicios humanos excedió la cantidad de dólares disponibles en más de \$1,000,000.*

**There will be an additional Public Notice, sharing opportunity for public comment during the 30-day review of the Draft FY22 Annual Action Plan.**

***Se hará otro Aviso al Público para notificar oportunidades para comentarios del público durante el periodo de revisión de 30 días del borrador del Plan de Acción Anual AF22.***

The Public Comment period for these recommendations runs from May 23–June 21, 2022. Persons with questions or comments may contact the City by calling Adam Molzer at 970-221-6757; writing ATTN: Competitive Process Public Comment, Social Sustainability Department, City of Fort Collins, PO Box 580, Fort Collins, CO 80522-0580; or by e-mailing [amolzer@fcgov.com](mailto:amolzer@fcgov.com). Citizens may also arrange to personally visit to express their views.

*El periodo de Comentarios Públicos para estas recomendaciones es del 23 de mayo al 21 de junio, 2022. Las personas que tengan preguntas o comentarios pueden ponerse en contacto con la Ciudad llamando a Adam Molzer al 970-221-6757; escribiendo a ATN: Competitive Process Public Comment, Social Sustainability Department, City of Fort Collins, PO Box 580, Fort Collins, CO 80522-0580; o por correo electrónico a [amolzer@fcgov.com](mailto:amolzer@fcgov.com). Los ciudadanos también pueden realizar las gestiones para visitar personalmente a expresar sus puntos de vista.*

City Council will take action regarding the Board’s recommendations on Tuesday, June 21, 2022, 6 pm, Council Chambers, 300 W. Laporte Ave., Fort Collins, CO. That meeting is also considered a Public Hearing for these proposals. Instructions for remote participation are available online at [www.fcgov.com/council/](http://www.fcgov.com/council/).

*El Consejo de la Ciudad tomará acción sobre las recomendaciones de la Comisión el martes, 21 de junio 2022, 6 pm, Cámara del Consejo, 300 W. Laporte Ave., Fort Collins, CO. Esa reunión se considera también una Audiencia Pública para estas propuestas. Las instrucciones para la participación remota están disponibles en línea en [www.fcgov.com/council/](http://www.fcgov.com/council/).*

The City of Fort Collins will make reasonable accommodations for access to City services, programs and activities and will make special communication arrangements for persons with disabilities. All venues for participation in this process are fully accessible. Please call 970-

232-0512 for assistance. Auxiliary aids and service aids are available for persons with disabilities. V/TDD: Dial 711 for Relay Colorado to call 970-221-6734. This information is available in Spanish or other language at no cost to persons who would like this information translated to or communicated in Spanish or other language. Please call 970-232-0512 or [titlesix@fcgov.com](mailto:titlesix@fcgov.com) to make a request for information in other languages.

*La Ciudad de Fort Collins hará las adaptaciones razonables para el acceso a servicios, programas y actividades de la ciudad y hará aquellos arreglos especiales de comunicación para personas con discapacidades. Todos los sitios para la participación en este proceso son completamente accesibles. Para más ayuda, sírvase llamar al 970-232-0512. Hay disponibilidad de equipos de asistencia para discapacitados. V/TDD: Marque 711 para que Relay Colorado llame al 970-221-6734. Esta información está disponible en español u otro idioma sin costo para la persona que le gustaría esta información traducida o comunicada en español u otro idioma. Favor llame al 970-232-0512 o a [titlesix@fcgov.com](mailto:titlesix@fcgov.com) para solicitar información en otros idiomas.*

Account# 217272

# FORT COLLINS COLORADOAN

STATE OF COLORADO

OFFICE OF NOTARY PUBLIC

COUNTY OF LARIMER

CITY OF FORT COLLINS LEGAL  
PO BOX 580  
FORT COLLINS, CO 80522  
ATTN

I, being duly sworn, depose and say that said is the legal title of the Fort Collins Coloradoan, that the same is a daily newspaper of general circulation and printed and published in the City of Fort Collins, in said county and state; that the notice or advertisement, of which the annexed is a true copy, has been published in said daily newspaper and that the notice was published on the regular and entire issue of every number of said newspaper during the period and time of publication of said notice, and in the newspaper proper and not in a supplement thereto; that the publication of said notice was contained in the issue of said newspaper on

5/22/2022

that said Fort Collins Coloradoan has been published continuously and uninterruptedly during the period of at least six months next prior to the first publication of said notice or advertisement above referred to; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereto; and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

Legal Clerk

Subscribed and sworn to before me, within the County of Brown, State of Wisconsin, this 23rd day of May, 2022.

Notary Public

51503

Notary Expires

Legal No. 0143886726

Acct# GC10886726  
P.O. # 51503  
# of Affidavits: 11

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

Notary Public  
5200222



Public Education Activities City
The City of...
Public Education Activities City
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Public Education Activities City
The City of...

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Competitive Process - City of Fort Collins

fcgov.com/socialsustainability/competitive-process

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## City Funding for Affordable Housing & Human Services

The Human Services & Housing Funding Board has completed their review of FY22 funding proposals for affordable housing, human services and CDBG public services programs. Their funding recommendations will be considered by Fort Collins City Council on June 21, 2022, and can be [viewed online](#).


The opportunity to apply for funding in the next grant cycle will open in January 2023.




**Competitive Process Basics**  
[Competitive Process Basics](#)




**Grant Application Guides**  
Available in January 2023




**Apply For Funding**  
Available in January 2023



**Eligibility Quiz**  
[Click here to determine eligibility.](#)



**Plans, Reports, Resources & Downloads**  
Available in January 2023



**Public Notice**  
[Spring 2022 Competitive Process Public Review Notice - English & Español](#)


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## Announcements




**Notice of Public Review**

Every spring the City of Fort Collins administers the Competitive Process to allocate local and federal funds to affordable house and nonprofit human service providers in Fort Collins. The goal is to enhance the community's sustainability by addressing the needs of our residents who have lower incomes.

The Human Services and Housing Funding Board\* reviews all applications, then makes a recommendation to City Council on how funds should be allocated. **Residents have 30 days to make comment on the recommendations** and City Council will hold a public hearing for the recommendations at their regular meeting on June 21st. The public comment period is now through June 21st.

\*Previously known as the CDBG Commission




**Public Notice: Environmental Assessment for Housing Catalyst**

**Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58**

Project Name: Disposal, Demolition, and Redevelopment of 306, 314, 318, 322, 326, and 330 Impala Circle and 300, 304, 309, and 312 Impala Drive, Fort Collins, Colorado.

Description of Project: The proposed project consists of U.S. Housing Act of 1937 Section 18 (Section 18) disposition of 11 single-family public housing units (collectively referred to as 306 Impala, the property, and the project area), which are currently owned and managed by the City of Fort Collins Housing Authority (doing business as Housing Catalyst); the sale of the property by Housing Catalyst to a Housing Catalyst-owned entity; the demolition of the residences by the Housing Catalyst-owned entity; and the redevelopment of the property into low-income housing multi-family



**Public Notice: Environmental Review for Village on Bryan Rehabilitation**

**Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5 Pursuant to 24 CFR 58.35(a)**

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project sponsor is proposing to use Community Development Block Grant (CDBG) funds to renovate the existing Village on Bryan multifamily development located on a 0.91-acre property (Parcel ID Number 9710312911) in Fort Collins, Colorado.

For questions about this proposal, please contact Beth Rosen, 970-221-6012 or brosen@fcgov.com.

**CITY OF FORT COLLINS SOCIAL SUSTAINABILITY DEPARTMENT  
ANNUAL ACTION PLAN:  
NOTICE OF PUBLIC REVIEW PERIOD AND PUBLIC HEARING**

This notice includes information on the public review period and Public Hearing for the FY22 Annual Action Plan (AAP), and locations and ways for citizens to provide input. Because the City of Fort Collins is the recipient of federal funds for housing and community development activities, this document is required for submission to the U.S. Department of Housing and Urban Development (HUD).

**The City of Fort Collins Draft FY22 Annual Action Plan will be available for public review July 6–August 6, 2022. The draft document will be available on the City’s website at [www.fcgov.com/socialsustainability](http://www.fcgov.com/socialsustainability). An online Public Hearing will also be held on Tuesday July 19 from 9:30–10:30 a.m., details and link available at [www.fcgov.com/socialsustainability](http://www.fcgov.com/socialsustainability).**

The Annual Action Plan identifies immediate actions proposed for the coming year, and contributes to the more comprehensive Five-Year Consolidated Plan. The Annual Action Plan addresses housing and community development priorities and needs, homelessness issues, and the needs of special populations. It also identifies funding sources to be applied to each project.

Copies of this public review period and Public Hearing notice will be distributed to approximately one dozen partner entities serving a significant population of persons in legally protected classes (persons in a racial/ethnic minority, persons with disabilities, female heads-of-households, etc.), persons in a special population (at-risk youth, etc.), persons in a federal “Presumed Benefit” category (abused spouses, persons with HIV/AIDS, persons experiencing homelessness, etc.), or persons who may otherwise have barriers to public participation.

Written comments on the FY22 Annual Action Plan may be submitted to the City of Fort Collins, Social Sustainability Department, located at 222 Laporte Avenue (mailing address: PO Box 580, Fort Collins, CO 80522) or via [dtjalkens@fcgov.com](mailto:dtjalkens@fcgov.com). For further information, contact the City’s Social Sustainability Department at 970-221-6734. Citizens may also arrange to meet with staff to personally express their views.

The City of Fort Collins will make reasonable accommodations for access to City services, programs and activities and will make special communication arrangements for persons with disabilities. All venues for participation in this process are fully accessible. Please call 970-232-0512 for assistance. Auxiliary aids and service aids are available for persons with disabilities. V/TDD: Dial 711 for Relay Colorado to call 970-221-6734. This information is available in Spanish or other language at no cost to persons who would like this information translated to or communicated in Spanish or other language. Please

call 970-232-0512 or titlesix@fcgov.com to make a request for information in other languages.

**DEPARTAMENTO DE SOSTENIBILIDAD SOCIAL DE LA CIUDAD DE FORT COLLINS  
PLAN DE ACCIÓN ANUAL:  
AVISO DEL PERIODO DE REVISIÓN PÚBLICA Y AUDIENCIA PÚBLICA**

Este aviso incluye información sobre el período de revisión pública y la Audiencia Pública para el Plan de Acción Anual FY22 (AAP, por sus siglas en inglés), y los lugares y las maneras en que los ciudadanos pueden proveer sus comentarios. Ya que la Ciudad de Fort Collins recibe fondos federales para vivienda y para actividades de desarrollo de la comunidad, se requiere que este documento sea remitido al Departamento de Vivienda y Desarrollo Urbano (HUD, por sus siglas en inglés).

**El Borrador del Plan de Acción Anual del año fiscal 2022 de la Ciudad de Fort Collins estará disponible para la revisión pública desde el 6 de julio hasta el 6 de agosto, 2022. El borrador del documento estará disponible en el sitio web de la ciudad en [www.fcgov.com/socialsustainability](http://www.fcgov.com/socialsustainability). También se celebrará una Audiencia Pública en línea el martes 19 de julio, 9:30 a 10:30 a.m., los detalles y el enlace están disponibles en [www.fcgov.com/socialsustainability](http://www.fcgov.com/socialsustainability).**

El Plan de Acción Anual identifica las acciones inmediatas propuestas para el próximo año y también contribuye a un más detallado Plan Estratégico de Cinco Años (Plan Consolidado). El Plan de Acción Anual atiende las prioridades y necesidades de vivienda y desarrollo de la comunidad, personas en situación de sinhogarismo y las necesidades de grupos especiales. Este plan también identifica las fuentes de financiamiento que se aplicarán a cada proyecto.

Copias de este aviso del periodo de revisión pública y de la Audiencia Pública serán colocadas en aproximadamente una docena de entidades que sirven a un número significativo de personas pertenecientes a grupos legalmente protegidos (personas en una minoría racial o étnica, personas con discapacidades, madres solteras, etc.), personas pertenecientes a grupos especiales (jóvenes en riesgo, etc.), personas pertenecientes a una clasificación federal de "Beneficios Automáticos" (víctimas de abuso conyugal, personas con VIH/SIDA, personas en situación de sinhogarismo, etc.), o personas que puedan tener barreras adicionales para la participación pública.

Los comentarios escritos sobre el Plan de Acción Anual del Año Fiscal 2022 pueden ser remitidos al Departamento de Sostenibilidad Social de la Ciudad de Fort Collins, localizado en 222 Laporte Ave (dirección postal: PO Box 580, Fort Collins, CO 80522) o a través de [dtjalkens@fcgov.com](mailto:dtjalkens@fcgov.com). Para más información, comuníquese con el Departamento de Sostenibilidad Social de la Ciudad al 970-221-6734. Los ciudadanos

también pueden hacer una cita para expresar sus opiniones en persona a un miembro de personal.

La Ciudad de Fort Collins hará las adaptaciones razonables para el acceso a servicios, programas y actividades de la ciudad y hará aquellos arreglos especiales de comunicación para personas con discapacidades. Todos los sitios para la participación en este proceso son completamente accesibles. Para más ayuda, sírvase llamar al 970-232-0512. Hay disponibilidad de equipos de asistencia para discapacitados. V/TDD: Marque 711 para que Relay Colorado llame al 970-221-6734. Esta información está disponible en español u otro idioma sin costo para la persona que le gustaría esta información traducida o comunicada en español u otro idioma. Favor llame al 970-232-0512 o a [titlesix@fcgov.com](mailto:titlesix@fcgov.com) para solicitar información en otros idiomas.



**Text of Ad: 06/24/2022**

**CITY OF FORT COLLINS SOCIAL SUSTAINABILITY DEPARTMENT ANNUAL ACTION PLAN: NOTICE OF PUBLIC REVIEW PERIOD AND PUBLIC HEARING**

This notice includes information on the public review period and Public Hearing for the FY22 Annual Action Plan (AAP), and identifies and asks for citizens to provide input. As part of the City of Fort Collins is the recipient of federal funds for housing and community development activities, this document is required for submission to the U.S. Department of Housing and Urban Development (HUD).

The City of Fort Collins Draft FY22 Annual Action Plan will be available for public review July 4-August 6, 2022. The draft document will be available on the City's website at [www.fcgov.com/socialsustainability](http://www.fcgov.com/socialsustainability). An online Public Hearing will also be held on Tuesday, July 19 from 9:30-10:30 a.m., details and link available at [www.fcgov.com/socialsustainability](http://www.fcgov.com/socialsustainability).

The Annual Action Plan identifies immediate actions proposed for the coming year, and contributes to the more comprehensive Five Year Capital Plan. The Annual Action Plan addresses housing and community development activities and needs, homelessness issues, and the needs of special populations. It also identifies funding sources to be applied to each project.

Copies of this public review notice and Public Hearing notice will be distributed to approximately one dozen partner entities serving a significant population of persons in locally protected, underserved areas in a residential context: persons with disabilities, female heads of households, etc.; persons in a special population (at risk youth, etc.); persons in a federal "protected benefit" category (disabled spouses, persons with HIV/AIDS, persons experiencing homelessness, etc.); or persons who may otherwise have barriers to public participation.

Written comments on the FY22 Annual Action Plan may be submitted to the City of Fort Collins, Social Sustainability Department, located at 222 Lincoln Avenue (online address: [PO Box 522, Fort Collins, CO 80522](http://PO Box 522, Fort Collins, CO 80522)) or [socialsustainability@fcgov.com](mailto:socialsustainability@fcgov.com). For further information, contact the City's Social Sustainability Department at 972-221-2224. Citizens may also choose to meet with staff to personally discuss their views.

The City of Fort Collins will make reasonable accommodations for access to City services, programs and activities and will make special communication arrangements for persons with disabilities. All services for participation in this process are fully accessible. Please call 972-221-2224 for assistance. Auxiliary aids and services used are available for persons with disabilities. For ADA: Dial 211 for Relay Colorado. For call 972-221-2224. This information is available in Spanish or other language if needed to persons who need this information translated to or communicated in Spanish or other language. Please call 972-221-2224 or [socialsustainability@fcgov.com](http://socialsustainability@fcgov.com) to make a request for information in other languages.

**DEPARTAMENTO DE SOSTENIBILIDAD SOCIAL DE LA CIUDAD DE FORT COLLINS PLAN DE ACCIÓN ANUAL: AVISO DEL PERIODO DE REVISIÓN PÚBLICA Y AUDIENCIA PÚBLICA**

Este aviso incluye información sobre el periodo de revisión pública y la Audiencia Pública para el Plan de Acción Anual 2022 (AAP), así como solicita a los ciudadanos que proporcionen sus comentarios. Ya que la Ciudad de Fort Collins recibe fondos federales para vivienda y planes comunitarios de desarrollo de la comunidad, se requiere que este documento sea enviado al Departamento de Vivienda y Desarrollo Urbano (HUD), por sus siglas en inglés.

El Borrador del Plan de Acción Anual del año fiscal 2022 de la Ciudad de Fort Collins estará disponible para la revisión pública desde el 4 de julio hasta el 6 de agosto, 2022. El borrador del documento estará disponible en el sitio web de la ciudad en [www.fcgov.com/socialsustainability](http://www.fcgov.com/socialsustainability). También se celebrará una Audiencia Pública en línea el martes 19 de julio, 9:30 a 10:30 a.m., los detalles y el enlace están disponibles en [www.fcgov.com/socialsustainability](http://www.fcgov.com/socialsustainability).

El Plan de Acción Anual Identifica las acciones inmediatas propuestas para el próximo año y también constituye un más detallado Plan Estratégico de Cinco Años (Plan Cuinquenal). El Plan de Acción Anual define las prioridades y necesidades de vivienda y desarrollo de la comunidad, se basa en el estudio de los hogares y las necesidades de grupos especiales. Este plan también identifica las fuentes de financiamiento que se aplicarán a cada proyecto.

Cualquier parte del período de revisión pública y de la Audiencia Pública serán asociados en aproximadamente una docena de audiencias que sirven a un número significativo de personas pertenecientes a grupos igualmente afectados (personas en una minoría racial o étnica, personas con discapacidades, mujeres solteras, etc.), personas pertenecientes a grupos especiales (víctimas de riesgo, etc.), personas pertenecientes a una clasificación federal de "Sectores Vulnerables" (víctimas de abuso conyugal, personas con VIH/SIDA, personas en situación de sinhogarismo, etc.) o personas que puedan tener otros intereses para la participación pública.

Los comentarios escritos sobre el Plan de Acción Anual del año Fiscal 2022 pueden ser remitidos al Departamento de Sostenibilidad Social de la Ciudad de Fort Collins, localizada en 222 Lanette Ave. Dirección Postal: PO Box 890 - Fort Collins, CO 80522, o a través de correo electrónico. Para más información, comuníquese con el Departamento de Sostenibilidad Social de la Ciudad al 970-222-2222. Los ciudadanos también pueden hacer una cita para expresar sus opiniones en persona a un miembro de personal.

La Ciudad de Fort Collins hará las adaptaciones razonables para el acceso a servicios, programas y actividades de la ciudad y hará available artículos de servicios de comunicación para personas con discapacidades. Toda la información para la participación en este proceso son completamente accesibles. Para más ayuda, servicios, llamar al 970-222-2222. Hay dispositivos de asistencia de asistencia para discapacitados, 508 (DD) (Número 511 para más ayuda) (Número 511 para más ayuda) (Número 511 para más ayuda). Esta información solo disponible en español o en idioma sin título para la persona que se encuentra con información limitada o comunicación en español o en idioma. Llame al 970-222-2222 o a 1-800-441-2222 para más información en otros idiomas.

2222-2222  
Estrategia  
July 2, 2022



Calendar Of Events - City of Fort Collins | City of Fort Collins employee Int...

fcgov.com/events/?m=78&y=2022

Managed bookmarks | Bookmarks | City of Fort Collins... | Online MP3 Cutter | Public Participation... | Replicon

### Annual Action Plan Public Hearing

**Location:**  
See you at See you at See you at See you at

**Date:**  
Tuesday, July 19, 2022 4:00:00 PM

**Web address:**  
<https://www.fcgov.com/development/development/>

**Contact Info:**  
Dianne C. Toland  
Phone: 970-221-3731  
Email: [dctoland@fcgov.com](mailto:dctoland@fcgov.com)

**Details:**  
As part of the City of Fort Collins's commitment to transparency and public participation, the Annual Action Plan is a required document submitted to the U.S. Department of Housing and Urban Development (HUD). The City of Fort Collins's 2022 Annual Action Plan will be available for public review July 19-August 11, 2022. The draft document will be available on the City's website at [www.fcgov.com/development/development/](https://www.fcgov.com/development/development/) and will also be held on Tuesday July 19 from 4:00-6:00 PM. Additional details and link available at [www.fcgov.com/development/development/](https://www.fcgov.com/development/development/).

The Annual Action Plan identifies immediate actions proposed for the coming year, and includes, as the main component, the five-year Comprehensive Plan. The Annual Action Plan addresses housing and community development priorities and needs, transportation, and the needs of special populations. It also identifies long-term, multi-year projects.

Add event to your calendar (iCal Format)

Dismiss link

Close

**From:** [Dianne Tjalkens](#)  
**Bcc:** [Annette Zacharias](#); [Denise Meyer](#); [Hill Grimmer](#); ["JESSICA COE"](#); [Joan Cernich](#); [Joe Domko](#); [Katie Harner](#); [Lisa Persichitte](#); [Marl Grell](#); [Mel Persion](#); [Pam Jones](#); [Stephanie Graves](#); [Tim McLemore](#); [Audrey McElwain](#); [David Rout](#); [Deirdre Sullivan](#); [Holy Church of Fort Collins](#); [Holy Family Catholic Church-Main](#); [Holy Family Catholic Church-Res. Center](#); [Interfaith Council Newsletter](#); [INTO CSU](#); [Library-Downtown](#); [Museo del las Tres Colonias](#); [Northern Colorado AIDS Project](#); [Northside Aztlan Center](#); [Salud Family Health Center](#)  
**Subject:** Public Notice of Public Review Period & Hearing  
**Date:** Friday, July 01, 2022 12:42:00 PM  
**Attachments:** [image001.png](#)  
[AAP PRP & PH Public Notice .pdf](#)  
[FY22 AAP Public Review DRAFT.pdf](#)

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**Hello Partners!**

**You are receiving this email because you are part of a network connected to those community members who benefit from City grants, or have been underrepresented in the City's public input processes.**

*Please help your clients participate in this engagement opportunity by posting and sharing the attached Public Notice of Public Review Period and Public Hearing.*

What this notice is about:

Each year the City receives about \$1.5 million in federal funds for affordable housing, community development and human services. The City also invests nearly \$1.3 million towards these goals. Each Spring a citizen commission reviews proposals from affordable housing developers and human service providers and makes funding recommendations to Council. Council has approved the Fiscal Year 2022 funding allocations. Specifics on the allocations are contained in the FY22 Annual Action Plan (AAP), which must be approved by the U.S. Department of Housing and Urban Development (HUD).

There is a 30-day public review period happening July 6 through August 6, and a Public Hearing on July 19. For details, read the attached public notice (in English and Spanish). The draft AAP will be available online at <https://www.fcgov.com/socialsustainability/>. During the 30-day public review period, community members have a chance to comment on the federal funding allocations.

**We encourage you and your participants to attend the Public Hearing on July 19 to learn more about the Competitive Process and have your voices heard.**

**Thank you for your time!**

.....  
**Dianne Tjalkens**  
Pronouns: she/her  
Sr Specialist, Social Sustainability  
[City of Fort Collins](#)  
222 LAPORTE (222 LAPORTE AVE.)  
970-221-6734 office  
[dtjalkens@fcgov.com](mailto:dtjalkens@fcgov.com)



## Announcements



### Notice of Public Review and Public Hearing

This notice includes information on the public review period and Public Hearing for the **FY22 Annual Action Plan (AAP)**, and details locations and ways for citizens to provide input. Because the City of Fort Collins is the recipient of federal funds for housing and community development activities, this document is required for submission to the U.S. Department of Housing and Urban Development (HUD).

#### Public Review

July 6 - August 6, 2022

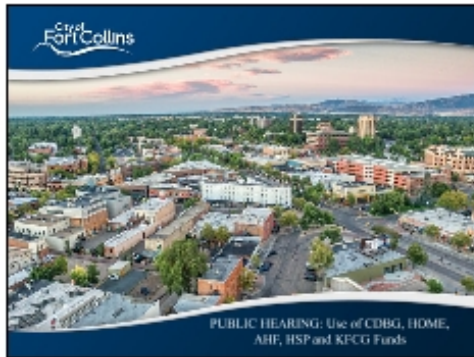
#### Online Public Hearing

July 19, 2022  
9:30-10:30 a.m.

- Meeting Link: [Join Zoom Meeting](#)
- Meeting ID: 937 0342 3371
- Passcode: Yi#E1w=H

[View Full Public Notice](#)

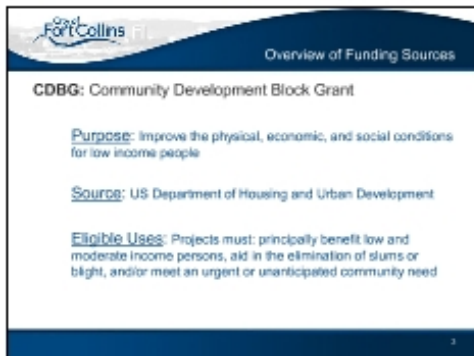
[Read the FY22 AAP \(Draft\)](#)



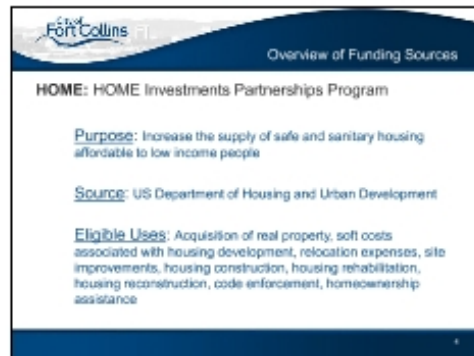
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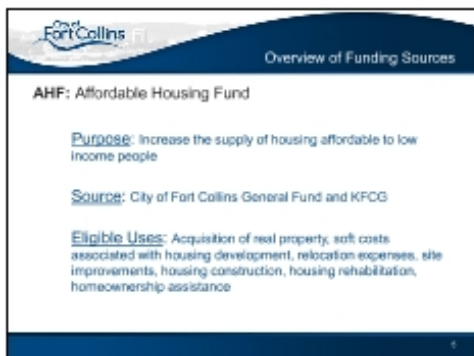
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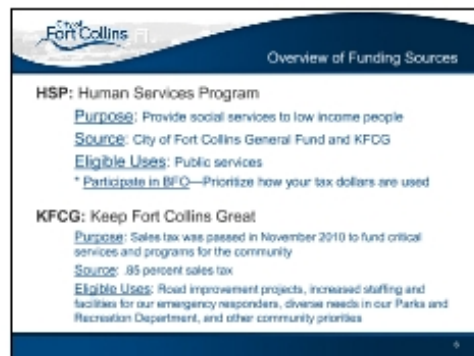
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6



City of Fort Collins  
Inputs into Decision Making Process

**Social Sustainability Strategic Plan**

Three Areas:

- **Community Wellness:** Access and opportunities for optimal physical and mental health for all community members
- **Equity and Inclusion:** A welcoming, inclusive community where all residents and visitors feel valued, safe, and connected.
- **Career and Prosperity:** All community members have access to resources for stability and self-sufficiency
- **Housing:** All citizens have access to quality housing that is affordable to them and meets their needs

13

13

City of Fort Collins  
Questions/Contact

**Questions?**

Too shy to ask now? Contact me later:  
Dianne Tjalkens  
CDBG/HOME Program Administrator  
[dtjalkens@focgov.com](mailto:dtjalkens@focgov.com)  
970-221-6734

14

14

**Grantee Unique Appendices**



**APPENDIX: Resale and Recapture Policy**



## RESALE AND RECAPTURE POLICIES

Participating Jurisdictions (PJs) undertaking HOME-assisted homebuyer activities, including any projects funded with HOME Program Income (PI), must establish written resale and/or recapture provisions that comply with HOME statutory and regulatory requirements. These provisions must also be set forth in the PJ's Consolidated Plan. The written resale and/or recapture provisions that a PJ submits in its annual Action Plan must clearly describe the terms of the resale and/or recapture provisions, the specific circumstances under which these provisions will be used (if more than one set of provisions is described), and how the PJ will enforce the provisions for HOME-funded ownership projects. HUD reviews and approves the provisions as part of the annual Action Plan process.

The purpose of this section is to provide the "resale" and "recapture" policies used by the City of Fort Collins in its HOME assisted ownership programs. As stated above, HOME requires that PJs utilize resale and/or recapture provisions to ensure continued affordability for low- to moderate-income homeowners and as a benefit to the public through the wise stewardship of federal funds.

The City of Fort Collins has two programs which use HOME funds to assist homeowners or homebuyers:

1. Home Buyer Assistance (HBA) - new homebuyers;
2. Acquisition and Development - developers of new ownership housing

### Resale

This option ensures that the HOME-assisted units remain affordable over the entire affordability period. The Resale method is used in cases where HOME funding is provided directly to a developer to reduce development costs, thereby, making the price of the home affordable to the buyer. Referred to as a "Development Subsidy," these funds are not repaid by the developer to the PJ, but remain with the property for the length of the affordability period.

Specific examples where the City of Fort Collins would use the resale method include:

1. providing funds for the developer to acquire property to be developed or to acquire affordable ownership units;
2. providing funds for permit fees, construction materials and labor.





### The City of Fort Collins Resale Policy

**Notification to Prospective Buyers.** The resale policy is explained to the prospective homebuyer(s) prior to signing a contract to purchase the HOME-assisted unit. The prospective homebuyer(s) sign an acknowledgement that they understand the terms and conditions applicable to the resale policy as they have been explained. This document is included with the executed sales contract. (See attached Notification for Prospective Buyers)

**Enforcement of Resale Provisions.** The resale policy is enforced through the use of a Restrictive Covenant signed by the homebuyer at closing. The Restrictive Covenant will specify:

1. the length of the affordability period (based on the dollar amount of HOME funds invested in the unit; either 5, 10, or 20 years);
2. that the home remain the Buyer's principal residence throughout the affordability period; and
3. the conditions and obligations of the Owner should the Owner wish to sell before the end of the affordability period, including:
  - a. the Owner must contact the City of Fort Collins in writing if intending to sell the home prior to the end of the affordability period;
  - b. The subsequent purchaser must be low-income as defined by HOME, and occupy the home as his/her new purchaser's primary residence for the remaining years of the affordability period. (However, if the new purchaser receives direct assistance through a HOME-funded program, the affordability period will be re-set according to the amount of assistance provided); and
  - c. The sales price must be affordable to the subsequent purchaser; affordable is defined as limiting the Principal, Interest, Taxes and Insurance (PITI) + utilities amount to no more than 38% of the new purchaser's gross monthly income.

**Fair Return on Investment.** The City of Fort Collins will administer its resale provisions by ensuring that the Owner receives a fair return on his/her investment and that the home will continue to be affordable to a specific range of incomes. Fair Return on Investment means the total homeowner investment which includes the total cash contribution plus the approved capital improvements credits as described below:

1. The amount of the down payment;
2. The cost of any capital improvements, documented with receipts, provided by the homeowner, including but not limited to:
  - a. Any additions to the home such as a bedroom, bathroom, or garage;
  - b. Replacement of heating, ventilation, and air conditioning systems;
  - c. Accessibility improvements such as bathroom modifications for disabled or elderly, installation of wheel chair ramps and grab bars, any and all of which must have been paid for directly by the Owner and

which were not installed through a federal, state, or locally-funded grant program; and

- d. Outdoor improvements such as a new driveway, walkway, retaining wall, or fence.

**Note:** All capital improvements must be inspected by the City and must have been completed by certified contractors and all required building permits obtained.

3. The value of the owners investment will be calculated using the **Housing Price Index** (HPI) Calculator of the Federal Housing Finance Agency. The change in HPI from the original purchase price to the time of sale will be applied to the value of the owners investment, so that the value of the improvements is increased or decreased by the amount of increase or decrease in the housing market overall. Calculator is currently located at <http://www.fhfa.gov/DataTools/Tools/Pages/HPI-Calculator.aspx>. The calculation shall be performed for the Fort Collins, CO Metropolitan Statistical Area.
4. If the market price that provides a fair return to the initial homebuyer is too high to be affordable for a subsequent eligible buyer, the City, at its discretion may provide additional direct HOME subsidy to the subsequent buyer. Such consideration will only be given after the owner has demonstrated they've made all reasonable attempts to sell the unit, including reducing the purchase price by the amount of the initial HOME investment.

*It is important to note that in certain circumstances, such as a declining housing market where home values are depreciating, the original homebuyer may not receive a return on his/her investment because the home sold for less or the same price as the original purchase price.*

**Affordability to a Range of Buyers.** The City will ensure continued affordability to a range of buyers, particularly those whose total household incomes range from 60percent to no greater than 80 percent Area Median Income (AMI).

Maximum sales prices shall be set such that the amount of Principal, Interest, Taxes, and Insurance does not exceed 38 percent of the targeted Buyer's annual gross income. This is the maximum amount the targeted household can finance with a 30-year, 97% loan Market Interest Rate. The Sales Price for a two-bedroom unit shall be based upon the targeted households total gross income equaling the 3 person 80% Area Median Income (AMI) in Fort Collins as determined by the U.S. Department of Housing and Urban Development Income Limits ("HUD") and the Sales Price for a three bedroom unit shall be based upon the targeted household's total income equaling the 4 person 80% Area Median Income for Fort Collins as determined by the HUD. As such, all other unit configurations should be calculated based on 1.5 persons per bedroom, rounded down to the nearest whole number (e.g. 4 bedroom = 6 people, 1 bedroom = 1 person). Each such sales price is subject to increase with respect to sales occurring in the year(s) following the year of this Agreement by the increase, if any, in the 3 and 4 person, respectively, Area Median Income for the City of Fort Collins as determined by the HUD for the year in which the closing actually occurs.



**Approval of Sales Price and Eligible Buyer:**

If an Owner desires to sell the Property, the Owner contact the City at least five (5) days prior to listing the Property and receive approval for a proposed listing price that in accordance with the affordability restrictions.

After receiving approval of the proposed listing price, the selling Owner may list the Property for sale with a real estate agent or broker licensed in the State of Colorado or the selling Owner may market the Property as a so-called "for sale by owner," and may enter into a contract for the sale of the Property upon such terms and conditions as the selling Owner, in the selling Owner's sole discretion, deems acceptable, provided, however, that:

1. the purchase price shall not exceed the Maximum Purchase Price;
2. the selling Owner must believe in good faith that the purchaser is an Eligible Buyer and that the purchase price does not exceed the Maximum Purchase Price; and
3. the contract must state as a contingency that the purchaser will submit the application described below to the City within three (3) days after contract acceptance, and that the selling Owner's obligations under the contract are expressly contingent upon the City's determination that the purchaser is an Eligible Buyer and that the purchase price does not exceed the Maximum Purchase Price.

For FY 2020 -21, the affordable sales price shall not exceed \$330,000 for a 3-bedroom home, based on the price which would be affordable to a 4-person household at 80 percent AMI at current home mortgage interest rates.

**Example:** A home with a 20-year affordability period was purchased four years ago by a person (the "original homeowner") who now wishes to sell. The original homeowner's purchased through Habitat for Humanity, with an original mortgage of \$200,000 at 0% interest for 30 years, and has made payments for 120 months. The current mortgage balance is \$166,000. The principal amount paid down so far is \$34,000.

Calculating Fair Return on Investment.

**Down payment:** The original homeowner was required to put down \$1,000 earnest money at the signing of the sales contract.

**Cost of Capital Improvements:** The original homeowner had a privacy fence installed four years ago at the cost of \$1,500 and has receipts to document the improvement. A visual inspection confirmed the fence is still in place.

**Percentage of Change.** The original purchase price for the home was \$250,000 and the amount of developer subsidy was \$50,000, thus requiring the 20-year affordability period.

For the purposes of using the Federal Housing Finance Agency's Housing Price Index



calculator, the home was purchased in the 1st Quarter of 2016, and will be calculated using the most current quarter available, 1<sup>st</sup> Quarter 2020. Using the Housing Price Index calculator, the average appreciation in value was 24%.

*Calculating the Fair Return to the Original Owner:*

Down payment:	\$ 1,000
Capital Improvements:	\$ 1,500
<u>Principal Paid:</u>	<u>\$34,000</u>
Total owner investment:	\$36,500
X 24%	<u>\$ 8,760</u>
<b>Fair Return on Investment</b>	<b>\$45,260</b>

In order to realize a fair return to the original homeowner, the sales price must be set to allow for net proceeds of \$45,260 after calculating all loan payoff amounts and sales expenses paid by the seller.

Repayment of purchase loan (senior lien)	\$166,000
HOME Repayment upon Resale	\$ 50,000
Fair Return on Investment	\$45,260
<b>Required Sales proceeds</b>	<b>\$261,260</b>
6% (sellers paid sales expenses)	\$13,635
<b>Fair Return Minimum Sales Prices</b>	<b>\$276,935</b>

*Affordability for a Range of Buyers.* If the original homeowner sets the sales price above \$277,000 to get a fair return on investment, and if current (2020) assumptions are used for front/back ratios, interest rates, insurance, taxes, etc., a the pool of eligible buyers could include purchasers that qualify for a purchase price between \$277,000 - \$330,000, depending on current market demand and conditions.

If the subsequent homeowner does not require any HOME subsidy to purchase the home, the affordability period would end in 10 years at which time the subsequent homeowner could sell to any buyer at any price.

**Recapture**

Under HOME recapture provisions financial assistance must be repaid if it is provided directly to the buyer or the homeowner. Upon resale the seller may sell to any willing buyer at any price. The written agreement and promissory note will disclose the net proceeds percentage if any that will be allotted to the homebuyer and what proceeds will return to the PJ. Once the HOME funds are repaid to the PJ, the property is no longer subject to any HOME restrictions. The funds returned to the PJ may then be used for other HOME-eligible activities.

**The City of Fort Collins Recapture Policy**

The City of Fort Collins will use the recapture policy on HOME funded Home Buyer Assistance Program (HBA).





The (HOME) federal assistance will be provided in the form of a 0% interest, deferred payment loan, which is repaid with a 5% service fee of the total amount borrowed. The fully executed (by all applicable parties) and dated Written Agreement, Promissory Note and Deed of Trust will serve as the security for these loans. The Deed of Trust will also be recorded with the Public Trustee of Larimer County, CO.

The repayment of the HBA loan is made solely from the net proceeds of sale of the Property (except in the event of fraud or misrepresentation by the Borrower described in the Promissory Note).

**Recapture Calculation.** The City of Fort Collins will calculate the recapture amount and add this to the existing payoff balance of the HBA loan. The entire payoff balance must be paid to City of Fort Collins before the homebuyer receives a return. The recapture amount is limited to the net proceeds available from the sale.

Appraised Value of Property or Sales Price (whichever is less)		\$
Original Senior Lien Note Amount	(-)	\$
Any reasonable and customary sales expenses paid by the Borrower in connection with the sale (Closing costs)	(-)	\$
<b>Net proceeds</b>		\$
HBA Original Note Amount	(-)	\$
Equity to Borrower/Seller	=	\$

Net proceeds consist of the sales prices minus loan repayment, other than HOME funds, and closing costs. If the net proceeds of the sale are insufficient to fully satisfy the amounts owed on the Promissory Note, the City of Fort Collins may not personally seek or obtain a deficiency judgment or any other recovery from the Borrower/Seller. If there are no net proceeds the City of Fort Collins will receive no share of net proceeds.

However, in the event of an uncured Default, the City of Fort Collins may, at its option, seek and obtain a personal judgment for all amounts payable under the Note. This right shall be in addition to any other remedies available to the City of Fort Collins. If there are insufficient funds remaining from the sale of the property and the City recaptures less than or none of the recapture amount due, the City must maintain data in each individual HBA file that documents the amount of the sale and the distribution of the funds.

This will document that:

1. There were no net sales proceeds; or
2. The amount of the net sales proceeds was insufficient to cover the full amount due; and
3. No proceeds were distributed to the homebuyer/homeowner.

Other than the actual sale of the property, if the homebuyer or homeowner



breaches the terms and conditions for any other reason, e.g. no longer occupies the property as his/her/their principal residence, the full amount of the loan is immediately due and payable.

If Borrower/Seller is in Default, the City may send the Borrower/Seller a written notice stating the reason Borrower/Seller is in Default and telling Borrower/Seller to pay immediately:

- (i) the full amount of Principal then due on this Note,
- (ii) all of the City's costs and expenses reimbursable Recovery against the Borrower/Seller responsible for the fraud or misrepresentation is not limited to the proceeds of sale of the Property, but may include personal judgment and execution thereon to the full extent authorized by law.

**Affordability Periods**

HOME Program Assistance Amount	Affordability Period in Years
\$1,000 - \$14,999.99	5
Over \$15,000 *	20

\*City of Fort Collins

A HOME Written Agreement, Note and Deed of Trust will be executed by the Borrower and the City of Fort Collins that accurately reflects the resale or recapture provisions before or at the time of sale.

**City of Fort Collins Refinancing Policy**

In order for new executed subordination agreement to be provided to the senior first lien holder, the senior first lien refinance must meet the following conditions:

1. The new senior first lien will reduce the monthly payments to the homeowner, thereby making the monthly payments more affordable; or
2. Reduce the loan term;
3. The new senior lien interest rate must be fixed for the life of the loan (Balloon or ARM loans are ineligible);
4. No cash equity is withdrawn by the homeowner as a result of the refinancing actions;
5. The City will, at its discretion, agree to accept net proceeds in the event of a short sale to avoid foreclosure; and
6. Only if the borrower meets the minimum requirements to refinance, the City can re-subordinate to the first lien holder.

**The refinancing request will be processed according to the following procedure:**

1. Submit a written request to the City of Fort Collins to verify the minimum refinancing requirements with one month in advance from the expected closing;



2. If applicable, the City of Fort Collins, will issue a subordination agreement prior to the closing date.
3. If written permission is not granted by the City of Austin allowing the refinance of the Senior Lien, the HBA Loan will become immediately due and payable prior to closing the refinance.
4. Home Equity loans will trigger the repayment requirements of the HBA loans. The HBA Notes must be paid off no later than when the Home Equity Loan is closed and funded.
5. The HBA Notes must be paid-in-full in order for the City of Fort Collins to execute a release of Deed of Trust.

### Basic Terminology

**Affordable Housing:** The City of Fort Collins follows the provisions established on 24 CFR 92.254, and consider that in order for homeownership housing to qualify as *affordable housing* it must:

- Be single-family, modest housing,
- Be acquired by a low-income family as its principal residence, and
- Meet affordability requirements for a specific period of time as determined by the amount of assistance provided.

**The City:** means the City of Fort Collins

**Eligible Buyer:** means a natural person, family or household with a (1) Maximum Gross Annual Income that is no more than 80% of the Area Median Income for Fort Collins, and (2) whose proposed Monthly Housing Expense(s) (principal, interest, taxes, insurance, utilities, HOA expense) for a Maximum Loan at the Market Interest Rate does not exceed 38% of the Maximum Gross Annual Income adjusted to a monthly income. This definition of Eligible Buyer is to be used solely to calculate the maximum income level of buyers eligible to purchase the Property and shall not be construed as in any way limiting the type of lending program or loan terms (except that such terms or conditions shall not be predatory) which an Eligible Buyer may accept to finance the purchase of the Property. A person, family or household who at the time of purchase qualified as an Eligible Buyer shall continue to be deemed so qualified until such time as the Property is Transferred. The following is the method of determining an Eligible Buyer and a hypothetical example of the determination of the Maximum Purchase Price, based on the identified assumptions and estimates:

**Fair Return on Investment:** means the total homeowner investment which includes the total cash contribution plus the approved capital improvements credits.

**Capital Improvement:** means additions to the property that increases its value or upgrades the facilities. These include upgrading the heating and air conditioning system, upgrading kitchen or bathroom facilities, adding universal access improvements, or any other permanent improvement that would add to the value and useful life of the property. The costs for routine maintenance are excluded.

**Capital Improvement Credit:** means credits for verified expenditures for Capital Improvements.

**Direct HOME subsidy:** is the amount of HOME assistance, including any program income that enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price.

**Market Interest Rate:** means the Fannie Mae yield on 30-year mortgage commitments (priced at par) for delivery within thirty (30) days, rounded up to the nearest .125 of 1.00% as of the first business day of the month (printed in the Wall Street Journal).





**Maximum Sales Price:** Every Transfer of the Property by an Owner to a purchaser shall be for a purchase price which does not exceed the Maximum Purchase Price determined as follows: Sales prices shall be set such that the amount of Principal, Interest, Taxes, and Insurance does not exceed 38 percent of the new Buyer's annual gross income. This is the maximum amount an eligible buyer can Finance with a 30-year, 96.5% loan at Market Interest Rate. The Sales Price for a two-bedroom unit shall be based upon the Eligible Buyer's total gross income equaling the 3 person 80% Area Median Income (AMI) in Fort Collins as determined by the U.S. Department of Housing and Urban Development Income Limits ("HUD") and the Sales Price for a three bedroom unit shall be based upon the Eligible Buyer's total income equaling the 4 person 80% Area Median Income for Fort Collins as determined by the HUD. Each such sales price is subject to increase with respect to sales occurring in the year(s) following the year of this Agreement by the increase, if any, in the 3 and 4 person, respectively, Area Median Income for the City of Fort Collins as determined by the HUD for the year in which the closing actually occurs.

Example: 2020 3-person Household Income Limit = \$67,750 80% AMI

1. Maximum Annual Gross Income of Eligible Buyer: The Area Median Income ("AMI") as determined by U.S. Department of Housing and Urban Development Income Limits ("HUD").
2. Monthly Housing Expense: 38% ( $\$67,750/12 \times 38$ ) = \$2,145

**Assumptions:**

Initial Sales Price	
2 Bedroom Unit:	\$330,000.00
FHA Loan Amount (96.5%):	\$318,450.00
Interest Rate:	4%

**Monthly Housing Expenses:**

Monthly Principal and Interest:	\$ 1,443.00
Est. Monthly H.O.A. Dues	75.00
Est. Utilities (gas, electric, water & sewer)	150.00
Est. Property Insurance	85.00
Est. Monthly Real Estate Taxes	190.00
Est. Mortgage Insurance	196.00
<b>Total Monthly Housing Expenses:</b>	<b>\$ 2,144</b>

**Net proceeds:** are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

**Recapture:** The recapture provisions are established at §92.253(a)(5)(ii), permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the PJ is able to recapture all or a portion of the HOME-assistance provided to the original homebuyer.



INFORMATION FOR PROSPECTIVE BUYERS

The Twenty-Year Affordability Period
&
The Agreement of Restrictive Covenant

I understand that because a certain amount of federal funds were used by [Developer Name] to develop the property at \_\_\_\_\_, the federal government requires that certain restrictions apply to the occupancy or re-sale of this home for a period of twenty years. I understand that during that twenty-year period, those requirements will be enforced through a legally-enforceable document called "Agreement of Restrictive Covenant."

Please Initial Below

If I choose to purchase this home, at the time the home is sold to me, I will sign an Agreement of Restrictive Covenant, and it will be filed in the Official Public Records of the Larimer County Clerk's Office. The requirements of the Agreement of Restrictive Land are:

- That I must occupy the home as my principal residence during the twenty-year period in which the Restrictive Covenant is in effect;
If I wish to sell the Property before the end of that period, I am required to sell it to a subsequent buyer whose total household income is at or below 80% of the Fort Collins Area Median Family Income in effect for the year I wish to sell the home.
The sales price must be set such that I receive a fair return which shall be defined as:
1. The amount of any cash contributions including the down payment and principal payments made;
2. The cost of any capital improvements, documented with receipts, and including but not limited to:
a. Any additions to the home such as a bedroom, bathroom, or garage;
b. Replacement of heating, ventilation, and air conditioning systems;
c. Accessibility improvements such as bathroom modifications for disabled or elderly, installation of wheel chair ramps and grab bars, any and all of which must have been paid for directly by the Owner and which were not installed through a federal, state, or locally-funded grant program; and
d. Outdoor improvements such as a new driveway, walkway, retaining wall, or fence.
The sales price must be set so that the monthly principal, interest, taxes and insurance to be paid by the subsequent buyer will not exceed 38% of that subsequent buyer's monthly household income.
I will notify the City of Fort Collins in writing so that I may be assisted with the compliance of this federal regulation.

I/We acknowledge having received this information about the federal requirements involved if I/we decide to purchase this home.

Signature Date Signature Date