



PY2024 Consolidated Annual Performance Evaluation Report

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Approximately 10% of our community of 174,000 was impacted through the investment of Competitive Process funding, including CDBG and HOME, Human Services Program, and Affordable Housing Fund dollars. In Program Year 2024 (PY24) the Housing & Community Vitality Department (formerly Social Sustainability Department) partnered with 4 nonprofits that received CDBG to provide human services, and 3 affordable housing providers that received CDBG and/or HOME funds to further the goals of the Consolidated Plan. CDBG funding was used to make investments in critical public services, providing residents with homelessness prevention and sheltering for domestic violence victims and persons experiencing homelessness. CDBG and HOME funds were invested in multifamily housing construction and rehabilitation, and single-family ownership construction. Local funds supplemented federal funds and supported homeownership rehabilitation, as well as 34 nonprofit organizations providing supportive services such as case management, nutrition, childcare scholarships, housing counseling, victim advocacy, behavioral health, and youth programming. Additionally, the City made significant, non-Competitive Process, financial and resource investments in community initiatives. Examples include annual funding to Homeward Alliance, and contributions and involvement in Outreach Fort Collins, which connects vulnerable people (often experiencing homelessness) to services. The City works with the Continuum of Care and the regional Coordinated Assessment and Housing Placement System (CAHPS). The City also prioritizes staff representation on boards and groups covering key community development areas affecting low- and moderate-income populations, such as mental health, workforce development, healthcare, and childcare.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increase access to services	Non-Housing Community Development	CDBG: \$ / Human Service Program: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1100	1367	124.27%			
Increase the supply of affordable housing units	Affordable Housing	CDBG: \$ / HOME: \$ / Affordable Housing Fund: \$	Rental units constructed	Household Housing Unit	239	64	26.78%	73	4	5.48%
Increase the supply of affordable housing units	Affordable Housing	CDBG: \$ / HOME: \$ / Affordable Housing Fund: \$	Homeowner Housing Added	Household Housing Unit	30	11	36.67%	4	4	100.00%
Preserve existing affordable housing	Affordable Housing	CDBG: \$ / HOME: \$ / Affordable Housing Fund: \$	Rental units rehabilitated	Household Housing Unit	223	155	69.51%	90	24	26.67%
Preserve existing affordable housing	Affordable Housing	CDBG: \$ / HOME: \$ / Affordable Housing Fund: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	26	34.67%			

Provide emergency sheltering and services	Homeless	CDBG: \$ / Human Service Program: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	1630	81.50%	200	228	114.00%
Provide emergency sheltering and services	Homeless	CDBG: \$ / Human Service Program: \$	Homeless Person Overnight Shelter	Persons Assisted	8000	4746	59.33%	1000	1317	131.70%
Provide housing stabilization services	Non-Housing Community Development	CDBG: \$ / Human Service Program: \$	Homelessness Prevention	Persons Assisted	500	266	53.20%	50	53	106.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Fort Collins made resource and funding investments via its annual Competitive Process, based on priorities set out in the 2020-2024 Consolidated Plan, as well as other strategic and planning documents including the Housing Strategic Plan and the Social Sustainability Department Strategic Plan. Applications for funding were reviewed to determine how well they met Consolidated Plan priority needs and goals, the organizations' ability to meet proposed outcomes, and timeliness. Each activity funded with CDBG in PY24 demonstrated that it would further the achievement of a Consolidated Plan goal and benefit low- to moderate-income (LMI) persons, including housing and public services. The City of Fort Collins also allocates approximately \$700,000-\$900,000 of local funds annually for human service needs through the same Competitive Process that distributes CDBG and HOME funds. Process improvements were instituted in the PY23 Competitive Process to more clearly distinguish and solicit proposals eligible for CDBG Public Service funds, and commit a share of the annual available funds to selected projects on a multi-year basis, therefore the same Public Service projects were funded in PY23 and PY24. The City continues to contribute staff

time and financial resources to community collaboratives that address Consolidated Plan priorities through longer-term, strategic work. As depicted in Table 1, the City made significant progress in PY24 towards meeting the goal outcome indicator targets for all goals. New construction activities funded in PY24 are expected to be completed by PY27. Accomplishments for these activities will be captured in future CAPERs.

Table 1 Notes**Housing Outcomes**

- Shortfalls in numbers of new and rehabilitated units are due to construction timelines. Anticipated numbers will be achieved when funded projects are completed.
- PY24 funded housing projects that remain to be completed include:
 - Care Housing, Greenbrier-Windtrail Rehabilitation (90 rental units).
 - Habitat for Humanity, Harmony Cottages (4 new ownership units).
 - Housing Catalyst, Village on Eastbrook (72 new rental units).
- Homeowner housing rehabilitation is now funded exclusively with Affordable Housing Fund dollars; therefore, the outcomes do not appear in Table 1.
- Table 1 New Units include:
 - Habitat for Humanity, Harmony Cottages (4 new ownership units)
 - Housing Catalyst, Village on Impala (4 new rental units, 24 rehabilitated rental units)

Human Services Outcomes

- Projects have met the goals of the Consolidated Plan.

HOME-ARP Outcomes (not shown in Table 1)

- \$228,410 was expended on planning and administration in PY24
- \$41,716 was expended on Supportive Services, with 70 unduplicated households served.
- Two programs were funded with HOME-ARP Supportive Services funding: Homeward Alliance Housing Navigation and Neighbor to Neighbor Housing Navigation. Both programs provide McKinney Vento supportive services to stabilize Fort Collins resident households in housing. All households served must meet the definition of a HOME-ARP HUD-Targeted Population. Homeward Alliance has served 44 unduplicated households and Neighbor to Neighbor has served 26 unduplicated households. Demographics for HOME-ARP not accounted for in Table 1; demographics for these beneficiaries are included as an attachment.

CDBG-CV Outcomes

- No new activities in PY24. Neighbor to Neighbor was unable to fully draw available funds in the amount of \$5,085.33 CDBG-CV funds. These funds will be returned to HUD. CDBG-CV beneficiaries were reported in a prior CAPER.

Table 1 Notes

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	794	6
Black or African American	133	2
Asian	12	0
American Indian or American Native	149	0
Native Hawaiian or Other Pacific Islander	4	0
Total	1,092	8
Hispanic	402	0
Not Hispanic	1,220	8

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The "Other" demographic category does not pull from Activity data into this chart. There are an additional 521 CDBG public service clients in the "Other" category (total of 1598 CDBG public service beneficiaries), and 9 "Other" CDBG Housing clients, for a total of CDBG beneficiary number of 1622.

****See Attachments for chart of CDBG and HOME beneficiaries by Activity.**

Public Services

Table 2 includes beneficiaries from the following CDBG-funded Public Service programs: Catholic Charities Shelter (744), Crossroads Safehouse (573), Family Housing Network Shelter Programs (228), and Neighbor to Neighbor Homelessness Prevention (53). Total 1598 beneficiaries.

These projects were chosen for federal funds because they serve the people who are most vulnerable in our community.

Demographics for both CDBG/HOME and Human Service Program projects (funded with City dollars) are included as an attachment.

Housing

Table 2 includes:

- Habitat for Humanity, Harmony Cottages: 4 new ownership units (HOME)
- Housing Catalyst, Village on Impala: 4 new rental units (HOME) and 24 rehabilitated units

(CDBG).

HOME-ARP (not included in Table 2)

\$41,716 Expended on Supportive Services, with 70 unduplicated households served.

Two programs were funded with HOME-ARP Supportive Services funding: Homeward Alliance Housing Navigation and Neighbor to Neighbor Housing Navigation. Both programs provide McKinney Vento supportive services to stabilize Fort Collins resident households in housing. All households served must meet the definition of a HOME-ARP HUD-Targeted Population. Homeward Alliance has served 44 unduplicated households and Neighbor to Neighbor has served 26 unduplicated households. Demographics for HOME-ARP are included as an attachment.

CDBG-CV

Table 2 does not include CDBG-CV as there were no new activities in PY24. These were reported in the PY22 CAPER.

Public Facility

There were no public facility projects funded in PY24.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,505,304	529,754
HOME	public - federal	765,871	1,171,920
Other	public - local	413,010	0

Table 3 - Resources Made Available

Narrative

Table 3 Notes:

"Other" Resources Made Available shown in Table 3 include:

- To supplement CDBG and HOME funds, a total of \$413,010 in Affordable Housing Funds were allocated to Habitat for Humanity Harmony Cottages and Housing Catalyst's Village on Eastbrook. These funds have not yet been expended.

HOME-ARP Allocated as follows:

- \$2,000,000 Affordable Housing Development: Heartside Hill
- \$403,941 Supportive Services
- \$228,410 Planning and Administration

Additional Expenditures not Accounted for in Table 3:

- An additional \$920,287 of HSP funds were awarded to 34 human service projects that did not receive federal funds. A chart of grant awards, expenditures, and clients served is included as an attachment.
- \$150,000 in Affordable Housing Funds were allocated to the Larimer Home Improvement Program (LHIP). 11 low-income homeowners were assisted with emergency repairs.
- \$8,200 in Affordable Housing Funds was expended to support 3 low-income homeowners with emergency tree removal.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-wide	100	100	Activity is conducted City-wide

Table 4 – Identify the geographic distribution and location of investments

Narrative

All investments reflect a 100% city-wide percentage, since no investments are directed to a specific Target Area. To the maximum extent feasible, the City attempts to distribute affordable housing across the city, avoiding concentration in any one area.

The locations of PY24 funded housing are as follows:

- Village on Eastbrook: southeast quadrant
- CARE Rehab: northeast quadrant & midtown (west) quadrant
- Habitat for Humanity Harmony Cottages: southwest quadrant

The locations of projects completed in PY24 with prior year funds are as follows:

- Habitat for Humanity, Harmony Cottages: southwest quadrant
- Housing Catalyst: Villages on Impala: northwest quadrant

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

City funding is often “first in” money for a Public Service or housing project which is important to show other funders local support. These funds are used by the organizations receiving them to leverage other funding sources such as other local, state, or federal dollars; individual and corporate donations; grants by foundations; and grants from other funders like United Way. The City’s Competitive Process application requires documentation of matching funds and an explanation of the organization’s ability to leverage funds received through the Competitive Process.

The City has a Land Bank Program, which holds publicly owned land for future affordable housing development. The first of the five parcels was sold to Housing Catalyst for the development of 96 low-income housing tax credit financed affordable units, including 6 HOME units. In 2019, an RFP was issued for a second parcel and a permanently affordable home ownership development with 54 townhomes was constructed and is currently for sale under a community land trust model. The City contributed most of the value of the land and this was leveraged with investments from: a private mission-aligned developer, a community land trust to steward the homes in perpetuity, housing authority tax abatement, Larimer County, and the State Division of Housing. The value of the land was used as a match for a \$2.2M State grant for water and wastewater costs. In 2020, the City used the proceeds of the first land bank sale to purchase a sixth parcel of 5 acres to be banked for future development. The City is transferring 2 acres from Natural Areas to the Land Bank Program and this should be finalized by the end of 2025. The City holds an option on a 5-acre parcel, with funding appropriated, and expects to exercise this and purchase the parcel in 2026. Also, a City-owned building was sold in 2020 and was developed into a four-plex with one affordable unit.

Match requirements are cited in the tables below and occurred through City Funding and land donations to HOME-assisted projects.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	5,048,476
2. Match contributed during current Federal fiscal year	400,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	5,448,476
4. Match liability for current Federal fiscal year	182,978
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	5,265,497

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1966	11/01/2024	0	200,000	0	0	0	0	200,000
1974	11/01/2024	0	100,000	0	0	0	0	100,000
1975	11/01/2024	0	100,000	0	0	0	0	100,000

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
222,177	160,130	185,187	0	197,120

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	167	32
Number of Special-Needs households to be provided affordable housing units	0	0
Total	167	32

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	77	8
Number of households supported through Rehab of Existing Units	90	24
Number of households supported through Acquisition of Existing Units	0	0
Total	167	32

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Projects planned with FY24 funding have experienced delays in receiving Low Income Housing Tax Credit (LIHTC) allocations and significant cost escalations related to tariffs and the impacts of BABA. Staff is currently working with our housing partners to address the funding gaps, comply with the additional regulations, and keep the projects on track.

All projects proposed through PY24 are moving forward and anticipated to be completed by the end of 2027. The above tables describe accomplishments using CDBG and HOME funds, and do not include

projects funded only with the City's Affordable Housing Fund (AHF). Units completed using CDBG & HOME, include the following:

- Habitat for Humanity, Harmony Cottages: 4 homeownership units constructed with HOME.
- Housing Catalyst, Villages on Impala: 28 units reported with CDBG/HOME (24 CDBG rehabilitation and 4 new HOME-assisted units). An additional 58 new affordable units were constructed as part of that project, that were not reported as CDBG/HOME assisted.

Not included in Table 12 are an additional 14 units assisted with AHF dollars:

- Larimer Home Improvement Program: 11 home emergency assistance grants and home rehabilitations.
- Fort Collins Forestry Department: 3 low-income homeowners assisted with hazardous tree removal.

Additional units nearing completion:

- Care Housing, Heartside Hill, funded with \$2M HOME-ARP: providing 8 units to qualifying populations, has completed construction and is currently working to lease up the HOME-assisted units and close out the funding.
- Habitat for Humanity, Harmony Cottages, Phase IV: completing construction on an additional 2 HOME ownership units to be sold to eligible buyers in early 2026.

Discuss how these outcomes will impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	12	4
Low-income	2	0
Moderate-income	10	4
Total	24	8

Table 13 – Number of Households Served

Narrative Information

Table 13 Notes:

Table 13 shows only federally assisted households with moderate income. Household numbers by project are listed below.

HOME:

- Habitat for Humanity, Harmony Cottages: 4 HOME assisted units
- Housing Catalyst, Village on Impala: 4 HOME assisted units, in project of 62 new rental units and 24 rehabilitated units.

CDBG:

- Housing Catalyst, Village on Impala: 24 rehabilitated units.

AHF (not reported in Table 13):

- Loveland Housing Authority, LHIP: 11 rehabilitation loans and emergency repair grants
- Fort Collins Forestry Department: 3 low-income homeowners assisted with hazardous tree removal

Note:

Village on Impala was an 86-unit redevelopment project with 28 units rehabilitated with CDBG funding and 4 out of 62 new units developed with HOME funds. 4 HOME units at Habitat for Humanity, Harmony Cottages were constructed for affordable homeownership and purchased by income eligible buyers.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The newly adopted Homelessness Priorities Platform is focused on addressing the needs of people experiencing homelessness. The City coordinates with a network of agencies, local service providers, community organizations, faith communities, businesses, residents, volunteers, internal City departments (including Police, Parks, and Natural Areas), Outreach Fort Collins, and the regional Continuum of Care, to address homelessness in a comprehensive manner. Network providers are trained to help communities implement best practices. The City provides financial and coordination support to agencies that provide outreach, shelter, service provision, and data management. Primary barriers to reducing and ending homelessness in Fort Collins are a low vacancy rate throughout the City, a high cost of living, and a lack of housing that is affordable to the lowest wage earners. The City continues to fund affordable housing developments that serve people experiencing homelessness and those earning less than 80% AMI.

Strategies

Strategies for reaching and serving people experiencing homelessness include: The annual Point in Time (PIT) count is a regional effort, gathering critical data on persons experiencing homelessness, spearheaded by the Northern Colorado Continuum of Care (NoCO CoC) and partially funded by the City. The regional Coordinated Assessment and Housing Placement System (CAHPS, also known as a coordinated entry system) assesses each individual and adds them to the by-name list, finds appropriate housing options, ensures supportive services for the person, and provides continuing supports for housing retention. Agencies in Larimer and Weld counties participate in weekly case conferencing for Coordinated Assessment & Housing Placement System (CAHPS). Over 40 agencies, including Housing Catalyst, have implemented a vulnerability index (VI-SPDAT) to assess which people are at the highest risk if they remain homeless and which is used to prioritize individuals for housing placement. The City maintains a partnership with Homeward Alliance, which operates the Murphy Center and is the NoCO CoC HMIS Lead Agency. The Murphy Center serves as the main point of entry for people experiencing homelessness and collaborates with dozens of agencies to provide disabled, veteran, and senior services; housing assistance; financial counseling; employment assistance; behavioral health; mobile clinic; computer, phone, and mail access; bus passes; lockers; showers; laundry; food; career clothes; cold weather gear; veterinary care; and bike repair. Through City funding the Murphy Center offers day shelter hours, expanded evening hours as needed, and services during extreme weather events. Homeward Alliance also manages the Homeless Management Information System (HMIS) for the CoC. The City is one of several funding partners of Outreach Fort Collins (OFC) and the City's Homelessness Response Lead Specialist is a member of the Board. OFC consists of a professionally staffed, 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. OFC provides contact and/or coordination with service providers and Police or emergency medical service engagement, as necessary. OFC reaches dozens of people every week, assisting with short and long-term solutions. OFC is an active participant in CAHPS.

The Police Department maintains a full-time Homeless Outreach and Proactive Engagement (HOPE) Team, an innovative outreach team that uses problem-oriented policing strategies to address issues surrounding homelessness within the city. OFC, SummitStone and Homeward Alliance maintain the Homeless Resource Guide, a pamphlet that lists information and bus routes for 40+ local organizations providing services to people experiencing homelessness. These are distributed to various City departments and service providers and provided online. The City's municipal court offers The Right Track (TRT), a probation program where people who are homeless or at-risk of homelessness can avoid misdemeanor and petty offense penalties by setting and achieving personal development goals. TRT focuses on restorative justice, individual case management and a problem-solving approach that favors recovery over incarceration. The City has three dedicated Park Rangers who are former police officers experienced in community policing. They are assigned to City parks and trails, which are often sites utilized by unsheltered homeless persons. Additionally, the City has Natural Area Rangers who patrol all the City's Natural Areas and frequently interact with people who may be camping in the Natural Areas. The Stormwater and Housing and Community Vitality departments collaborate to offer training and materials about local flood risks to homeless service providers in order to increase awareness of the dangers of flooding in areas where unsheltered people sometimes sleep. Housing and Community Vitality staff collaborate with Stormwater on their Floodplain Management Public Information Committee, the body responsible for the annual evaluation and public outreach efforts for the City's Floodplain Management program, which includes public information and education projects to raise community awareness of flood hazards. The NoCO CoC was approved and recognized as an official Continuum of Care by HUD in early 2020. The City is an active member and provides annual funding to support operations and HMIS. The City's Homelessness Response Lead Specialist is a member of the CoC's Governing Board.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Fort Collins provides financial and resource support to area housing and homeless service providers and works in collaboration with the network of providers to ensure that emergency shelter and transitional housing opportunities are available to residents of Fort Collins experiencing homelessness. 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 overnight emergency shelter for women and families, and 24/7 residential/transitional program beds for men, women, families, and veterans. The Fort Collins

Rescue Mission (FCRM) provides year-round 24/7 emergency shelter for men, as well as residential program beds for men. The City has a winter overflow shelter plan. In 2017 two new permitted uses were added to the Land Use Code to allow Seasonal Overflow Shelters (SOS) to be run at remote locations. Through this plan, the Rescue Mission adds an additional overflow shelter site during the winter months for men; the City is the primary funder. The City has an Emergency Weather Shelter Activation Plan to improve communications and processes (including transportation and security) for helping people find shelter during extreme winter weather events and extreme heat events during the summer months. Family Housing Network (FHN) program provides overnight shelter and meals to families experiencing homelessness through a network of faith-based congregational partners. FHN provides day shelter for families which includes access to computers, showers, laundry, kitchen, resting rooms, and play, reading, and work areas. Crossroads Safehouse provides secure shelter, advocacy, legal assistance, rapid rehousing, and education for survivors of domestic violence.

Transitional Housing

The City partnered with Family Housing Network (FHN) to develop Sherwood House, a transitional housing facility for seven families in a City-owned building. The City leased the building at a significantly reduced rate, with an option to purchase well below market rate. Sherwood House opened in 2021 and has seen families transition into permanent housing after an average of six months.

Permanent Housing

The Housing and Community Vitality department and its Housing Strategic Plan focus on increasing the supply of affordable housing. The City and its partners are also involved in veterans' homelessness intervention initiatives at the State level and by using a Coordinated Assessment and Housing Placement System (CAHPS) in the Northern Colorado region. The City supports networks for Permanent Supportive Housing and supportive services, which are integrally connected to emergency shelter and transitional housing along the housing and community development continuum. Mason Place, the newest 60-unit PSH in Fort Collins, opened in PY20. SummitStone Health Partners gets grant funding from the State Division of Housing to provide scattered site Permanent Supportive Housing in Fort Collins.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homelessness prevention is a key facet of the Homelessness Priorities Platform. Strategies for preventing homelessness include:

- The Housing and Community Vitality Department's Lead Homelessness Specialist is a governing

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.

- Housing Catalyst administers numerous special purpose vouchers including: 200 Non-Elderly Disabled (NED) vouchers; 273 Five-Year Mainstream vouchers for families whose head, spouse, or sole member is disabled; 209 Veterans Affairs Supportive Housing (VASH) vouchers; 50 Family Unification Program (FUP) vouchers; 16 Foster Youth to Independence (FYI) vouchers; and 22 Emergency Housing Vouchers.
- Housing Catalyst offers resident services to residents of its affordable housing communities. Resident Services staff support families in achieving stability, improving social and economic wellbeing, and remedying problems to avoid eviction and homelessness.
- 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.

ARPA

With ARPA dollars, The Matthews House provided emergency funds to support families with emergency housing assistance, essential needs, and transportation.

Human Service Program (HSP)

The City funds a variety of human service programs with local general fund dollars through the Human Services Program that aid in homelessness prevention. A Little Help helps older adults age in place by providing connections to important resources and services necessary for them to maintain independence in their homes. Catholic Charities Senior Services offers case management and financial assistance for seniors. The Matthews House Youth and Family Center Program supports youth moving out of foster care and/or the juvenile justice system. The Murphy Center is a one-stop assistance location for community members to prevent homelessness. Neighbor to Neighbor offers housing and financial counseling, and rent assistance. The Salvation Army provides clients with utilities and rent assistance. Project-Self-Sufficiency provides comprehensive support and promotes self-sufficiency. CAHPS maintains a community-wide list of households that are most in need and prioritizes housing options as they become available. Volunteers of America Handyperson Program provides services to seniors (60+) with safety-related home modifications and repairs through the work of volunteers.

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

- The City provides operating funds to agencies helping 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).
- The City provides funding to CAHPS to provide assessment, navigation, case management and wrap-around services to house and retain housing for people on the by-name list. Client level data for CAHPS is stored and managed using the regional Colorado Homeless Management Information System (COHMIS). In 2024, 5838 individuals were reported in COHMIS in Northern Colorado, including 277 Veterans, and 3834 with a reported disability. Between October 2024 and September 2025, CAHPS served 2,370 households total, including 176 veterans, 137 youth (18-24) and 160 people aged 65+. CAHPS served 857 households assessed in Fort Collins, including 84 veterans, 44 youth (18-24) and 65 people aged 65+. In 2024, 350 households were housed in total, 117 of which had been assessed in Fort Collins.
- Housing Catalyst developed and operates two supportive housing communities in Fort Collins. Completed in 2015, Redtail Ponds provides one- and two-bedroom apartments designed to meet the special housing needs of formerly homeless individuals with disabilities and formerly homeless veterans. Completed in 2021, Mason Place offers 60 one-bedroom apartments in a central Fort Collins location near public transit and services. All units have project-based vouchers. Residents are referred to the PSH communities by select service providers including Homeward Alliance. Housing Catalyst provides onsite services for all residents including a full-time Behavioral Health Clinician and community partners who bring specialized services to the communities.
- Housing Catalyst has a homeless preference for their Housing Choice Voucher program. In total, 92 people moved out of homelessness with voucher assistance in 2024.
- Volunteers of America (VOA) serves veterans and their families with homelessness prevention and rapid rehousing services through a Supportive Services for Veteran Families (SSVF) program. This program serves over 140 clients annually with rapid rehousing and homeless prevention services in Larimer County.

ARPA

The City funded a variety of human service programs with federal ARPA dollars through the end of 2024, that aided in homelessness transition. Catholic Charities 24/7 Emergency Overflow Shelter provided case management and resource navigation, food, and shelter for up to 54 women and two families each night. Crossroads Safehouse 24/7 Emergency Shelter provided services for people fleeing domestic violence and abuse. Fort Collins Rescue Mission 24/7 Emergency Shelter provided shelter and support

for men to obtain birth certificates, Colorado IDs, jobs, and housing, and connect with other community resources. Catholic Charities Resource Navigation conducted intakes to enter clients into the regional data system (HMIS), conducted vulnerability assessments for housing assistance, connected clients to school resource officers, transferred clients from the emergency shelter to extended stay program, provided transportation vouchers, supported obtaining of vital documents, and more. Homeward Alliance Resource Navigation provided an entry point for the regional coordinated housing system, and task-oriented services such as public benefits acquisition, housing vouchers, housing search assistance, and employment search assistance. Outreach Fort Collins Resource Navigation helped bridge the gap between people experiencing unsheltered homelessness and service providers. Disabled Resource Services Resource Navigation focused on housing stability for residents with disabilities. The Matthews House Resource Navigation addressed the immediate needs of unaccompanied youth to support their mental health, pathway to graduation, and community integration.

Human Service Program (HSP)

The City funds a variety of human service programs with local general fund dollars through the Human Services Program that aid in homelessness transition. Homeward Alliance's Family Services program provides resource navigation, financial assistance, and basic needs items. Poudre River Public Library District provides a social worker housed at the Old Town Library to connect unhoused individuals with local resources, conduct needs assessments, and help library staff.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Housing Catalyst completed a Section 18 disposition of its public housing in 2024.

In 2021 and 2022, Housing Catalyst received HUD approval for disposition of its remaining 70 public housing units through the Section 18 program. More than half of the public housing units were sold to a local land trust that renovated the properties as opportunities for affordable homeownership. A portion of the proceeds from that sale were reinvested into the redevelopment of the Village on Impala.

Completed in March 2025, the Village on Impala redevelopment included the renovation of 12 affordable duplexes managed by Housing Catalyst, as well as the construction of four new apartment buildings on the site of 11 former public housing units. The updated and expanded community features 86 homes (apartments and duplexes), a new clubhouse and leasing office, active greenspace with a playground, and pedestrian/bicycle connectivity paths. In total, the redevelopment netted 49 additional homes, more than doubling the number of affordable units in a prime location adjacent to Poudre High School.

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

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

Former public housing residents who are now voucher program participants continue to be eligible for JumpStart, the HUD Family Self Sufficiency program. The program supports voucher program 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. In 2024, 156 participants were enrolled in the five-year program and 84 of those participants had established an escrow account. The average escrow payout to graduates of the program in 2024 was \$10,858.54.

Housing Catalyst's Resident Services department coordinated educational programs and resource events to support residents and voucher holders in achieving greater financial independence. Participants learned skills like creating a budget, managing bills, and choosing the right insurance.

Housing Catalyst values resident input and offers multiple channels for residents and voucher program participants to engage with the agency:

- Housing Catalyst's Board of Commissioners includes a Resident Commissioner. Per Colorado statute and Federal regulation, the resident is a full voting member of the Board.
- Housing Catalyst manages Resident Advisory Boards for voucher program participants and Permanent Supportive Housing residents.

- Households receiving voucher assistance were invited to give input on Housing Catalyst's 2026 Public Housing Agency Annual Plan and Moving to Work (MTW) Supplement during a public comment period and public hearing. The MTW demonstration program is designed to increase agency efficiency, encourage economic self-sufficiency, and increase housing choices for low-income families.
- The Family Self-Sufficiency Program Coordination Committee includes a seat for a current participant.

Actions taken to provide assistance to troubled PHAs

Housing Catalyst is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

To mitigate the high cost of development, strategies the City is pursuing include:

- Continuing to provide both federal and City funds to affordable housing developers in accordance with the Consolidated Plan and Housing Strategic Plan. Local incentives enable developers to produce rent-restricted and for-sale units at rates affordable to low-income households. The City has also allocated federal funding, including CDBG and HOME, to ensure more funds are directed toward priority housing needs.
- A City dedicated sales tax was passed in 2015, providing \$4 million over 10 years to be used for affordable housing construction and/or preservation. These funds are used for direct financial support and fee relief for qualifying affordable housing projects. The City plans to ask voters for a similar dedicated sales tax to continue this work in 2025. This new tax is expected to provide at least \$10M over 10 years for capital needs of affordable housing.
- The City provides Affordable Housing Fee Credits to projects that include units targeting 30% Area Median Income households. The current amount of fee credits is \$14,000 per unit of new construction and \$5,500 per unit of adaptive reuse where some previously paid fees will be credited to the project. In 2025, \$400,000 in utility fee credits were awarded to 3 highly efficient affordable housing projects that went above the energy and building codes.
- The City provides an offset to the cost of Electric Vehicle Infrastructure recognizing that the City's regulation is more rigorous than the standards for Low-Income Housing Tax Credit financed developments.
- The City revised our Land Use Code to include incentives for affordable housing such as height and density bonuses, parking and landscaping reductions, basic development review (meaning much less process and faster approvals), and refined the definition of affordable housing. The Code also extends the minimum term for affordability restrictions from 20 to 60 years. Land use changes to support housing include permitting additional types of housing in existing neighborhoods (duplex, missing middle, accessory dwelling units). The City is now working on Land Use Code updates affecting commercial corridors and centers. These changes will promote mixed use housing and housing in transit-oriented corridors.
- The City entered into a Memorandum of Understanding with Elevation Community Land Trust (ECLT), a state-wide philanthropy-funded land trust, with the mission of providing permanently affordable homeownership opportunities. Currently, ECLT is working on a project to preserve 44 units of public housing and convert them into affordable for-sale units. ECLT is also partnering with the City on 54 new townhomes for sale.
- The City created an Internal Housing Task Force to seek enterprise-wide efforts to promote and incentivize affordable housing. The City also added an Affordable Housing Executive team and a

Housing Providers bi-monthly focus group.

- The City is implementing the Housing Strategic Plan, making progress on 25 of the 26 strategies. The City held a Community Housing Summit to check in with the community on progress toward strategic goals.

Additional Incentives

The City is also looking at ways to provide additional incentives 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 appropriateness as related to the proportionate impacts on the construction of smaller units. This policy would incentivize developers to build smaller units and new housing types.
- Strengthen the City's existing voluntary affordable housing incentives as part of Land Use Code updates and evaluate the potential effectiveness of a mandatory Inclusionary Housing Ordinance (IHO) as a future phase of action.
- Strategies for addressing fair housing concerns including providing education and hosting training events.
- Explore additional housing policies, such as whether an affordable housing impact fee should be pursued.
- The City asked voters for a property tax increase to support affordable housing in 2023, but it did not pass. The City is seeking a sales tax to continue a community capital improvement program that includes funding for affordable housing.
- The State passed an Affordable Housing Fund and the City successfully navigated the process to allow projects in our jurisdiction to compete for these programs. Three projects in the City have been awarded funding from this new source.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City provides technical support and financial resources to the agencies and organizations focusing their missions on addressing the needs of Fort Collins residents, including increasing the supply of affordable rental housing, and increasing opportunities for residents experiencing homelessness by providing support to emergency housing agencies, domestic violence shelters, and supportive services agencies. The City acts to preserve the existing affordable housing inventory through both rehabilitation of existing inventory and supporting the conversion of mobile home parks to cooperative or non-profit ownership models. Through CDBG and the City's Human Services Program funding, the City supports an array of services that improve living conditions of community members who have fewer resources and opportunities for stability and self-sufficiency. All the projects that received funding in PY24 addressed needs prioritized in the 2020-2024 Consolidated Plan. The City targets its funding to those housing and public service providers that serve the lowest income levels and provide for basic needs.

Other actions include:

Outreach Fort Collins is a local initiative to get outreach workers on the streets to connect unhoused persons to resources in the downtown area, north Fort Collins, and midtown. OFC sees over 1,000 unduplicated unhoused people annually. They provide community engagement contacts, service provider contacts, and service coordination as needed. The City assists the Murphy Center and Fort Collins Rescue Mission to provide expanded hours and services as needed during extreme hot or cold weather, which has had a ripple effect of positive impacts throughout the community. The City partnered with UCHHealth and SummitStone Health Partners to implement co-responders in the Police Department to provide crisis intervention as appropriate on police calls. The City is supporting the County to expand behavioral health services in Fort Collins. Fort Collins Police Services has implemented a behavioral health response team, added another team in 2022, and is approved to add another team in 2023. The Police Department formed a full-time Homeless Outreach and Proactive Engagement (HOPE) Team, an innovative outreach team that uses problem-oriented policing strategies to address issues surrounding homelessness. The Housing and Community Vitality Department leads a weekly homelessness tactical team, comprised of internal staff and external partners, that addresses immediate and emergent needs using a people-centered approach (resources and service connection are prioritized over citation and enforcement). The City provided funding and partnership to increase capacity for affordable, accessible and quality childcare. This includes efforts to reduce tuition costs for families needing childcare, strengthen retention strategies for the childcare workforce, and support efforts to stabilize childcare.

ARPA and HOME-ARP

The City received federal American Rescue Plan Act (ARPA) funding in PY20 and began committing those dollars to recovery projects in PY21. Projects receiving City ARPA funds addressed homelessness, various social service needs, childcare, and much more. To determine funding eligibility, the City followed federal guidance of impacted populations as defined by the SLFRF Final Rule from the U.S. Department of the Treasury. As a HOME participating jurisdiction, the City received a federal allocation of \$2,628,410 from the HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) from the U.S. Dept. of Housing and Urban Development (HUD). The purpose of this funding is to assist individuals or households who are homeless, at risk of homelessness, and other populations, by providing housing, tenant based rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability. The City submitted the HOME-ARP Allocation Plan to HUD as a substantial amendment to the PY21 Annual Action Plan for HUD review and it was accepted in October 2022. On May 30, 2025, HUD sent notification that it had miscalculated the 2021 HOME-ARP Grant Award and was allocating an additional \$3,941 in funding. The City allocated the additional funds to Supportive Services and submitted a substantial amendment to the PY21 Annual Action Plan in June of 2025. Funding was made available through two separate Competitive Application processes: 1) Development of Affordable Rental Housing and 2) Supportive Services. The \$2,000,000 in housing development funding was awarded to Heartside Hill, LLLP, for the development of 72 units of affordable multi-family housing units, 8 of which will be designated for qualifying households. Construction began

in April with the project anticipated to be completed in late 2025. \$400,000 was initially allocated for McKinney-Vento Supportive Services to assist qualifying households to stabilize in housing. Those funds were awarded to Neighbor to Neighbor and Homeward Alliance in June 2023, with Neighbor to Neighbor and Homeward Alliance each receiving \$200,000 to help current qualifying households stabilize their housing. In June of 2025 the subrecipient agreements with both agencies were amended to obligate the additional Supportive Services dollars and award the organization with the remaining balance of unexpended administrative dollars to use towards program administration. Neighbor to Neighbor's final allocation was \$231,970 and Homeward Alliance's final allocation was \$272,834.16.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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.

In PY24, there was no work performed on units constructed prior to January 1, 1978.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During PY24, funding and collaboration were instrumental in achieving positive outcomes. The City partnered with a variety of programs that support self-sufficiency, including initiatives that increase access, enhance school readiness and early childhood literacy, offer or support workforce training and retraining, offer dependent care so family members can work, and increase employment opportunities. As it does annually, the City provided Human Service funding (both local and federal funds) to nonprofit partners in the community to help households preserve, support, and stabilize their households. The City also participated in the Northern Colorado Continuum of Care (NoCO CoC) Governing Board and assisted with prioritization and funding of supportive services and other prioritized programs/projects identified by the NoCO CoC that will stabilize the lives of people experiencing homelessness in Fort Collins and the region.

Village on Impala, the housing redevelopment project undertaken by Housing Catalyst, the local housing authority provided employment opportunities for Section 3 residents. Section 3 workers were actively recruited through job postings with the Larimer Count Workforce Center, posted notices at the job site, job fairs and active coordination with subcontractors. In total, 65% of all labor hours worked on the site were performed by Section 3 workers.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City serves as funder, collaborator, and convener for a variety of frameworks and initiatives. Those roles include everything from board representation on the NoCO CoC and Outreach Fort Collins and leadership for the Coordinated Assessment & Housing Placement System (CAHPS) as well as completion and implementation of a Housing Strategic Plan. The City continues to participate as a convener and partner in community-wide efforts to form plans addressing both ongoing and emerging challenges faced by low-income community members (e.g., homelessness, stable housing, health and behavioral health care, and affordable childcare).

Low-income residents benefit from the services provided by high performing public and nonprofit agencies supported financially and operationally by the City. The City continues to take a proactive approach in bringing organizations together to ensure excellent service, thoughtful coordination, and innovative, evidence-based approaches in delivering housing and supportive services to low-income community members.

- The City provides ongoing technical assistance and financial resources, ensuring that community organizations have the capacity and the necessary human and physical assets to execute their missions.
- The City continues to use a robust investment decision process to ensure there is only needed service duplication and that providers work cooperatively to develop service plans that address identified needs.
- City staff serve as liaisons to various umbrella groups (e.g., NoCO CoC, Fort Collins Area Interfaith Council, etc.) and offer support as needed.
- City staff support nonprofits in meeting federal requirements.
- The City is part of the committee leading a county-wide homelessness response strategic planning process, which began in 2024.
- Staff continue to work closely with NoCO CoC, Police Services, Outreach Fort Collins (OFC) and service providers to make progress on more complex issues such as illegal camping, and disruptive behaviors in the downtown, North Fort Collins, and midtown areas. OFC is in its tenth year of operations and works to address the challenging interfaces of businesses, city residents, visitors, and those experiencing homelessness.
- Through its monitoring and risk assessment processes, the City gathers 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 taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City has structured its Housing and Community Vitality department to serve as the convener and navigator for collective plans and actions to ensure that the efforts and resources are utilized in the most efficient manners possible. Staff members participate in many community-wide committees and

initiatives which enhance coordination between service and housing providers. In terms of federal framework and funding, the NoCO CoC is the vehicle used for addressing the various needs and challenges of persons experiencing homelessness and other populations. The City convenes coordination meetings between housing providers, including Housing Catalyst and other nonprofit housing agencies, to ensure those receiving housing benefits can also access social services, and to advance efforts toward greater self-sufficiency for community members who are low-income. The department oversees two citizen advisory committees within the City's Boards and Commissions. The Human Services & Housing Funding Board and the Affordable Housing Board monitor community issues and provide an additional avenue for soliciting resident and agency input. They help the City better coordinate housing activities with public service efforts to ensure that gaps are being addressed.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

This section is included as an attachment.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

Public Service projects are monitored quarterly as reimbursement requests are processed. All agencies receiving federal funding have annual monitoring as well. The City offers either in-person, remote, or hybrid monitoring to Public Service funding recipient organizations.

The City's Grant Compliance and Policy Manager performed a risk-based monitoring analysis of housing projects receiving federal funds through the review of quarterly reports submitted for active projects, desk reviews of annual rent and occupancy reports, and on-site inspections in accordance with established federal schedules and guidelines for CDBG and HOME. All file reviews were conducted remotely, with property managers submitting requested documents through a secure file exchange.

All RFPs soliciting proposals for funding contain required business outreach language.

The City stays abreast of all HUD bulletins, technical assistance, and other guidance tools to ensure compliance with comprehensive planning requirements and completed the 2025-2029 Consolidated Plan, which has been submitted HUD.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City followed all its Citizen Participation Plan guidelines and standards regarding public notices, information distribution, and public review periods for HUD-related activities.

Public notice for document review and public hearing was provided in the community newspaper and on the City's website in advance of the 15-day review period. The public notice and hearing information were also shared with all community agencies funded through the City's Competitive Process, as well as with identified Public Notice Partners. The draft document was made available online. All language in notices was ADA and Title VI compliant.

Results of the public comment period and public hearing will be included in the final document submitted to HUD.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City did not make any changes to program objectives, since none were warranted. They were based on extensive public input, decision-maker prioritization, the Social Sustainability Department's Strategic Plan, other local strategic plans (e.g., the Housing Strategic Plan), the 2020-2024 Consolidated Plan, funding proposals submitted, and available funding. The City recognizes the need to continue to support the identified goals, especially housing, homelessness prevention, and services and shelter for people experiencing homelessness.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

To ensure compliance with the HOME Housing Property standards, the City of Fort Collins has implemented a risk-based monitoring system. For development/construction projects that were completed during the program year, 100% of the units were inspected upon completion. After completion, units are inspected a minimum of every three years based on the risk score of the project. In PY24, City staff inspected 16 (15%) of the 106 HOME rental units in the City's portfolio that are within their current period of affordability. All properties were well-maintained with 16 units passing inspection and one requiring corrective action to address a window at ground level that didn't properly lock. That deficiency was quickly remedied and obtained compliance by the end of the program year. The only units not inspected were those not due for annual inspections as outlined in the 2013 HOME Rule.

DMA Plaza, Inc.	The Remington (aka DMA Plaza)	3
Legacy	Legacy Senior Residences	3
Villages, Ltd.	Plum Place	3
Villages, Ltd.	Village on Horsetooth	3
Villages, Ltd.	Village on Shields	4

Table 14 - HOME Inspections Table

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

- The general public, property owners, and potential tenants are informed of federal Fair Housing requirements and the City's affirmative marketing procedures. Information on these requirements and procedures is included in public notices, publicity materials and application forms for the CDBG and HOME programs.
- Property owners are required to adhere to affirmative marketing procedures when attempting to fill a vacant unit that has received CDBG/HOME assistance for rental units. In any advertisement or listing for a vacant unit, the property owner is required to include a Fair Housing compliance statement or Equal Housing Opportunity logo.
- Property owners are required to make special outreach efforts to solicit prospective tenants from groups which may be unlikely to seek housing in the local housing area. Vacancies are listed with Neighbor to Neighbor, Housing Catalyst, 2-1-1 Information and Referral and/or other

local community or listing services which promote Fair Housing and reach a broad cross-section of community residents.

- The CDBG and HOME programs maintain records on the demographic characteristics of tenants in units immediately after construction is completed. Property owners are also required to maintain ongoing documentation of compliance with affirmative marketing procedures and outreach efforts listed in the previous paragraph.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

\$185,186.66 in HOME Program Income was expended as follows:

- \$13,265.51 Suballocated to Administration
- \$171,921.15 for the development of HOME rental units at Village on Impala, Activity #1966. Demographics are included in CR-10 and included as an attachment.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City adopted the Housing Strategic Plan in March 2021, with the vision that “everyone has stable, healthy housing they can afford.” The plan includes 26 strategies to achieve the plan’s vision. Several key strategies have been completed or are currently underway including a major update to the City’s Land Use Code (LUC) regulations for housing, commercial corridors and retail centers. The City no longer has occupancy limits allowing fuller use of existing housing inventory. The LUC has added code-based incentives such as parking reductions, density and height bonuses for affordable housing and process improvements such as allowing for Basic Development Review where staff is the decision maker for affordable housing.

PY24 Actions:

- Continued to serve as steering committee member in a regional housing collaborative looking for housing solutions as well as participating on the governing board for the Northern Colorado Continuum of Care. Also continued to serve on the housing priority group of the Partnership for Age Friendly Communities for Larimer County.
- The City continued the internal housing task force, added an Affordable Housing Executive Team and hosted a bi-monthly focus group of housing providers to provide input on updates to Land Use regulations and the implementation of the Housing Strategic Plan.
- The City is working to be recognized as an Accessory Dwelling Unit Supportive City.
- Assigned the City’s 2024 Private Activity Bond (PAB) allocation of over \$11 million to Housing Catalyst for several projects including the rehabilitation of CARE Communities Windtrail Apartments and for additional new construction or rehabilitation of affordable rental homes for

people making no more than 80% of the area median income.

- Council adopted a rental registration program in June 2023 which became mandatory in January 2025. This program includes grants to small landlords to help them with health and safety issues in their units.
- Council continues to refine Metropolitan District policy for residential development and to seek public benefits when allowing this special taxing district. Affordable housing is one of the benefit options. This policy has produced 72 affordable homes and has 264 more in the approval process.
- The City continues its partnership with the statewide Elevation Community Land Trust. ECLT is working to convert 44 units of public rental housing into permanently affordable for-sale homes and is a partner in the development of 54 new for-sale affordable townhomes on a City Land Bank parcel.
- City staff sought and received a budget allocation for adding 5 acres to the City's Affordable Housing Land Bank Program. The City also authorized the use of ARPA funding to purchase an additional two acres for the Land Bank Program.
- Council is referring a Community Capital Improvement Program dedicated sales tax extension to the ballot for the November 2025 election. This includes at least \$10M for affordable housing. Work is being done to identify additional dedicated revenue sources for affordable housing.
- The City is considering a registration or licensing program for Mobile Home Parks.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	2	0	0	0
Total Labor Hours	8,256	115,415			
Total Section 3 Worker Hours	4,599	76,891			
Total Targeted Section 3 Worker Hours	0	0			

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	1	1			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1	1			
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1	1			
Technical assistance to help Section 3 business concerns understand and bid on contracts.	1	1			
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.		1			
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.		1			
Held one or more job fairs.	1	1			
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.		1			
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	1	1			
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.	1	1			
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Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

Village on Impala, the housing redevelopment project undertaken by Housing Catalyst, the local housing authority, provided employment opportunities for Section 3 residents. Section 3 workers were actively recruited through job postings with the Larimer Count Workforce Center, posted notices at the job site, job fairs and active coordination with subcontractors. In total, 65% of all labor hours worked on the site were performed by Section 3 workers.

Beneficiary Attachments

CDBG & HOME Funded Projects

Beneficiary Demographics

Activity	Total # of Clients/ Units	White	Black/AA	Black/AA & White	Asian	Asian & White	American Indian (AI)/ Alaskan Native	AI & White	AI & Black	Native Hawaiian/ Pacific Islander	Other	Hispanic*	Single Female Head of Household	Single Male Head of Household	Persons with Disabilities
PUBLIC SERVICE PROJECTS - CDBG															
Catholic Charities	744	496	85	8	6	0	33	10	4	3	99	210	32	10	112
Crossroads Safehouse	573	140	19	0	5	0	1	0	0	1	407	53	155	33	37
Family Housing Network	228	109	11	3	0	0	95	1	0	0	9	118	28	9	46
Neighbor to Neighbor	53	35	4	2	1	0	5	0	0	0	6	20	18	4	5
SUBTOTAL	1598	780	119	13	12	0	134	11	4	4	521	401	233	56	200
HOUSING - CDBG & HOME**															
Habitat - Harmony Cottages Phase III (HOME)	4	2	2										2		
Village on Impala (4 HOME)	4	4											2		
Village on Impala (24 CDBG)	24	14	1								9	1	11		
SUBTOTAL	32	20	3	0	0	0	0	0	0	0	9	1	15	0	0
CDBG Housing	24	14	1								9	1	11		
HOME Housing	8	6	2										4		
TOTAL	1630	800	122	13	12	0	134	11	4	4	530	402	248	56	200

Total Population	White	Black	Asian	American Indian/ Alaskan Native	Native Hawaiian/ Pacific Islander	Other Race/Two or More Races	Hispanic	Female Head of Household	Persons with Disabilities
170,000	138,822	2,363	5,695	1,343	22,100	17,850	20,978	2,635	13,702
	81.66%	1.39%	3.35%	0.79%	13.00%	10.50%	12.34%	1.55%	8.06%

*2020 & 2023 American Community Survey 5-Year Estimates

*not included in CR-10 Table 2

** Housing projects funded in PY24 will be completed in PY25-PY27.

HOME-ARP Public Service Projects

Beneficiary Demographics

Activity	Total # of Clients/Units	White	Black/AA	Black/AA & White	Asian	Asian & White	American Indian (AI)/ Alaskan Native	AI & White	AI & Black	Native Hawaiian/ Pacific Islander	Other	Hispanic*	Single Parent Household	Persons with Disabilities
PUBLIC SERVICE PROJECTS														
Homeward Alliance	44	36	0	0	0	0	3	0	0	0	5	13	11	32
Neighbor to Neighbor	26	19	4	0	0	0	0	0	0	0	3	5	9	4
SUBTOTAL	70	55	4	0	0	0	3	0	0	0	8	18	20	36

Human Service Program: City Funded Projects

Funding and Clients Served

Agency	Program	Grant Award	Expended	Unspent	Clients Served
A Little Help	A Little Help for Older Adults in Fort Collins	\$ 20,000	\$ 20,000	\$ -	242
Alianza NORCO	Navigation Programming for Immigrants by Immigrants	\$ 32,000	\$ 32,000	\$ -	263
Boys & Girls Clubs of Larimer County	Boys & Girls Clubs - Fort Collins	\$ 25,000	\$ 25,000	\$ -	590
CASA of Larimer County	Court Appointed Special Advocates	\$ 30,000	\$ 30,000	\$ -	209
CASA of Larimer County	Family Connections	\$ 30,000	\$ 30,000	\$ -	198
Catholic Charities	Senior Support Services - Samaritan House Ft Collins	\$ 27,000	\$ 27,000	\$ -	51
Children's Speech and Reading Center	Scholarships, Screens & Early Literacy	\$ 15,000	\$ 15,000	\$ -	176
ChildSafe Colorado	Child Abuse Treatment Program	\$ 35,000	\$ 35,000	\$ -	428
Crossroads Safehouse	Bilingual & Bicultural Victim Advocacy	\$ 28,000	\$ 28,000	\$ -	79
Disabled Resource Services	Disability Services for Independence	\$ 20,000	\$ 20,000	\$ -	224
Elderhaus Adult Day Program	Direct Care for Fort Collins Residents Living with Disabilities	\$ 27,000	\$ 27,000	\$ -	112
Ensign Skills Center	Low Vision Rehabilitation Care and Support Program	\$ 15,000	\$ 15,000	\$ -	136
Family Housing Network	Sherwood House - Bridge Housing	\$ 16,000	\$ 16,000	\$ -	43
Food Bank for Larimer County	Fort Collins Kids Cafe	\$ 22,000	\$ 22,000	\$ -	1002
Homeward Alliance	Coordinated Assessment and Housing Placement System	\$ 10,000	\$ 10,000	\$ -	425
Homeward Alliance	Family Services	\$ 30,000	\$ 30,000	\$ -	887
Homeward Alliance	Murphy Center	\$ 30,000	\$ 30,000	\$ -	2689
ISAAC of Northern Colorado	Housing in the Gaps: Safety Net for Unhoused Immigrant & Refugee Families	\$ 20,000	\$ 20,000	\$ -	72
Larimer County Partners	Youth Mentoring and Prevention	\$ 15,000	\$ 15,000	\$ -	505
McBackpack	Working to Alleviate Food Insecurity in Fort Collins	\$ 15,000	\$ 15,000	\$ -	1728
Meals on Wheels for Fort Collins	Meal Delivery Program	\$ 25,000	\$ 25,000	\$ -	495
Neighbor to Neighbor	N2N Rent Assistance Coordination	\$ 32,500	\$ 32,500	\$ -	473
Outreach Fort Collins	Street-Based Homelessness Services Program Support	\$ 39,000	\$ 39,000	\$ -	1069
Poudre River Public Library District	Social Service Interventions for Unhoused Library Customers	\$ 15,000	\$ 15,000	\$ -	20
Project Self-Sufficiency	Career Pathways for Low-Income Single Parents	\$ 22,000	\$ 22,000	\$ -	177
Respite Care	Childcare Scholarships for Low-Income Families	\$ 19,000	\$ 19,000	\$ -	44
Sexual Assault Victim Advocate Center	Sexual Assault Intervention & Prevention Services	\$ 21,500	\$ 21,500	\$ -	181
Teaching Tree Early Childhood Learning Center	Childcare Scholarships for Low Income Families	\$ 40,000	\$ 40,000	\$ -	14
The Crawford Child Advocacy Center	Fighting Child Sexual Abuse & Maltreatment	\$ 15,000	\$ 15,000	\$ -	298
The Family Center/La Familia	Childcare Scholarships & Family Support Services	\$ 41,287	\$ 41,287	\$ -	187
The Matthews House	Family to Family Program at the Community Life Center	\$ 15,000	\$ 15,000	\$ -	84
The Matthews House	Youth & Young Adults Transitioning to Independence	\$ 30,000	\$ 30,000	\$ -	126
The Quarter Project	GEMS - Girls in Engineering, Math & Science	\$ 15,000	\$ 15,000	\$ -	210
The Salvation Army	Rent and Utilities Program	\$ 18,000	\$ 18,000	\$ -	128
Turning Point Center for Youth & Family Development	Connections Program	\$ 15,000	\$ 15,000	\$ -	31
United Way of Larimer County	Larimer Child Care Fund	\$ 15,000	\$ 15,000	\$ -	4
United Way of Weld County	Coordinated Assessment and Housing Placement System	\$ 20,000	\$ 20,000	\$ -	430
Vindeket Foods	Vindeket Market	\$ 16,000	\$ 16,000	\$ -	2639
Volunteers of America	Handyperson Program	\$ 16,000	\$ 16,000	\$ -	137
Volunteers of America	Home Delivered Meals Program	\$ 28,000	\$ 28,000	\$ -	200
Totals		\$ 920,287	\$ 920,287.00	\$ -	17,006

City Funded: Human Service Program

Beneficiary Demographics

Clients May Select Multiple Identities

Demographic	# Client Identities
American Indian/Alaska Native	354
African	21
African American/Black	720
Asian/Asian American	140
Hispanic/Latinx/Spanish Origin	2,982
Middle Eastern/North African	89
Native Hawaiian/Other Pacific Islander	29
White	7,768
Prefer to self-identify	988
Decline to specify	754
Person with Disabilities	4,447

Broadband

According to the 2022 ACS, in Fort Collins 23.7% of households earning less than \$20,000/yr do not have an internet subscription, but only 1.9% of the total population is without any computer. Connectivity has significantly increased since the implementation of Connexion, the utility-level broadband offered by the City of Fort Collins. Currently, there are 1983 households of all incomes that only have a smartphone for internet access, and another 1339 with no computer of any kind. As more jobs 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 has built out Connexion and it is available to all residents, businesses, and organizations in the city. Broadband access supports community members, local businesses, job growth, education, energy technology, health care and other public services. The City offers a reduced rate (\$50/mth discount) 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.

Natural Hazards & Resilience

The natural hazards most likely to impact residents of Fort Collins are extreme temperatures, wildfire smoke, flood, and reduced water availability and quality. The impacts of these hazards have the potential to negatively impact all residents, but people living in older, non-upgraded homes and within the floodplain are more likely to experience these impacts than others. 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 in the central part of the city, though there are also opportunities for rehabilitation in the southeast quadrant.

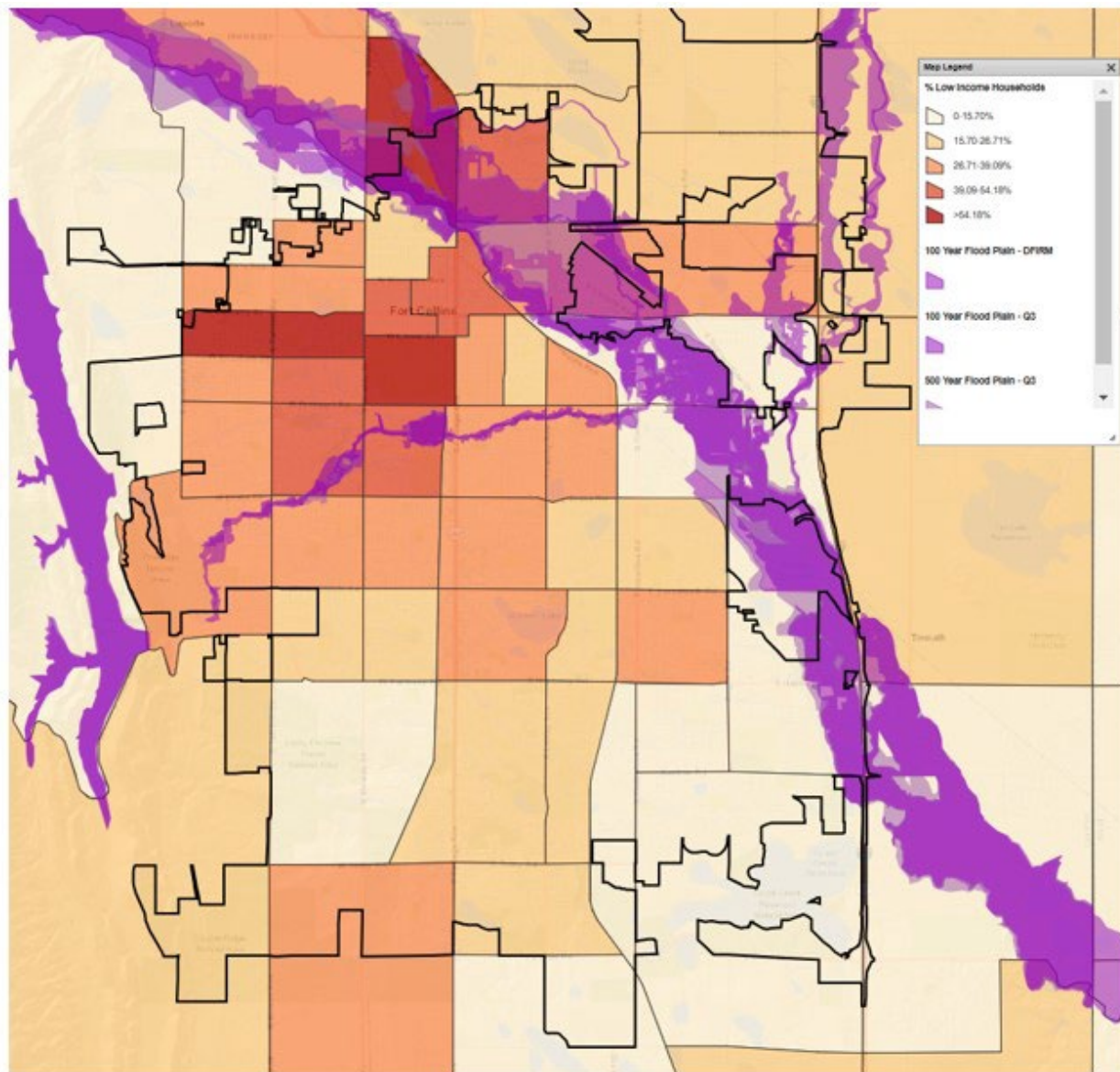
Making homes as efficient as possible is the best way to protect residents from the negative health impacts of smoke and extreme heat/cold. Because rates are higher during periods of water restrictions, in the case of drought or other causes of reduced water availability, households with lower incomes may feel the strain of increased water cost. 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 leads an emergency weather response system that activates additional shelter for people experiencing homelessness during extreme cold and extreme heat weather events and is exploring the feasibility of developing a response plan for hazardous air quality events in partnership with multiple City departments, the Larimer County Department of Health and Environment and with consultation from the National Oceanic and Atmospheric Administration (NOAA) and the Colorado Climate Center.

Flooding Risks

Parts of Fort Collins are in the 100-year and 500-year floodplain. Also, urban flooding is an issue in the Old Town area, where stormwater systems are currently undersized. Fort Collins predicts more intense precipitation events in the future, which could increase the incidence of floodplain and urban flooding. The map below, Floodplain Map with Percent of Low-Income Households, shows income by census block in Fort Collins, overlaid with the floodplain map. This map shows some areas on the west side of Fort Collins that are in an area of increased poverty. When these areas were built, there was limited storm drainage and homes were constructed immediately adjacent to small stream channels and were not elevated or protected. Many of these areas have had improvements made and the City's Master Drainage Plan identifies capital projects to reduce potential flooding. The map also shows areas in the north part of town that are lower-income and are more susceptible to flooding. These areas contain older homes in historically significant neighborhoods. Protecting these neighborhoods is vital to Fort Collins.

To address areas like these, and other flood-prone parts of the city, Fort Collins has a comprehensive stormwater and floodplain management program that focuses on reducing the possibility of floods to the entire city. 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. Since 1988, over 2,500 structures are no longer mapped in the floodplain due to these 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. The homes in the Old Town Drainage Basin are generally more expensive, but there are students and families who rent basement apartments in the Old Town area who may have lower incomes and whose housing is susceptible to flooding. 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. Outreach about flood hazards 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.; Spanish-language content available online; education in schools; booths at local events; outreach to realtors and homeless service providers; flood awareness videos; and bus bench messaging.



Source: CPD Maps (<https://egis.hud.gov/cpdmaps/>)

Hazard Mitigation

Additionally, the City has adopted the Larimer County Multi-Jurisdictional Hazard Mitigation Plan and completes an annual report on mitigation actions. The Disaster Mitigation Act requires that each participating jurisdiction engage in the planning process and officially adopt the multi-jurisdictional plan to be eligible for FEMA Hazard Mitigation Assistance grants. The jurisdictions that chose to participate in the planning process, including Fort Collins, were required to meet strict plan participation requirements. The Plan is a multi-jurisdictional pre-disaster multi-hazard mitigation plan that's purpose is to guide the county towards greater disaster resistance, while respecting the character and needs of residents. Larimer County has had the most federally declared disasters out of all counties in the State of

Colorado since 1965. This is mostly due to the three large river systems within the County and the large amount of wildland urban interface land leading to significant wildfire potential, the same hazards that most impact Fort Collins.

The Plan process included significant public outreach, including a survey, workshops, and public review period. The Hazard Plan includes demographics information and social vulnerability indices in the development of mitigation strategies. The hazards addressed in the Plan are biological hazard, civil disturbance, dam inundation, drought, earthquake, erosion/deposition, flood, hazardous materials incident, landslide/rockslide, spring/summer storm, tornado, utility disruption, wildfire, and winter storm. The events rated most likely to occur include biological hazard, flood, seasonal storms, and wildfire. The Plan also discusses climate disruption considerations and how this will impact the occurrence and severity of natural hazards, and notes that specific populations, particularly those who are limited income, children, elderly, and disabled, will likely be impacted by the effects of climate disruption disproportionately, compared to other populations.

Hazard Mitigation Plan Implementation

Some actions the City has taken, in collaboration with partners, to implement the Hazard Mitigation Plan include:

- Infrastructure policies and outreach: All new development is to install flood mitigation measures. City Capital projects now include infrastructure-level flood mitigation control measures. An Implementation Manual has been adopted and is widely used.
- Low Impact Development Retrofits: Improve water quality, reduce urban flooding and enhance resiliency by retrofitting existing City regional drainage facilities. Ex: City capital project in downtown area will address flooding by incorporating new infrastructure into a large storm sewer system. Though the Downtown Sewer Project will be mostly using a traditional sewer system to handle large flooding events, a hybrid system will be used to address water quantity and quality.
- Training in Disaster Management Large Scale Incidents: City staff participate in disaster preparedness and response training and exercises based around natural disasters that impact water and electric utilities.
- Public Education and Awareness: Education and outreach for drought, flood, severe storm, severe winter weather, and wildfire for residential and business communities. Education includes promotion of NoCo Alert, which provides reverse 911 calls, texts, and emails to advise the public about local emergency incidents.
- Stormwater Master Planning: Utilities Stormwater Engineering staff, supported by external consultants, will complete important updates to portions of six Stormwater Basin master plans over the 2025-2026 planning period.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Impediments to Fair Housing Choice Actions

Impediment No. 1: Lack of awareness of Fair Housing law.

PY24 Actions:

- The annual Fair Housing Proclamation on April 1, was presented to the Colorado Poverty Law Project for their eviction prevention work.
- The City conducted a Fair Housing survey in support of its 2025 Analysis of Impediments to Fair Housing Choice. The survey was marketed via social media, direct email, various newsletters, and an in-person event, to reach a broad swath of the community. A separate survey was directed toward housing and human service professionals to gauge their awareness of fair housing law, rights, and responsibilities.
- Fair Housing information continued to be provided on multiple City webpages, both internal and external, and fair housing month was promoted via the City's Housing Updates newsletter. The newsletter reaches approximately 1500 households with timely information about housing-related learning opportunities and events, neighborhood grants, and completed housing projects.
- The City is partnering with Larimer County on a state-mandated housing needs assessment. The grant-funded consultants have been conducting outreach, including events and surveying to determine local context and conditions. This foundational work will guide action plans to address the community's housing goals.
- The City's Neighborhood Services department partnered with the Colorado Law Poverty Project and Interfaith Solidarity and Accompaniment Coalition ("ISAAC") to provide education around eviction and mediation services to landlords and tenants. Partner organizations hosted Know Your Rights training sessions for renters, landlords, and mobile home park residents; assisted renters with free legal advice during legal clinics (30-60 minute free 1:1 sessions with an attorney to discuss their situation and give advice/education); and trained promotoras, community members from targeted neighborhoods with high rates of eviction filings or threats, to educate both sides of a conflict and assist with mediation services. In 2025 (Jan.-Sept.) the Eviction Legal Fund provided direct representation for clients in 12 FED/eviction cases. Educational programs reached 193 renters. All beneficiaries are income-qualified with most renters earning below 50% AMI. Legal advice clinics reached 28 renters. 122 participants received educational materials and self-advocacy resources.
- The City offers Community Mediation and Restorative Justice services to community members. Mediation focuses on improving relationships and can assist in resolving conflicts between tenants and landlords, neighbors, etc. Restorative Justice works to repair harm and relationship after a crime has been committed. The programs help prevent eviction, build welcoming neighborhoods, and inform residents and landlords of their rights and responsibilities.

Impediment No. 2: Some discrimination in housing still occurs.

PY24 Actions:

- The City's Housing Strategic Plan has strategies for visitable and accessible housing. "Visitability" provisions were added as a local amendment to the building code to ensure ground-floor visitability and accessibility. This local amendment was adopted in 2022 and will be amended with the adoption of the 2024 Building Code to allow first floor baths that are accessed in bedrooms to be compliant.
- City funds were granted to Disabled Resource Services to provide holistic services to people with disabilities, including housing attainment and retention.
- City funds were also granted to LHIP and the VOA Handyperson Program which help community members make accessibility improvements to their homes.

Impediment No. 3: Disparities in mortgage lending practices exist.

PY24 Actions:

- BirdWhistle Townhomes, a homeownership project on a City Land Bank property helps mitigate impacts of systemic issues around accessing ownership. Elevation Community Land Trust (ECLT) offers low price points and down payment assistance programs to increase access to homeownership opportunities. ECLT is also offering scattered homeownership units which were previously public housing. Some of the townhomes and ranch-style scattered homes are, or can easily become, ADA compliant.
- N2N continues to provide a HUD and CFHA approved Homebuyer Education Class & financial education/literacy to address lending disparities.
- The City participates in several down payment assistance programs, including metroDPA, which increase access to down payment and lending opportunities for lower- and middle-income households.
- The City continues to consider employer-sponsored housing benefits and has clarified when City employees can be tenants of City-owned properties.
- Staff continue to explore issues related to financing mobile homes. Financing the resident or non-profit purchase of mobile home parks requires unique financing that can be hard to secure.

Impediment No. 4: Housing affordability disproportionately impacts people who have lower incomes.

PY24 Actions:

- In PY24, the City funded multiple affordable housing projects, to be completed over the next few years. These include CARE Housing: Greenbriar-Windtrail Rehabilitation, Habitat for Humanity: Harmony Cottages, and Housing Catalyst: Village on Eastbrook. Once completed, these projects will provide 4 new homeownership units, 73 new rental units, and 90 rehabilitated units for low-income households.
- The Economic Health Office runs the Multicultural Business and Entrepreneur Center (MBEC) in partnership with the Poudre River Library District, Fort Collins Area Chamber of Commerce, and the Larimer Small Business Development Center (SBDC). Through this program, Business Connectors help entrepreneurs develop and grow their businesses, with the goal of increasing income and financial stability. The MBEC is the only entity that can navigate internal processes

efficiently with Sales Tax, Planning, Zoning, and Building in our community. As a program of the Economic Health Office, the MBEC supports the Economic Health Strategic Plan (EHSP) outcomes in business resiliency, small business support, and increase in small business ownership. Additionally, MBEC helps existing businesses achieve compliance. Through City grant programs, the center has assisted businesses in obtaining proper licensing, ensuring they meet State or City requirements.

- Land Use Code Phase 1 (housing-related) changes have been passed. This is an effort to allow more housing types and options for all residents, but especially low-income residents. Phase 2 is concluding and will include changes that promote mixed-use development. The Housing Strategic Plan incorporates health outcomes into the policy document, with a vision that everyone has stable, healthy housing they can afford. "Visitability" provisions were modified to add flexibility in the local amendments to the 2024 Building Code.
- The City is supporting homeownership and affordability for low-income residents who have purchased mobile homes. The City provided 16 mini-grants of \$7,000 to residents Mobile Home Parks for upgrades, emphasizing mitigation of health and safety concerns, as well as correcting issues that violate park rules and could lead to eviction. This program was oversubscribed with many more requests than available funding. A similar grant program was offered for small landlord incentives in conjunction with the new City Rental Registry program. Resource fairs and DIY workshops were sponsored in several mobile home parks, reaching more than 500 participants. The City developed a mobile home park manual for residents and managers and is engaging with education, support for resident-owned communities, annual inspections, maintenance recommendations, and proactive enforcement of code compliance.
- The Innovate Fort Collins Challenge is a small grant program with a focus on community-led solutions for those most affected by housing affordability and other community issues. The goal of the program is to partner with impacted community groups and households to improve their resilience to these issues.
- The City's Development Review process includes a provision that Affordable Housing Projects receive 1-week shorter standard review times for submittals. This helps expedite their reviews. The City aspires to further speed up the development review process to comply with State rules for 90-day processing of each permit application. Process improvements are being tested and implemented.
- The City supports new construction that serves the community members with the highest needs and has access to transportation and services. The City will continue to support transit-oriented development (TOD). Development standards in the TOD overlay zone are modified to encourage land uses, densities, and design that enhance and support transit stations along the Mason Corridor. Some examples include:
 - Stanford Senior Housing: 24 memory care units and 113 assisted living/independent living units (under construction)
 - Howes Six Two Nine: multi-family building with 12 units, preservation of an existing historic dwelling, which contains two additional units (approved)

- Apex Haven Apartments: 54 units, senior living/long-term care housing (under construction)
 - King Soopers redevelopment at College and Drake: new King Soopers Marketplace to replace older, smaller store to include drive-thru pharmacy, gas station, and public parking for Max station (complete)
 - 209 Cherry St (Cherry/Mason): 100 multi-family dwelling units and ground floor retail, 1 level of underground parking (approved)
 - East Oak Townhomes: 15 single family attached townhome units; 3.5 stories (under construction)
 - Fischer Properties: Mix of 86 multifamily and single family detached units (.)
 - Snow Ridge Apartments: Building addition to create a total of 8 multifamily units (approved)
 - The Mark: Re-approval of Johnson Drive apartments which halted construction; 193 multifamily units, 6 stories (under construction)
 - Edison: Approximately 275-295 new multifamily units in a 4-story building located on the former King Soopers grocery store parcel (conceptual)
- Proposed Land Use Code Updates for the Transit Oriented Development (TOD) Overlay Zone will increase the allowable height of multifamily projects to 5 stories (or 8 with mixed-use, structured parking, and/or affordability incentives), eliminate commercial parking minimums, prohibit low-intensity auto-oriented uses such as gas stations near existing fuel stations or transit stops, and limit the size of large surface parking lots. Code updates are anticipated to go into effect December 2025.
 - Recent new State Legislative requirements include a new provision that a quarter mile on each side of high frequency bus lines (MAX BRT + other routes with 15-minute frequencies) need to have an average zoned density of 40 dwelling units per acre. This covers all the City's existing TOD overlay zone as well as other areas of the community. Additionally, multifamily and mixed-use projects in these same high frequency transit areas will no longer have minimum parking requirements. The elimination of parking requirements will be in place by the end of June 2025, while the TOD density requirements will be phased in and fully implemented by 2027. These updates will increase density and provide housing near transit—reducing per-unit cost and tenant transportation expenses.
 - In addition, there are the community-wide changes from state legislation that also benefit TOD areas, including elimination of occupancy requirements, and the ability to construct an ADU in any area that is zoned to permit single family dwellings.

Observation No. 1: Fort Collins has some concentration by ethnicity.

The City recognizes that older areas of town tend to have a larger percentage of infrastructure deficiencies. There are significant stormwater infrastructure deficiencies in many of the older areas located in north Fort Collins. This area has a higher concentration of historically Latino/Hispanic neighborhoods. The City strives to provide equal amenities to all parts of Fort Collins.

PY24 Actions:

- The Fort Collins Urban Renewal Authority (URA) has future plans for the North College area, and has entered into agreement to purchase a large retail space that has been vacant for 10 years. The URA has been working with area stakeholders to determine the best use of this area as community space. Suggested uses are a community hub, childcare center, a library and/or affordable housing. The URA is working with the neighboring businesses and the community to activate the space in short- and long-term ways. The space includes a blighted building and a large parking lot which could host pop-up events soon.
- The North Mason Corridor project is in the design phase and is coordinating with all of the entities listed above as well as Planning and Development Engineering. This project will provide a stormwater outfall for the area, making commercial and residential land more developable.
- The new Fort Collins Rescue Mission, as part of their development, will construct an interim regional detention facility off Hickory Street which will provide stormwater detention required for properties in the North Mason Corridor. In the future, this pond will be enlarged and finalized into a major regional stormwater detention facility.
- Stormwater and Development Review staff played an integral role in ensuring appropriate stormwater, water, and wastewater infrastructure is constructed along Mason Street north of Hickory Street in conjunction with the Fort Collins Rescue Mission development project.
- Stormwater staff prepared and submitted Stormwater CIP projects for consideration in conjunction with the City's 2025/2026 Budgeting for Outcomes (BFO) biennial budget process:
 - \$500,000 is anticipated to be approved by City Council to help fund Stormwater Master Drainage Basin Planning Studies. Part of the funding will be for studies in the north and northeastern parts of Fort Collins.
 - \$1,520,000 is anticipated to be approved by City Council to reimburse developments in the north and northeastern portions of Fort Collins for construction of stormwater infrastructure.
 - One new Stormwater Senior Inspector is currently included in the budget and will provide needed services to augment existing Senior Inspectors on construction projects in the north and northeastern portion of Fort Collins.
- The West Vine Basin 100-Year Floodplain was adopted by the Utility One Water Director in November 2024. This revises the regulatory areas based on improved mapping, topography and computer modeling techniques, thereby increasing accuracy and better defining actual floodplain risk to properties and people.
- City staff continue to coordinate master planning efforts between Stormwater and Floodplain, Parks Planning, and Natural Areas to ensure potential stormwater improvements will align with multiple goals and priorities. Stormwater's main goal is to eliminate the 100-Year Flood overtopping of College Avenue by the Poudre River near Vine Drive.

Observation No. 2: Land use code and policy updates could improve the availability and affordability of housing, but these efforts are often controversial.

PY24 Actions:

- Implementation of the Housing Strategic Plan (HSP) continued this program year. Implementing

these strategies addresses high priority outcomes such as increasing overall housing supply and choice, preserving existing affordable housing, increasing housing stability, and advancing toward more equitable outcomes. The plan integrates and aligns with other City efforts including the Analysis of Impediments to Fair Housing Choice, City Plan, and the Our Climate Future Plan. The Current regional housing needs assessment will provide a good foundation for prioritizing action steps to allow the development of the types of housing our community requires.

- A rental registration program was adopted by City Council in June 2023 and is in the implementation phase. This program requires registration of all rental properties in Fort Collins and provides staffing and resources to support complaint-based rental inspections, landlord-tenant mediation, and renter/landlord education and outreach.
- Housing-related land use code changes were adopted by City Council. Guiding principles for the Land Use Code Updates include:
 - Increase overall housing capacity (market rate and subsidized) and calibrate market-feasible incentives for affordable housing.
 - Remove barriers to affordability, especially near high-frequency/capacity transit and priority growth areas.
 - Allow for more housing choices that fit in with the existing context and/or future priority place types.
 - Revise the Land Use Code to be easier to use and understand.
 - Improve predictability of the development review process, especially for housing.

Highlighting some of the changes in the land use code regulations:

- Extending the affordability term for affordable housing from 20 years to 60 years.
- Providing height bonuses, density bonuses and parking reductions for affordable housing.
- Moving to more of a form-based code where there are no density limits for affordable housing so that site constraints will be the determining factor, rather than a number of dwelling units per acre.
- Allowing affordable housing to be approved through an administrative review process.
- State laws passed in 2024 support accessory dwelling units in all residential zones, transit-oriented development with no parking minimums, prohibiting occupancy regulations based on familial status, and fast track approval processes. The City is working toward becoming recognized as an ADU Supportive Community which will make the City and its residents eligible for certain grants.