



October 4, 2021 | 4 de octubre, 2021

## Housing and Demographic Trends

## Tendencias de vivienda y demografía

Who is the "everyone" in our housing vision?

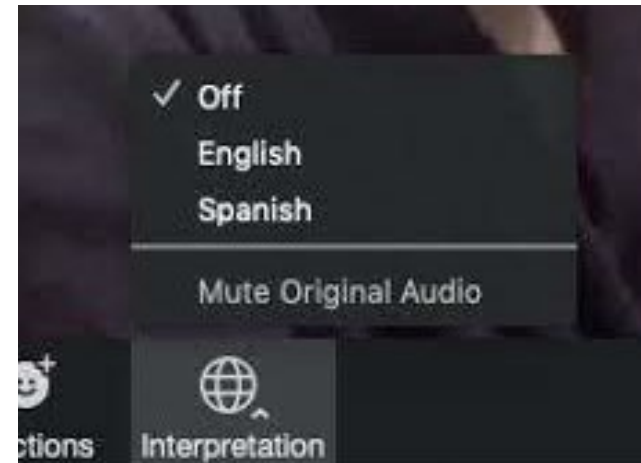
¿Quiénes comprenden el "todos" en nuestra visión en materia de vivienda?

Sue Beck-Ferkiss

Ryan Mounce

City of  
**Fort Collins**

Please select your interpretation language on the menu bar.  
Seleccione su idioma de interpretación en la barra de menú.



Community Language Cooperative

October 4, 5:30-7pm | 4 de octubre, de 5:30 a 7 pm

- **Demographic and Housing Trends:** Who is the “everyone” in our housing vision?
- **Tendencias de vivienda y demografía:** ¿Quiénes comprenden el “todos” en nuestra visión en materia de vivienda?

October 6, 5:30-7pm | 6 de octubre, de 5:30 a 7pm

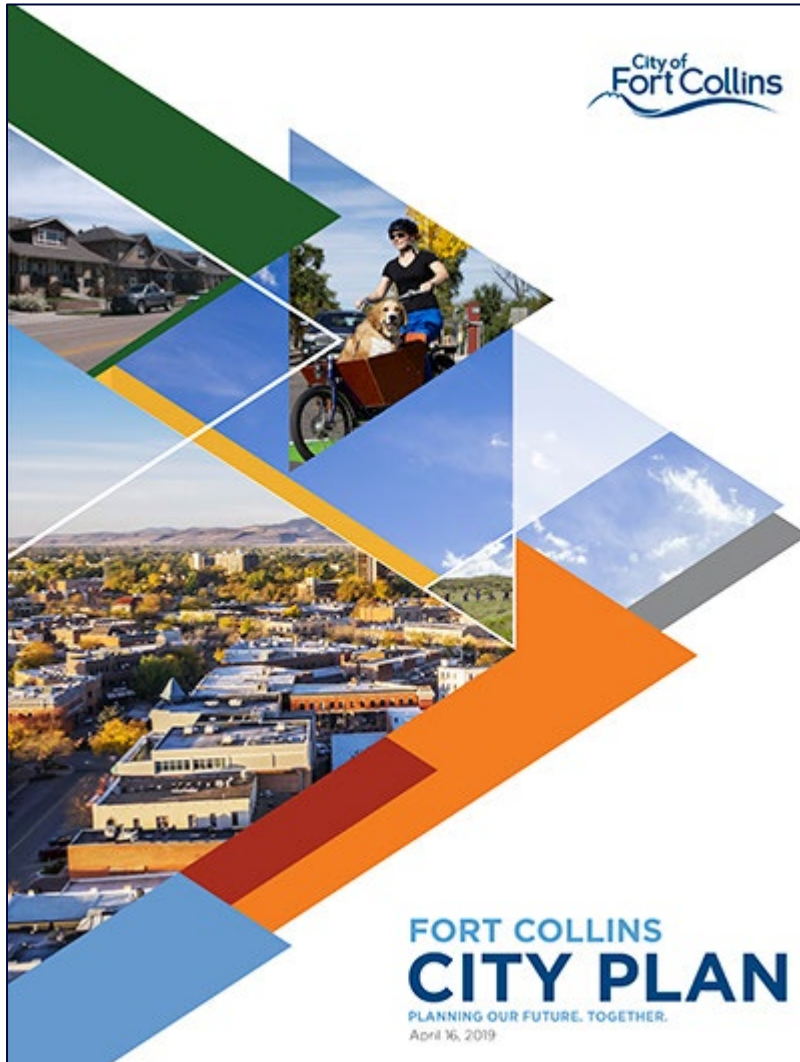
- **Planning 101:** How do we use zoning as a tool to connect us rather than divide us?
- **Planificación 101:** ¿De qué manera utilizamos la zonificación como una herramienta para conectarnos y no para dividirnos?

October 14, 5:30-7pm | 14 de octubre, de 5:30 a 7pm

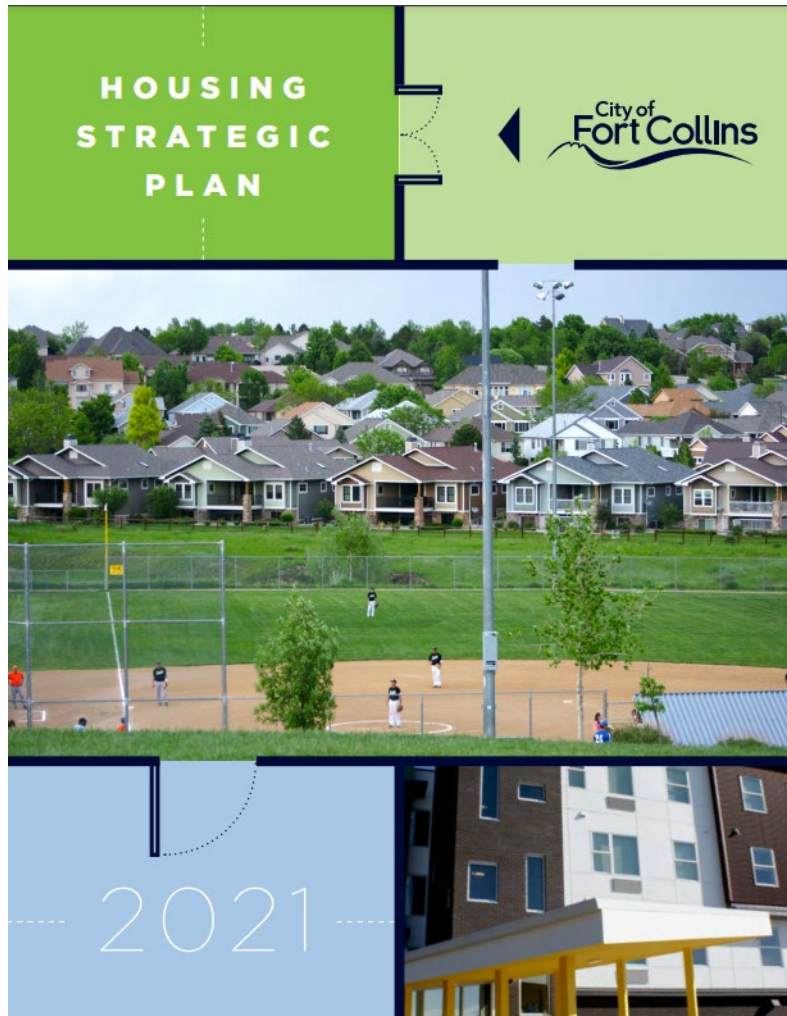
- **Housing Capacity:** How do we know that we don’t have enough housing?
- **Capacidad de viviendas:** ¿Cómo sabemos que no tenemos suficientes viviendas?

October 18, 5:30-7pm | 18 de octubre, de 5:30 p. m. a 7 p. m.

- **Housing Choice:** How do we build housing for our next chapter?
- **Elección de viviendas:** ¿Cómo construimos viviendas para nuestro próximo capítulo?



- *Expanding housing choices*
- *Recalibrating land use patterns to increase capacity*
- *Expanding workforce and affordable housing efforts*
- *Updating development regulations*
- *Adopting protective measures where needed*
  
- *Ampliar las opciones de vivienda*
- *Readecuar los patrones de uso de suelo para aumentar su capacidad*
- *Ampliar los esfuerzos para ofrecer viviendas asequibles y cercanas a los sitios de trabajo*
- *Actualizar la normativa en materia de urbanización*
- *Adoptar medidas de protección donde sean necesarias*

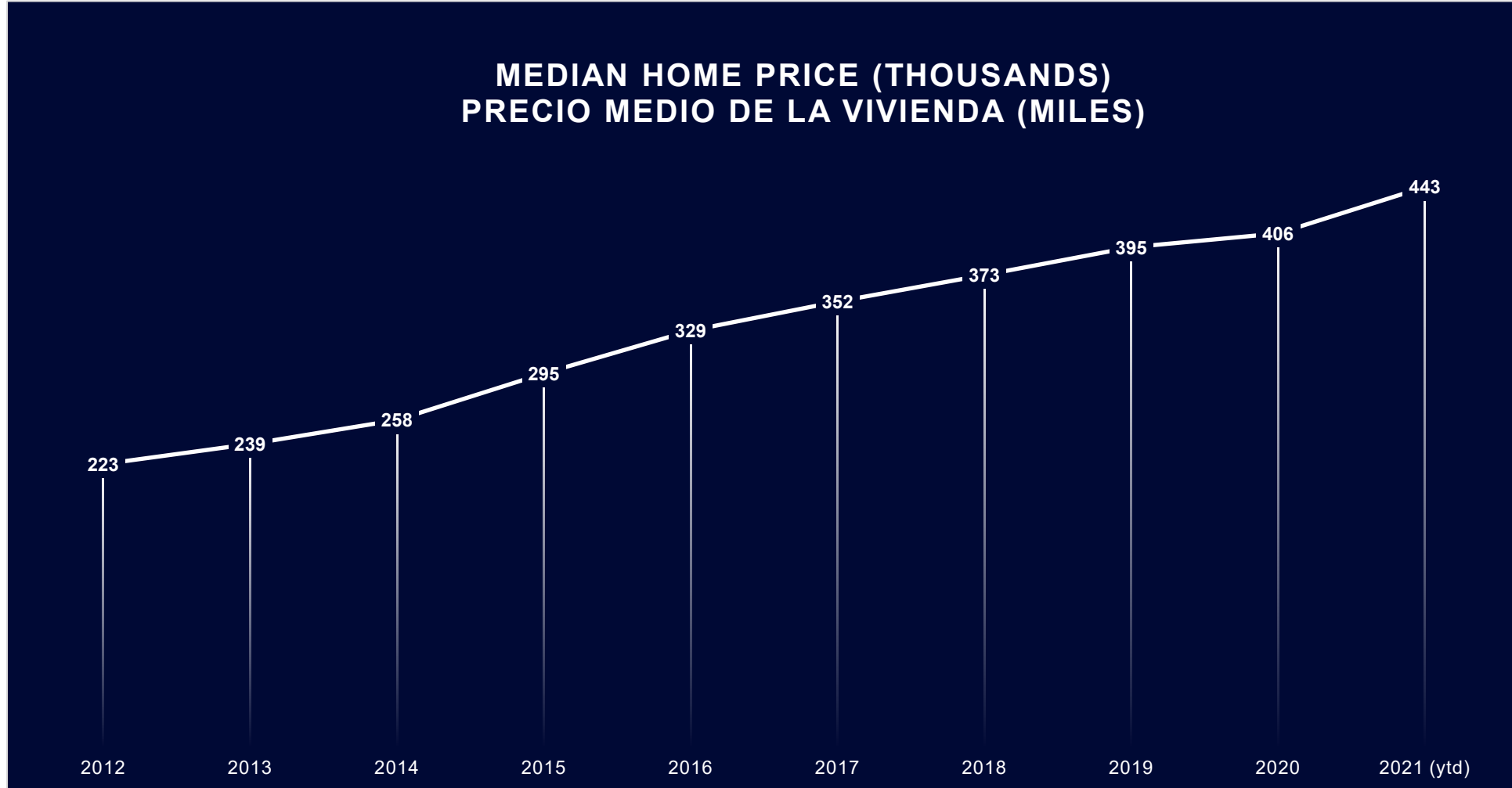


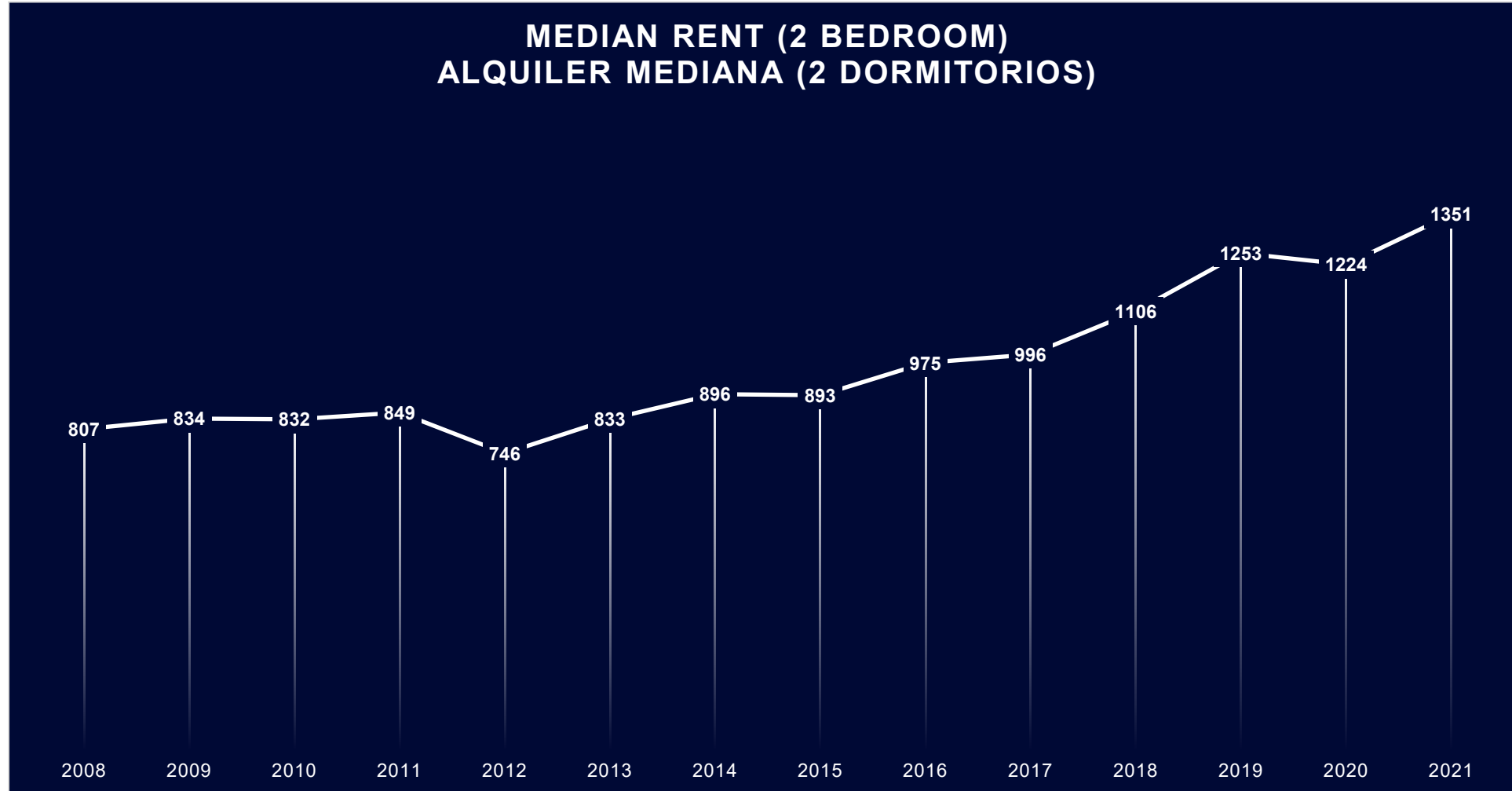
*Everyone has healthy, stable housing they can afford.*

*Que todos tengan viviendas saludables y estables que puedan pagar.*

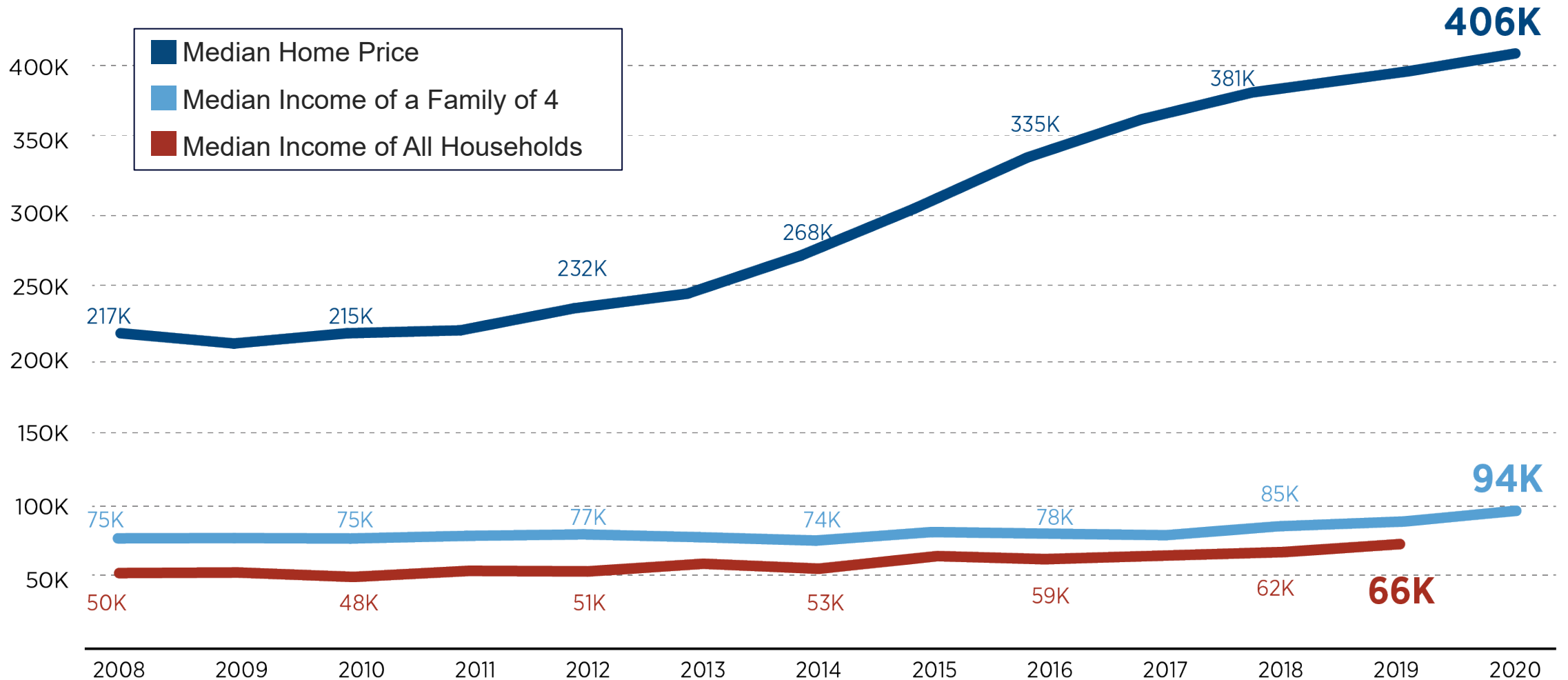
- 1) If you currently own your home, could you afford to purchase it today based on your income?
- 2) Can the young people in your life live here?
- 3) Do you see yourself retiring here and aging in community here? Can you afford to downsize?
- 4) What resonated with you the most based on the information shared during the presentation?  
What's reflective of your own experiences?
- 5) What surprised you?

- 1) Si actualmente tiene casa propia, ¿podría comprarla hoy según sus ingresos?
- 2) ¿Pueden los jóvenes de su vida vivir aquí?
- 3) ¿Usted se ve jubilándose y envejeciendo aquí en la comunidad? ¿Puede permitirse vivir en un lugar más pequeño?
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- 5) ¿Qué lo sorprendió?

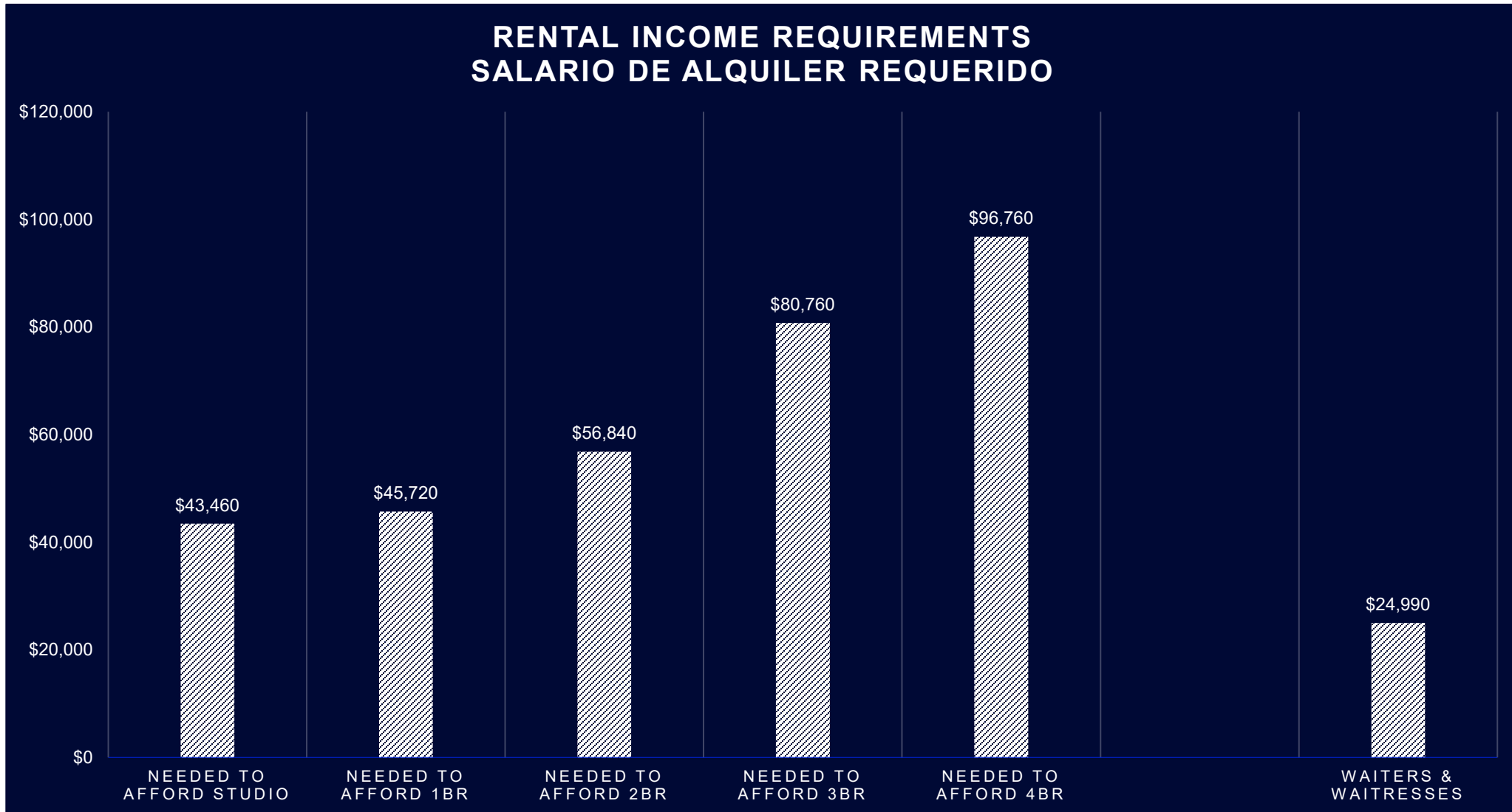








Widening gap in who can afford median home price  
 Half as many renters can afford the median home price (23% in 2012; 11% in 2018)



## A vibrant economy and thriving community *needs* affordable housing

## Una economía vibrante y una comunidad próspera *necesitan* viviendas asequibles



**Healthcare Support**  
(ex: Nursing Aide, Home Health Aide)

Employment in Fort Collins **4,374**

Average Hourly Wages **\$16.52**

Average Annual Wages **\$33,000**



**Educational Instruction and Library**  
(ex: Teacher, Librarian)

Employment in Fort Collins **8,510**

Average Hourly Wages **\$27.91**

Average Annual Wages **\$55,800**



**Food Preparation and Serving**  
(ex: Hostess, Server, Cook)

Employment in Fort Collins **11,221**

Average Hourly Wages **\$14.51**

Average Annual Wages **\$29,000**



**Office and Administrative Support**  
(ex: Administrative Assistant)

Employment in Fort Collins **15,613**

Average Hourly Wages **\$19.59**

Average Annual Wages **\$39,200**

Focus: Growth  
COLORADO  
10-27-90

# By leaps and bounds

## Experts, citizens fret over growth

By SONIA BISBEE  
The Coloradoan

People across the nation are flocking to the Front Range. Many come for the mountains, the open space, the blue skies, the wildlands, the scenic views and the wilderness. But if they're not careful, they will "love the land to death," local experts warn.

Homes now reach almost from Fort Collins to Loveland. They dot the foothills, ridges and river valleys. They fragment the wetlands, prairies and forests. They're closing in on agricultural land.

And they're not slowing down. Experts and ordinary citizens worry about what that means for the ecology and for the quality of life for people here.

Environmentalists and scientists fear continuing growth could have long-term impacts on vital ecosystems and the plants and animals that live in them. Air-quality experts fear increasing traffic could mean unhealthy and ugly pollution. Local residents fear they may no longer have uninterrupted views of the mountains or foxes

GROWING: Quail Ridge, center, and Quail Hollow, both in the photo. The Coloradoan is examining the photo.

# Year of the City Plan time to get involved

I began my term as chair of the Planning and Zoning Board six months ago as the City Plan update project was starting. This is perhaps our last great historic opportunity to become proactive managers of our future.

"Those who do not learn from their history..." In the fall of 1967 we began addressing growth management in the *Plan for Progress*, — which soon expired on the shelf.

In the fall of 1975 we were in the midst of another boom and wisely reconvened our visioning and planning under the banner of "Designing Tomorrow Today."

Soapbox  
Gary Carnes



# Plan shifts growth away from fringe

By TONY BALANDRAN  
The Coloradoan

Growth along Fort Collins' outer edges is causing City Council members to consider pushing new development closer to the city's core.

"Overall, it's cheaper to taxpayers when we locate new development inside the city and build where amenities are already established rather than extending sewer, water and schools to the fringe areas," Councilwoman

### What's next

The Fort Collins City Council is expected to consider the new phasing criteria at its regular meeting that begins at 6:30 p.m. Jan. 16 at City Hall, 300 LaPorte Ave.

is expected to change how the city assigns points to a development proposal. Without enough points, a project won't reach the city's planning and zoning board.

mercial or residential projects. Developments now earn base points based on their location: Are they near a shopping center, a day-care center, a grocery store, a bus stop or a park?

Any proposed development also can earn bonus points: Will some living units accommodate low-income residents? Will the design entail energy conservation? Will open space be dedicated to the city?

The sweeping change in the or

# Fort Collins grows quickly;

## Some residents want door shut to future growth

By Patrick O'Driscoll  
USA TODAY

11/97

now prosper with high-tech businesses in a lush agricultural setting along the Front Range of Colorado's Rocky Mountains. Hewlett-Packard, Kodak and Symbios Logic employ 6,000 local workers in the cities. Colorado State University, in Fort Collins, is internationally known for environmental sciences, water resources, engineering and veterinary medicine. The cities are part of a Front Range growth boom that reaches south through Denver past Colorado Springs, population 345,127, whose 23.1% growth in the '90s also ranks it among the USA's 25 fastest-growing cities.

Reader's Digest re-

mare. "My only quarrel hard for the city to tired veterinary ai members when st down College Aven vard in town. Mayor Ann Azar ed City Plan, a 21 print, emphasizes s

# Boom brings radical change

Fort Collins adopts new growth plan

By Alan Katz  
Denver Post Staff Writer


FORT COLLINS — A placid city with a thriving, century-old downtown and an agricultural tradition, Fort Collins isn't known as a haven for radicals.

But a raging development boom accompanied by cookie-cutter subdivisions and traffic snarls has so shaken up the city that it recently scrapped its zoning code in favor of an experimental one that some call revolutionary.

The new code, known as City Plan, has stirred up such a controversy that builders and devel-


**Population | Población (2020):**

**169,810**

 25,842 or 17.9%  
Since | Desde 2010

**Housing Units | Unidades de vivienda (2020):**

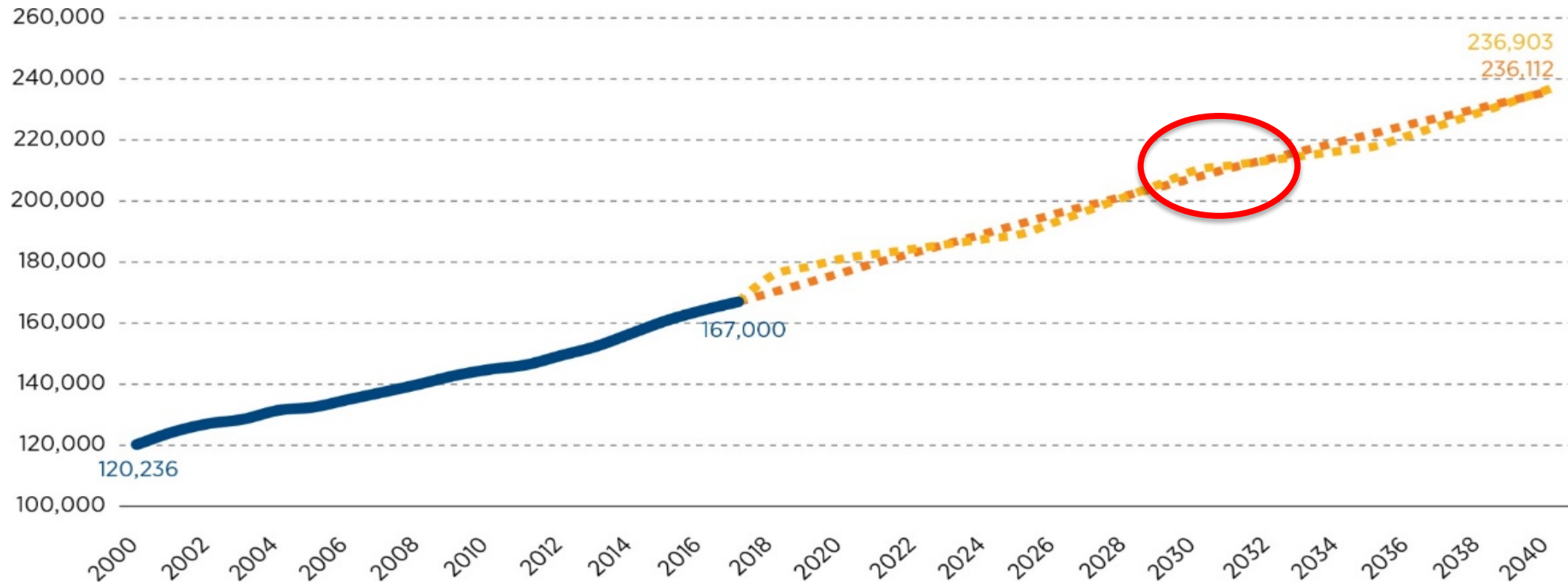
**71,625**

 11,122 or 18.4%  
Since | Desde 2010

**Prior Decades | Décadas anteriores:**

2000-2010: 25,546  
1990-2000: 30,682  
1980-1990: 22,666

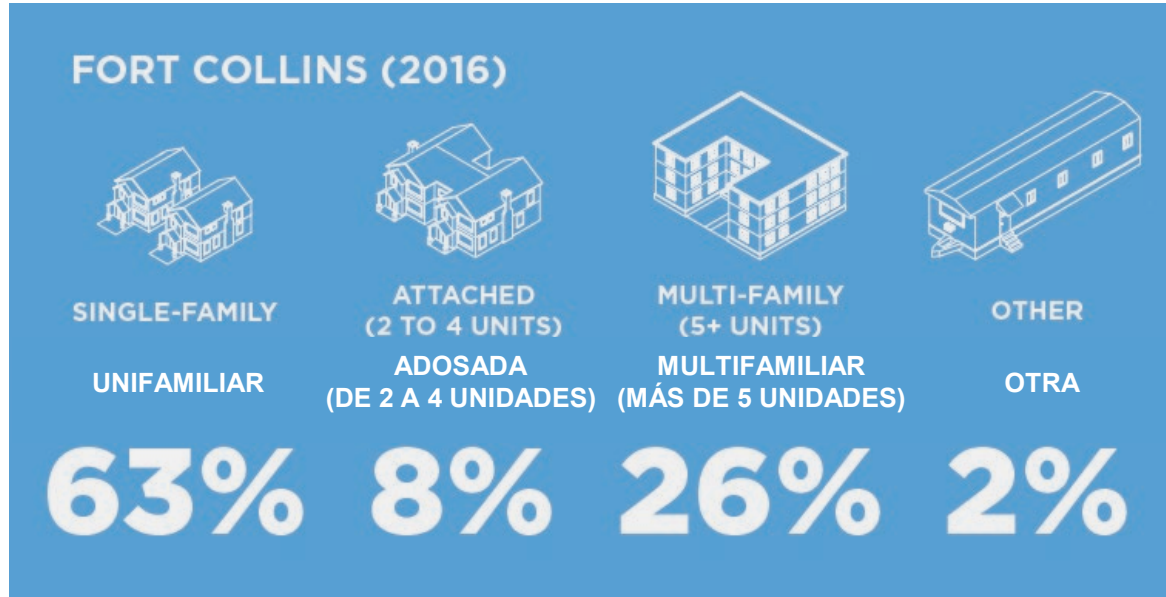
2000-2010: 12,748  
1990-2000: 12,737  
1980-1990: 9,975



- Rate of growth is slowing; anticipate 2,000 – 2,500 new residents annually
- Fixed Growth Management Area designed to limit our growth, especially after 2030
- La tasa de crecimiento se está desacelerando. Se anticipan entre 2,000 y 2,500 residentes nuevos por año
- Área de gestión del crecimiento fijo diseñada para limitar el crecimiento, especialmente después de 2030

## Fort Collins Housing Mix

### Diversidad de viviendas de Fort Collins

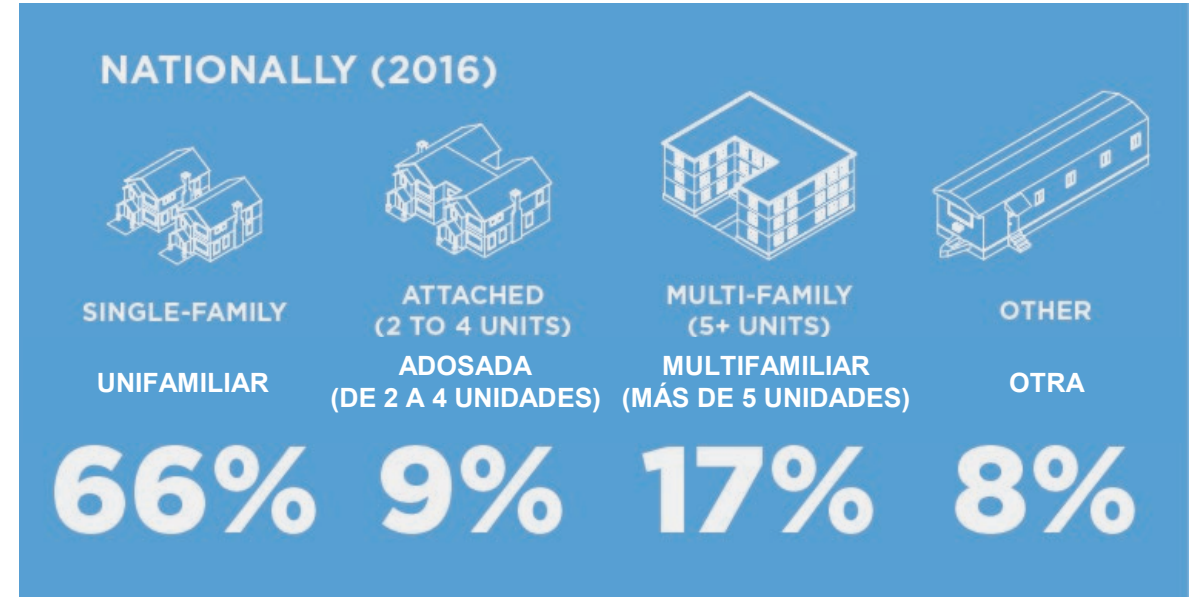


### Compared to Colorado & Nation

- Majority of units are single-household detached
- More large multifamily options
- Fewer small-scale attached and 'other' options
  - Mobile or manufactured homes
  - Group / congregate living options

## National Housing Mix

### Diversidad de viviendas nacional

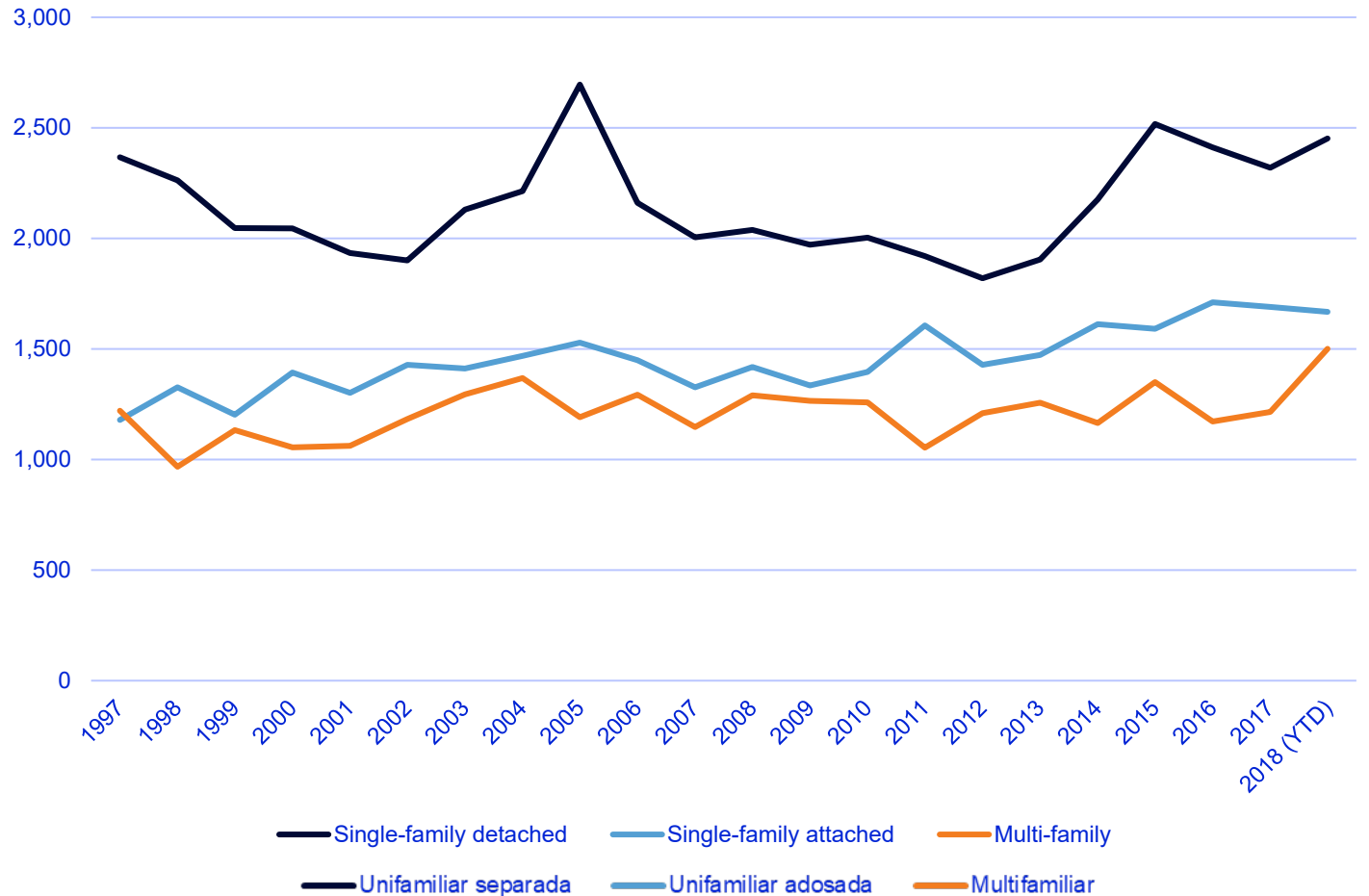


### En comparación con Colorado y la nación

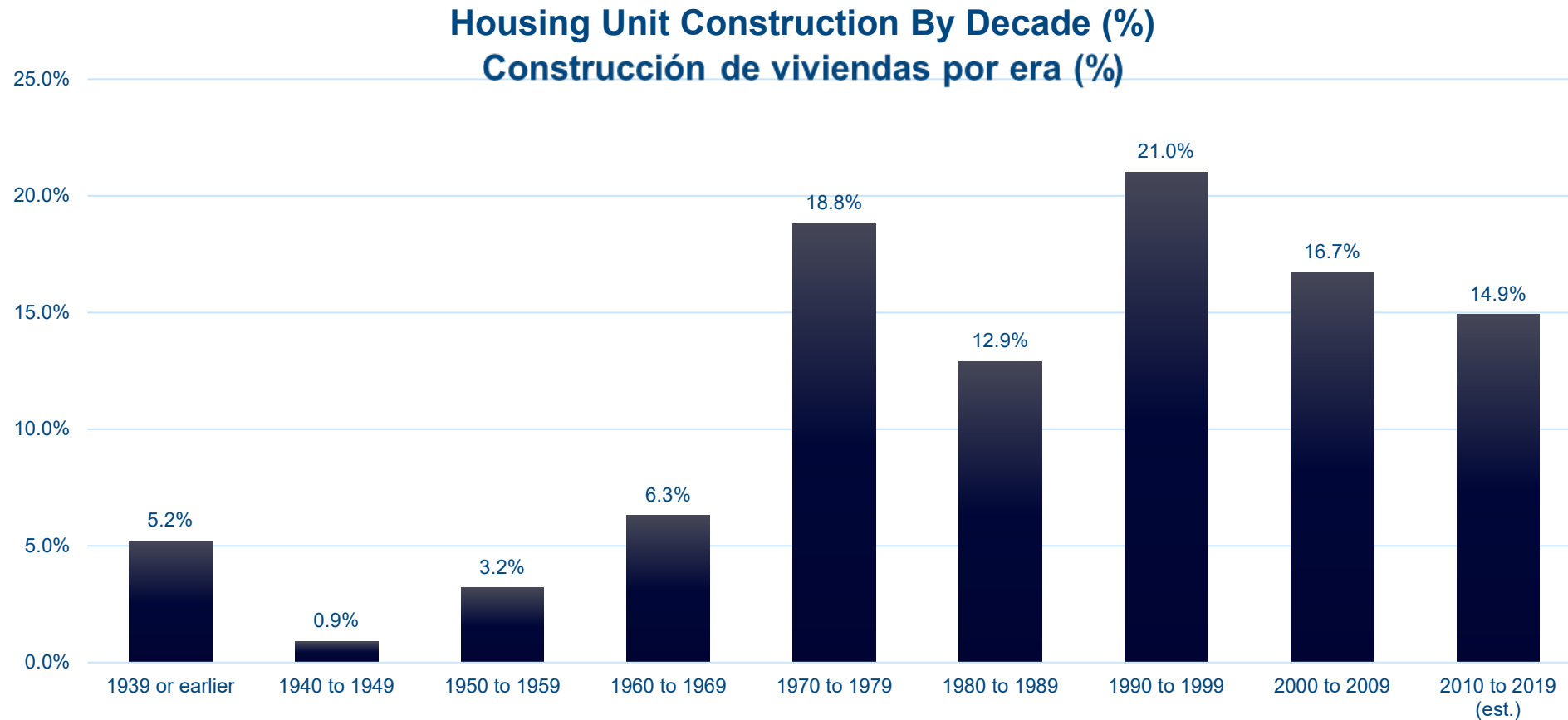
- La mayoría de las unidades son unifamiliares separadas
- Más opciones multifamiliares grandes
- Menos opciones de adosadas pequeñas y "otras"
  - Hogares móviles o prefabricados
  - Opciones de vivienda para grupos

- All types of units in Fort Collins are increasing in size
- Nationally, unit sizes are stable / decreasing
- Reflects a lack of entry-level housing products and student-oriented apartments
- Todos los tipos de unidades en Fort Collins están aumentando en tamaño
- A nivel nacional, el tamaño de las unidades es estable o está disminuyendo
- Refleja una falta de productos de primera vivienda y apartamentos orientados a estudiantes

Tamaño promedio de la unidad de vivienda de Fort Collins  
Fort Collins Average Dwelling Unit Size

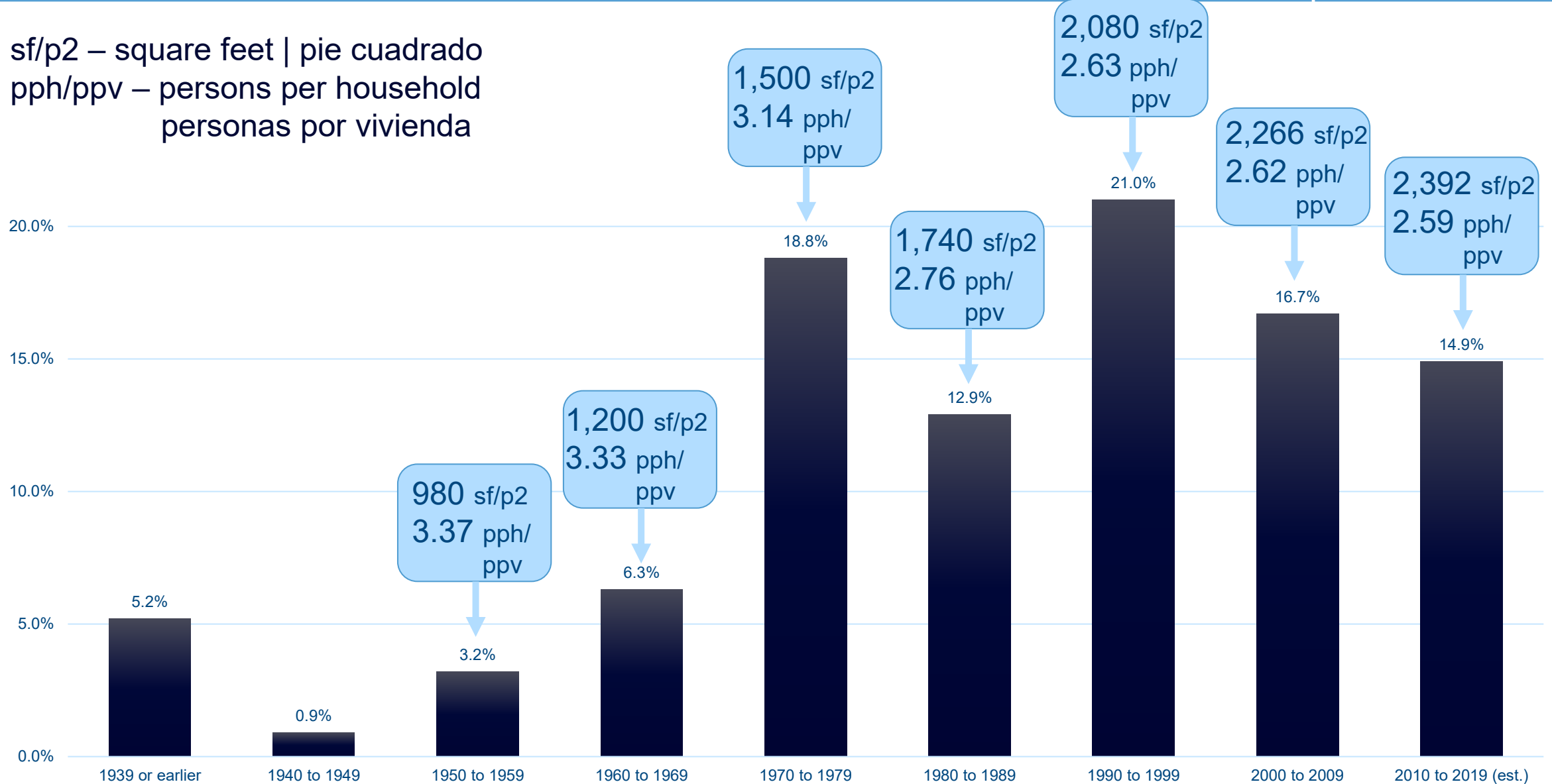






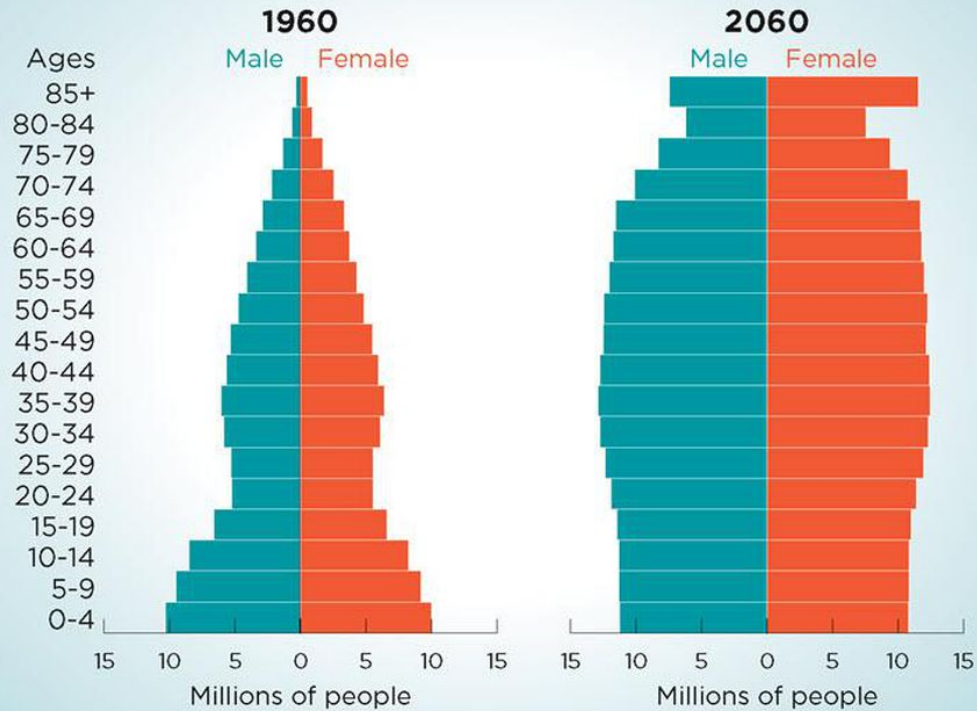
- Over half of our housing was built since 1990
- Less than 10% of our housing units were built before 1950
- Más de la mitad de nuestras viviendas fueron construidas a partir de 1990
- Menos del 10 % de nuestras unidades de vivienda fueron construidas antes de 1950

sf/p2 – square feet | pie cuadrado  
pph/ppv – persons per household  
personas por vivienda



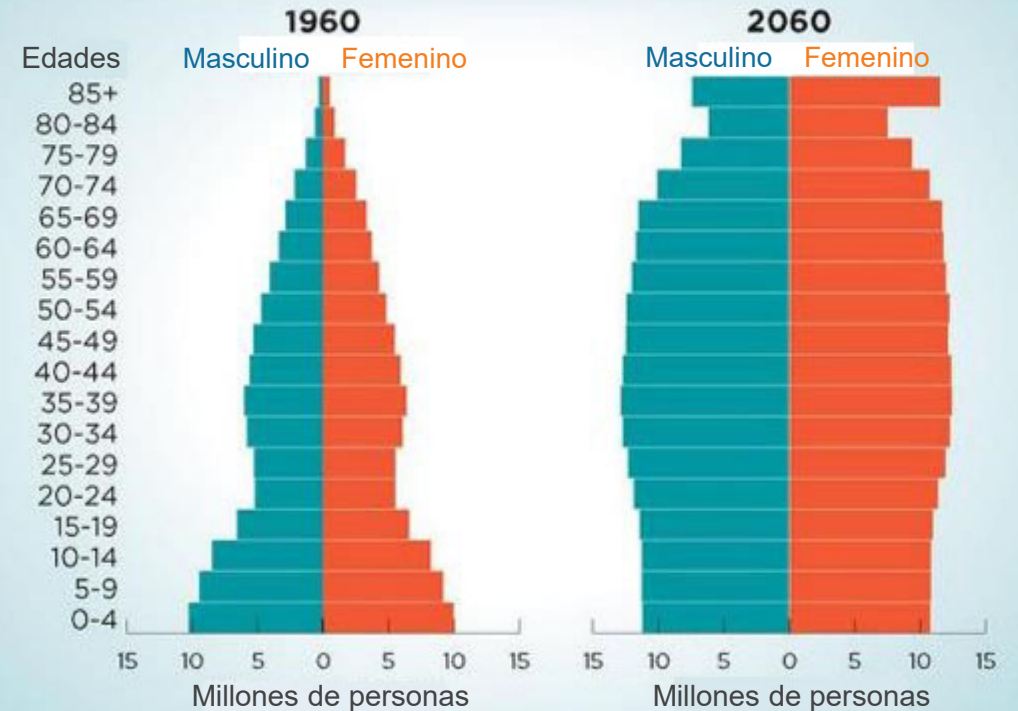
## From Pyramid to Pillar: A Century of Change

Population of the United States



## De la pirámide al pilar: Un siglo de cambios

La población de los Estados Unidos

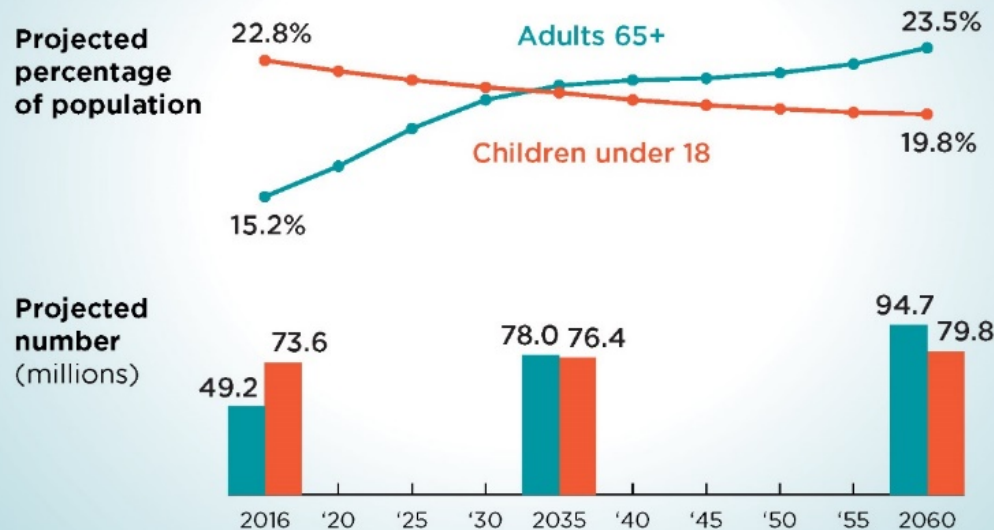




## An Aging Nation

Projected Number of Children and Older Adults

For the First Time in U.S. History Older Adults Are Projected to Outnumber Children by 2035



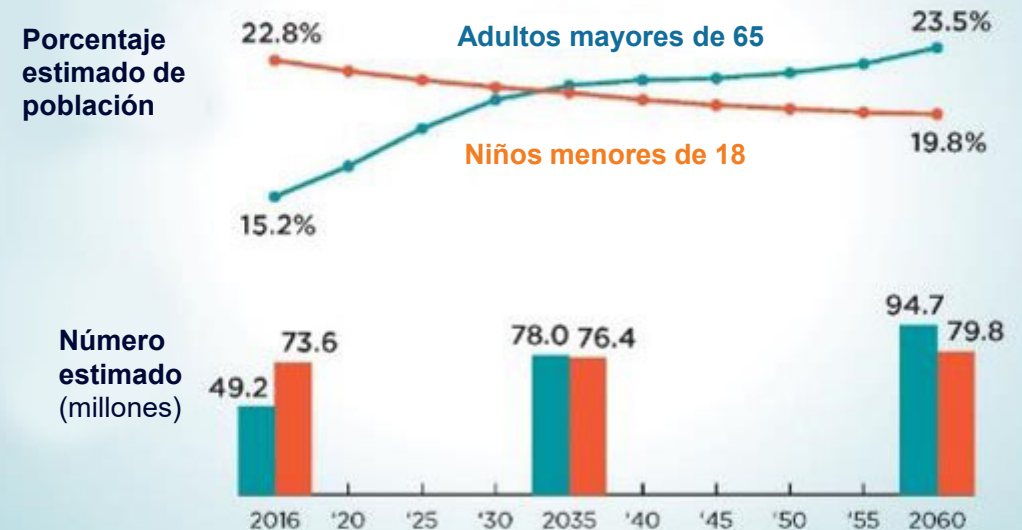
Note: 2016 data are estimates not projections.



## Una nación que envejece

Número estimado de niños y adultos mayores

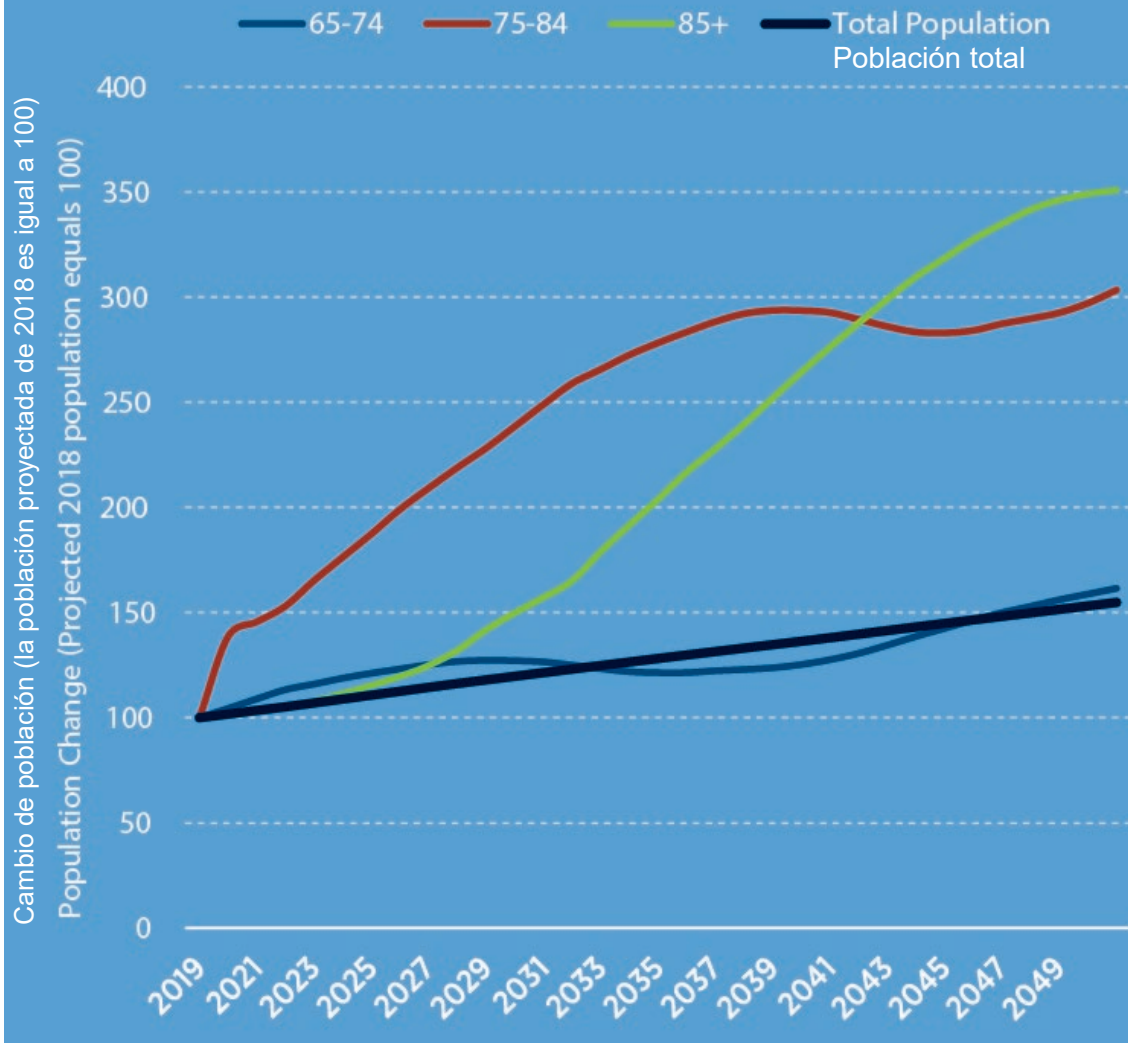
Por primera vez en la historia de EE. UU. se estima que los adultos mayores superarán en número a los niños en 2035



Nota: Los datos de 2016 son estimaciones y no proyecciones.

**Rate of Population Change**  
Larimer County, 2018 - 2050

**Tasa de cambio de población**  
Condado de Larimer, 2018 - 2050

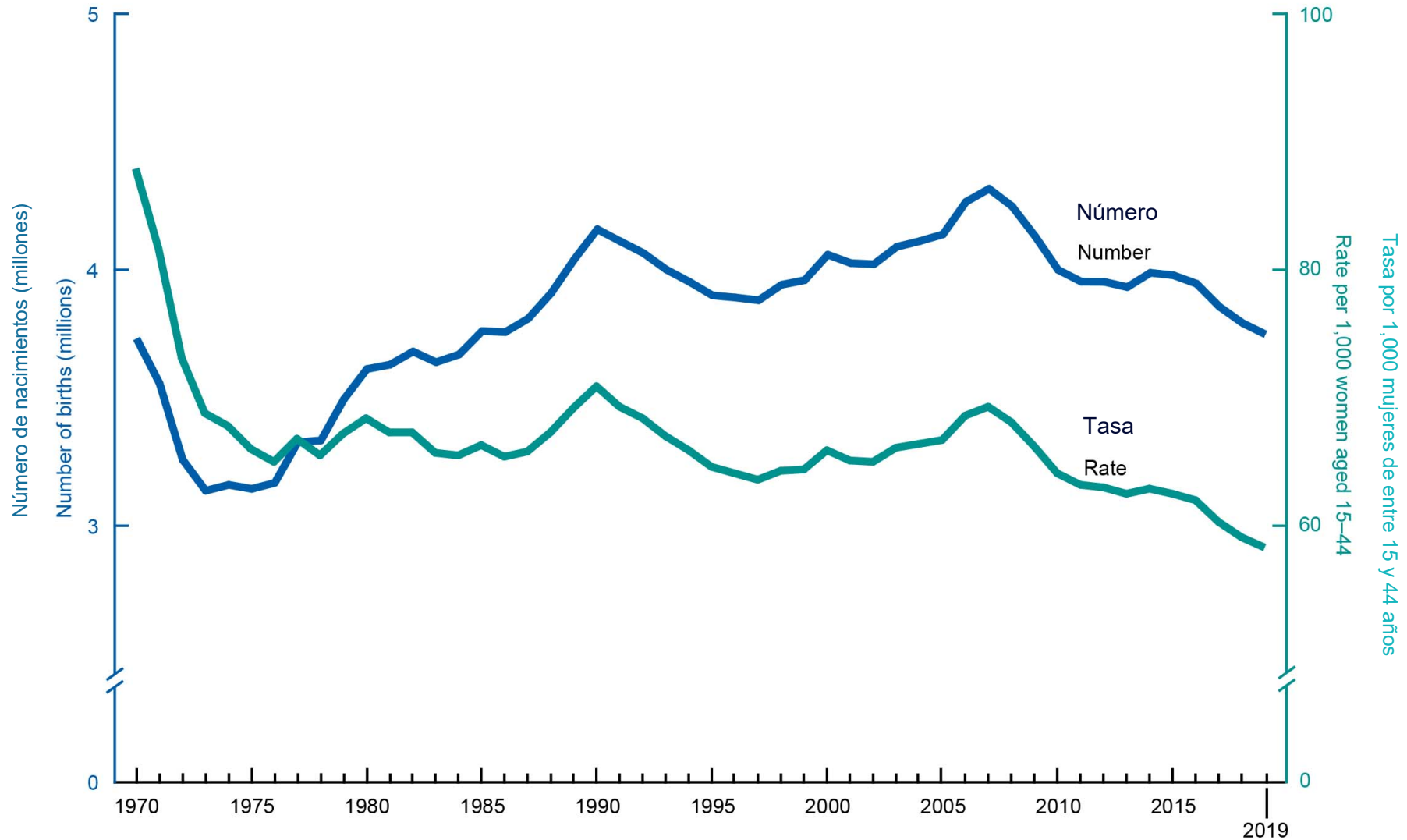


**Average Annual Growth Rate (thru 2050)**

—	<b>Total Population</b>	<b>(1.4%)</b>
—	<b>65 – 74</b>	<b>(1.5%)</b>
—	<b>75 – 84</b>	<b>(3.5%)</b>
—	<b>85+</b>	<b>(5.0%)</b>

**Tasa de crecimiento anual promedio (hasta el 2050)**

—	<b>Población total</b>	<b>(1.4%)</b>
—	<b>65 – 74</b>	<b>(1.5%)</b>
—	<b>75 – 84</b>	<b>(3.5%)</b>
—	<b>85+</b>	<b>(5.0%)</b>







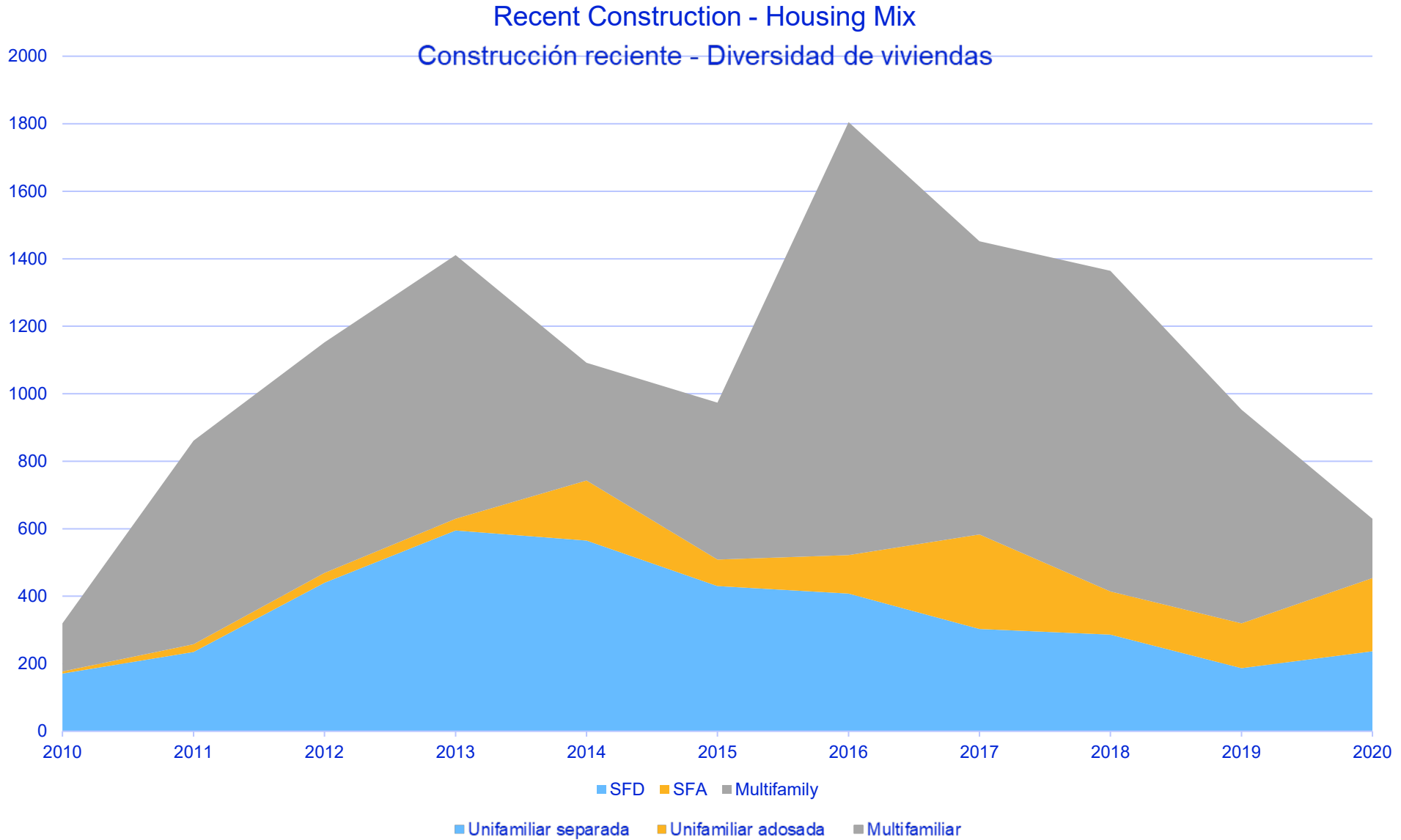
## Housing Units With:

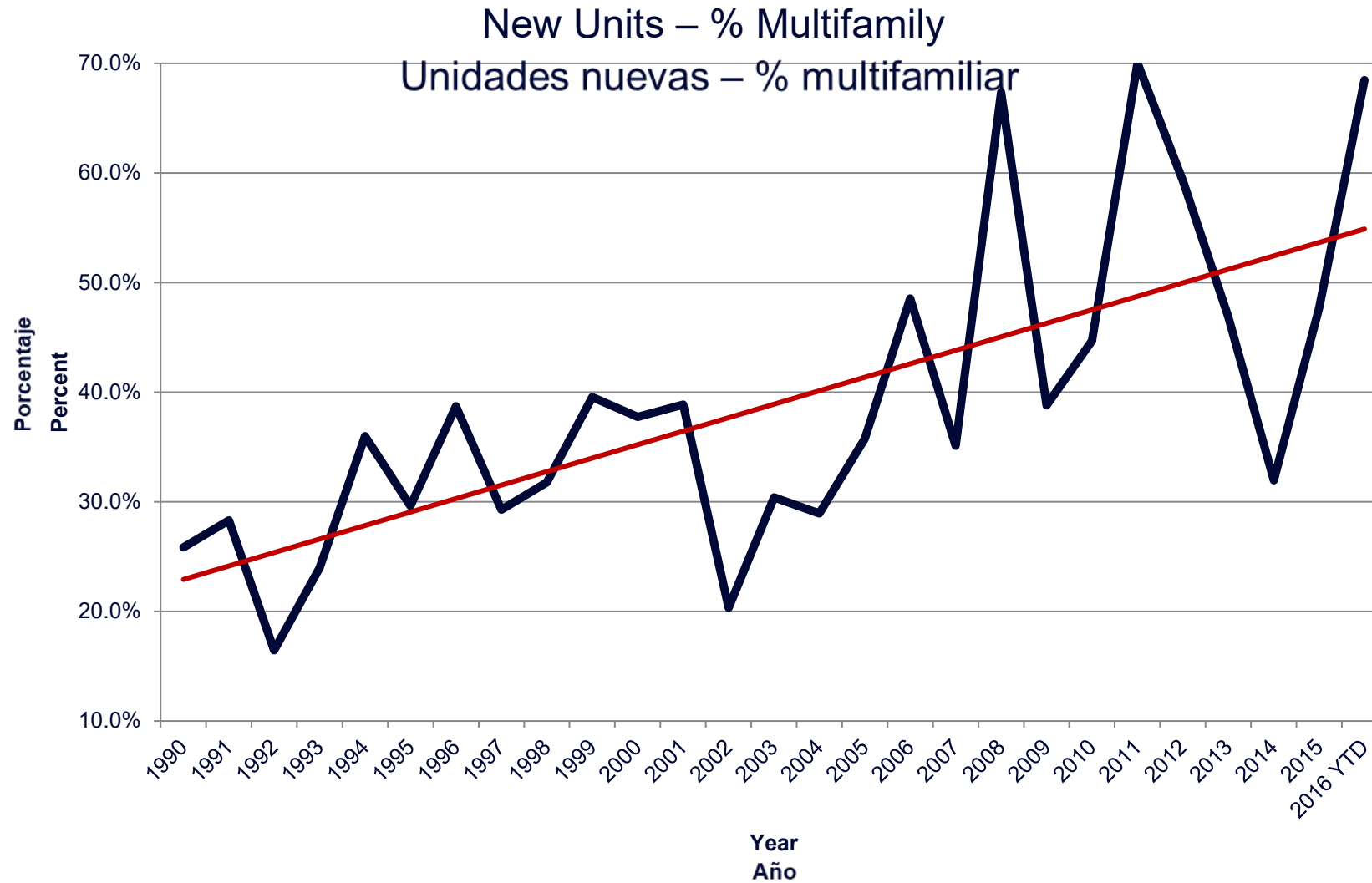
Individual under 18 years:	24.0%
Individual over 60 years:	28.8%
Individual living alone:	26.4%

## Unidades de vivienda con lo siguiente:

Individuo menor de 18 años:	24.0%
Individuo mayor de 60 años:	28.8%
Individuo que vive solo:	26.4%







## Newer Multifamily Projects

- Infill & redevelopment sites
- Taller (3 – 5 stories)
- Structured parking
- Many are student-oriented
  - Rent-by-the-bedroom
  - 4+ bedrooms
  - CSU shuttles

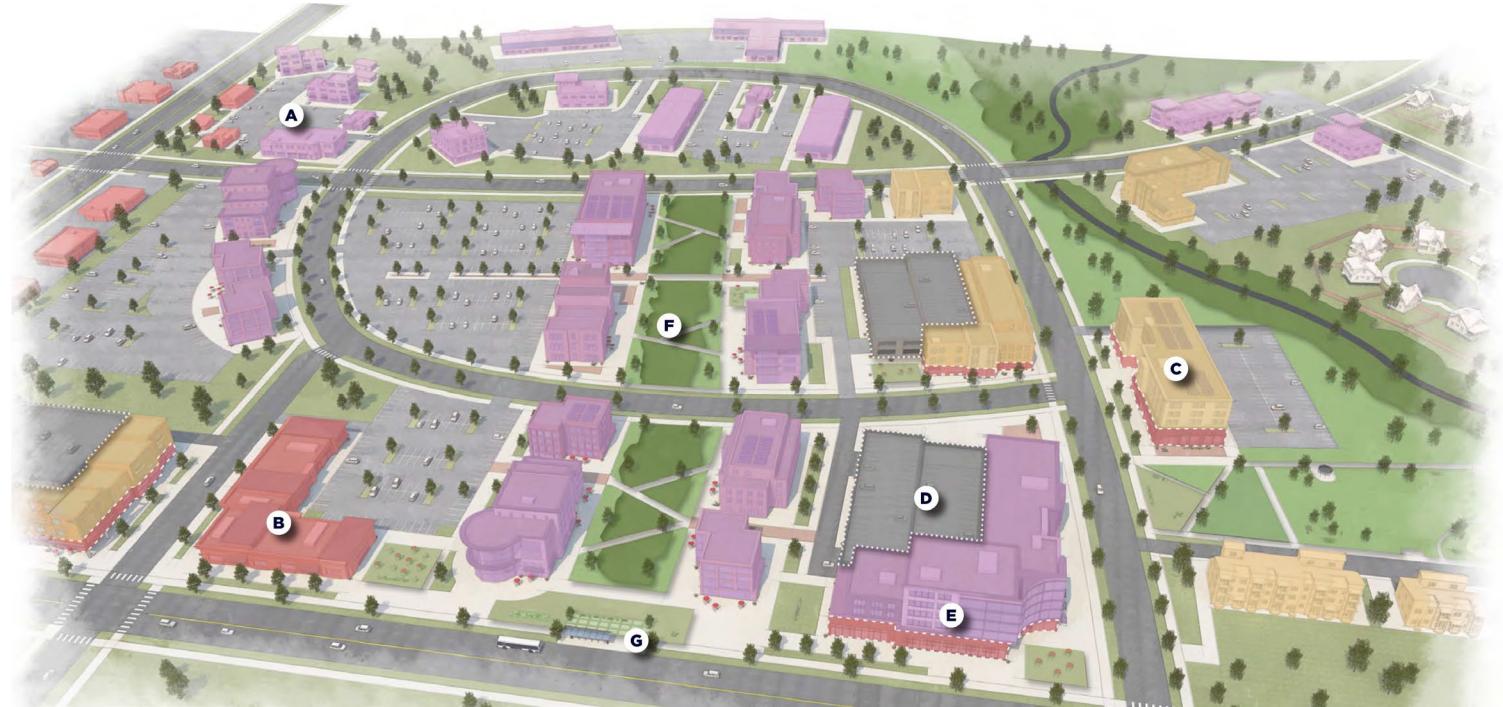
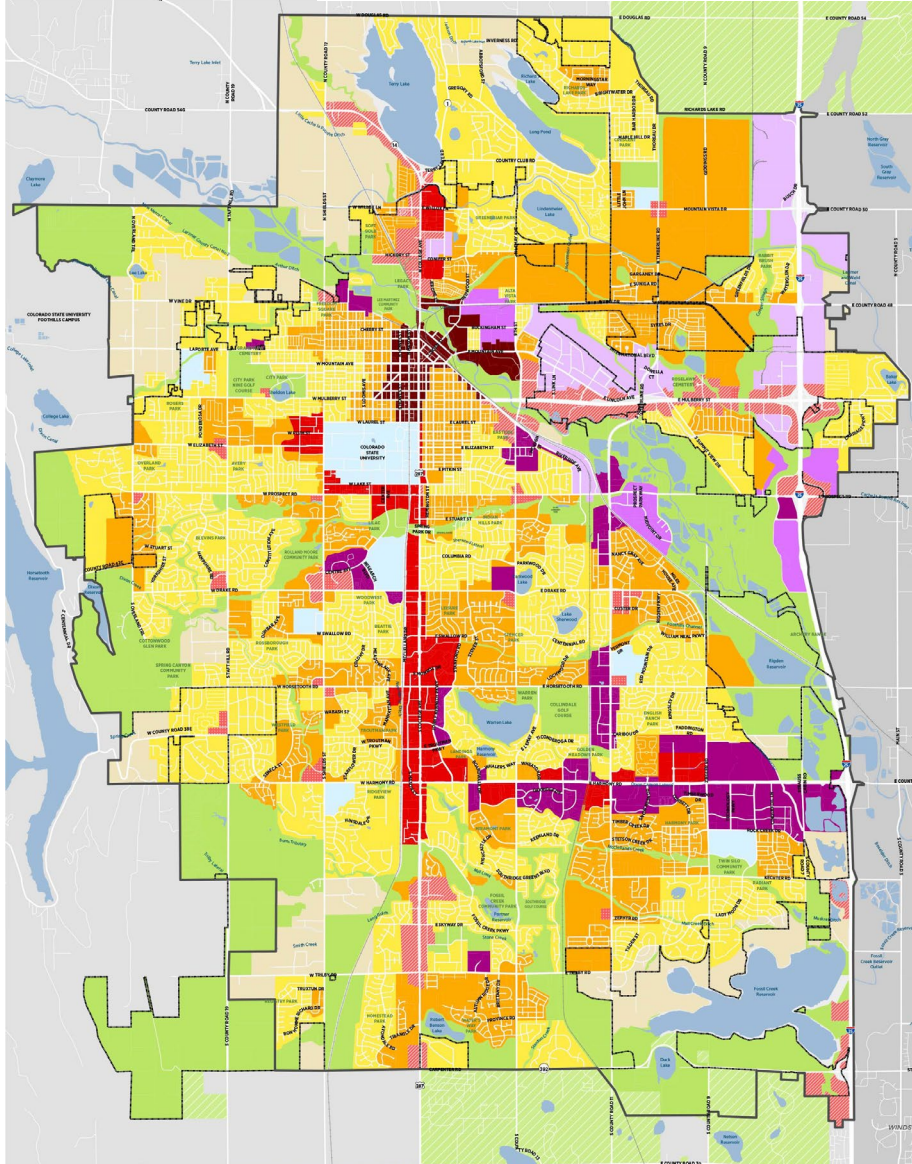


## Proyectos multifamiliares más nuevos

- Lugares de repoblación y reurbanización
- Más altos (entre 3 y 5 pisos)
- Estacionamiento incorporado
- Varios están orientados a los estudiantes
  - Alquiler por habitación
  - Habitaciones para 4 o más
  - Autobuses hacia CSU



Structure Plan Map Mapa del Plan Estructural

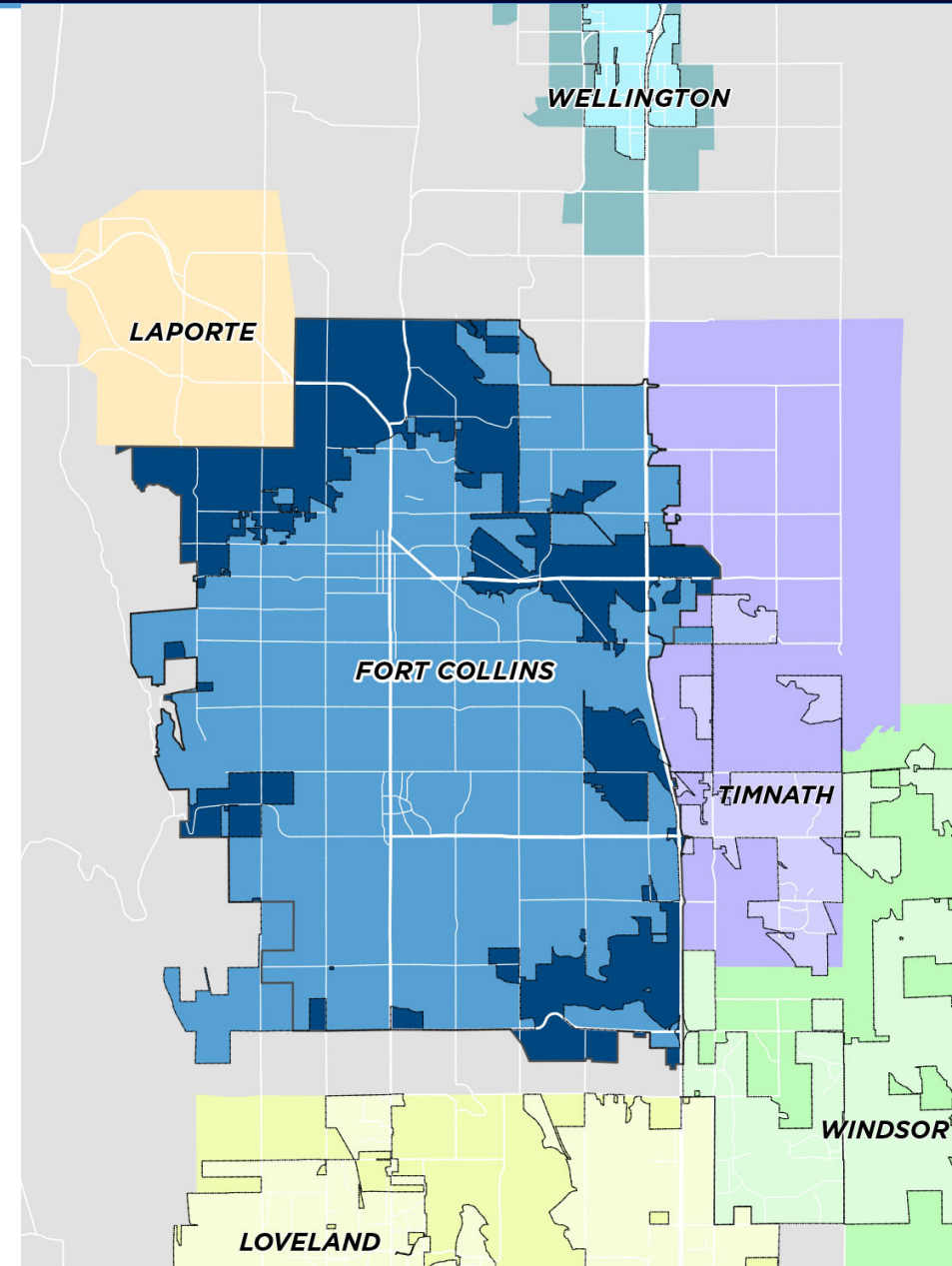


## City Growth Management Policies

- Fixed amount of land
  - Growth Management Area (GMA)
  - Nearby communities / community separators
- Availability & pricing of housing inputs
  - Water, Labor, Land, Materials

## Políticas de gestión del crecimiento de la ciudad

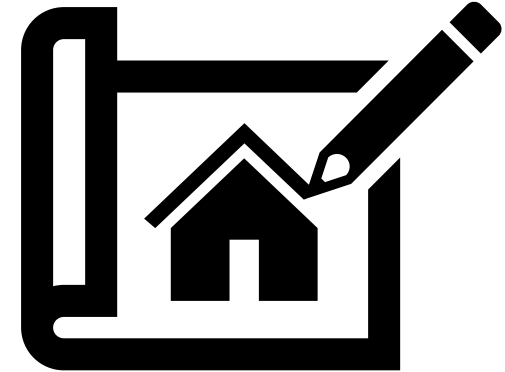
- Cantidad fija de terreno
  - Área de Administración del Crecimiento (GMA)
  - Comunidades cercanas/separadores de comunidades
- Disponibilidad y precios de los insumos de vivienda
  - Agua, Mano de obra, Tierra, Materiales



## Neighborhoods evolve just as we do – can our housing follow suit?

### Why?

- Changes in household composition / demographics
- Aging of homeowners
- Lack of downsizing opportunities
- Regulations make it difficult to respond to changes in neighborhood conditions or nearby context



## Número estable de hogares, pero menos personas en cada hogar

### ¿Por qué?

- Cambios en la composición de la familia en general
- Envejecimiento de los propietarios
- Falta de oportunidades para hacer recortes
- Las regulaciones dificultan responder a los cambios en las condiciones del vecindario o a los cambios del contexto cercano

## Home ownership trending downward

- Nationally and Locally
- Preference or unattainable?

## La propiedad de viviendas tiende a decaer

- A nivel nacional y local
- ¿Preferencia o complicación?



## **Colorado historically light on renters' rights**

- Traditionally in bottom 10 states
- Renters about half our population now
- Legislature making changes

## **Histórica diligencia de Colorado sobre los derechos de los inquilinos**

- Tradicionalmente en los últimos 10 estados
- Los inquilinos son casi la mitad de nuestra población ahora
- Cambios en la legislatura





## **Manufactured Housing Communities**

- Parks built on fringes of town
  - Redevelopment pressure
  - Mitigate displacement
- Now preservation focus due to affordability

## **Comunidades de viviendas prefabricadas**

- Parques construidos en las afueras de la ciudad
  - Presión de reurbanización
  - Mitigación del desplazamiento
- Ahora el enfoque está en la preservación por la asequibilidad



## Avoiding involuntary displacement

- City learning about conditions that could signal
- Developing mitigations strategies to respond



## Good distribution of options throughout of City

- More diversity of housing types in new developments – market driven & policy driven
  - Condos starting to get built again
  - Metropolitan Districts require public benefits – like affordable or diversity in sizes

## Evitar desplazamientos involuntarios

- Que la ciudad aprenda sobre las condiciones que podrían señalar
- Desarrollo de estrategias de mitigación para responder



## Buena distribución de opciones a lo largo de la ciudad

- Diversidad de tipos de viviendas en nuevos desarrollos; impulsados por el mercado y las políticas
  - Bloques de apartamentos comienzan a construirse de nuevo
  - Los distritos metropolitanos necesitan beneficios públicos, como precios asequibles o diversidad de tamaños

**Recent Development Activity<sup>26</sup>**  
Fort Collins, 2000-2017

**Type of Development**

- Single-Family Detached
- Single-Family Attached/Multifamily
- Commercial
- Mixed-Use

**City Plan Development Areas**

- Activity Centers
- Targeted Infill and Redevelopment Areas
- 1 Downtown
- 2 Colorado State University
- 3 North College
- 4 East Mulberry Corridor
- 5 Campus West
- 6 Foothills Mall
- 7 Midtown Corridor
- 8 Harmony Corridor

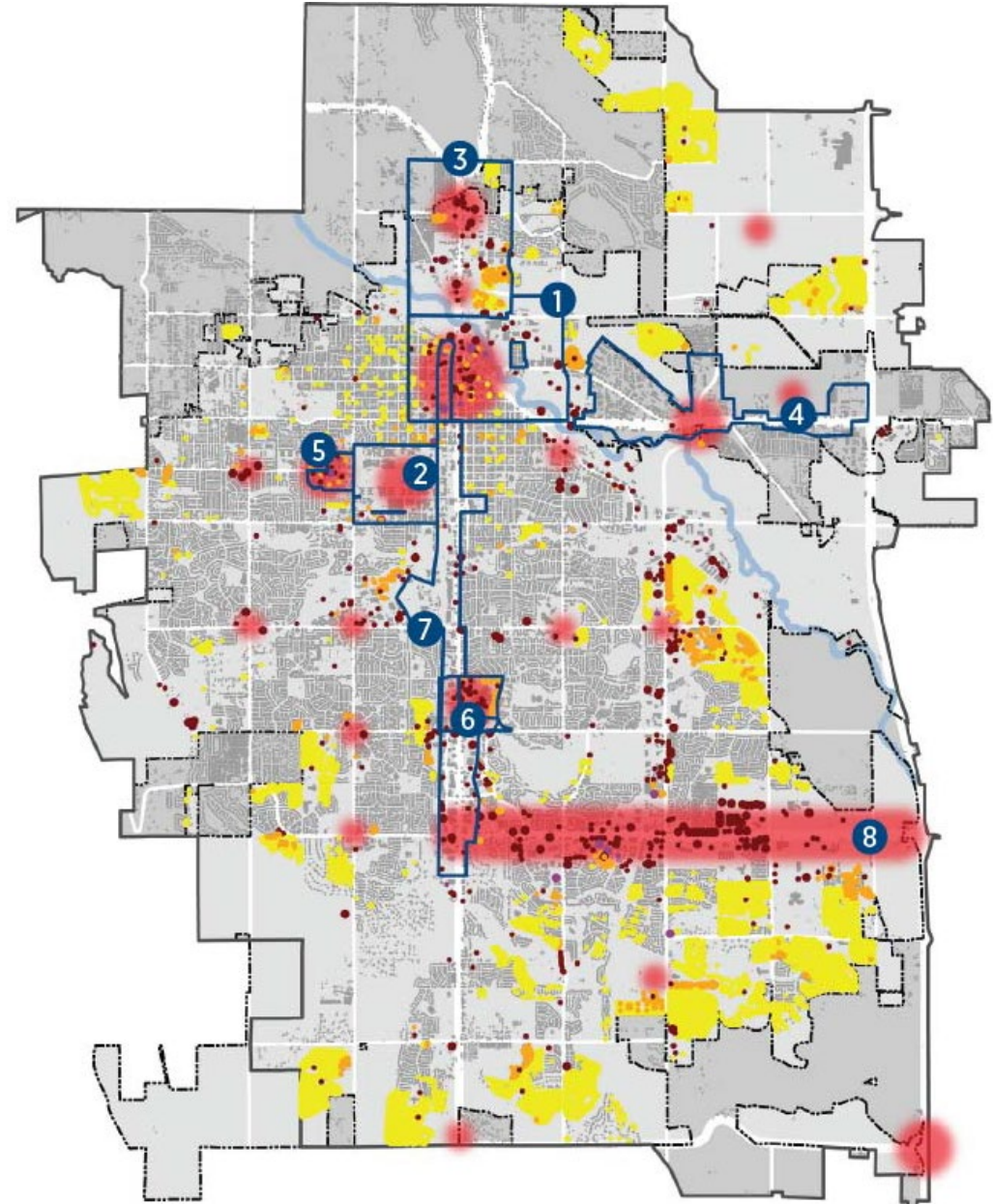
**Actividades recientes de desarrollo<sup>26</sup>**  
Fort Collins, 2000-2017

**Tipo de desarrollo**

- Unifamiliar separada
- Unifamiliar adosada/multifamiliar
- Comercial
- Uso combinado

**Áreas de desarrollo del plan de la ciudad**

- Centros de actividad
- Zonas de repoblación y reurbanización específicas
- 1 Centro
- 2 Colorado State University
- 3 North College
- 4 East Mulberry Corridor
- 5 Campus West
- 6 Foothills Mall
- 7 Midtown Corridor
- 8 Harmony Corridor



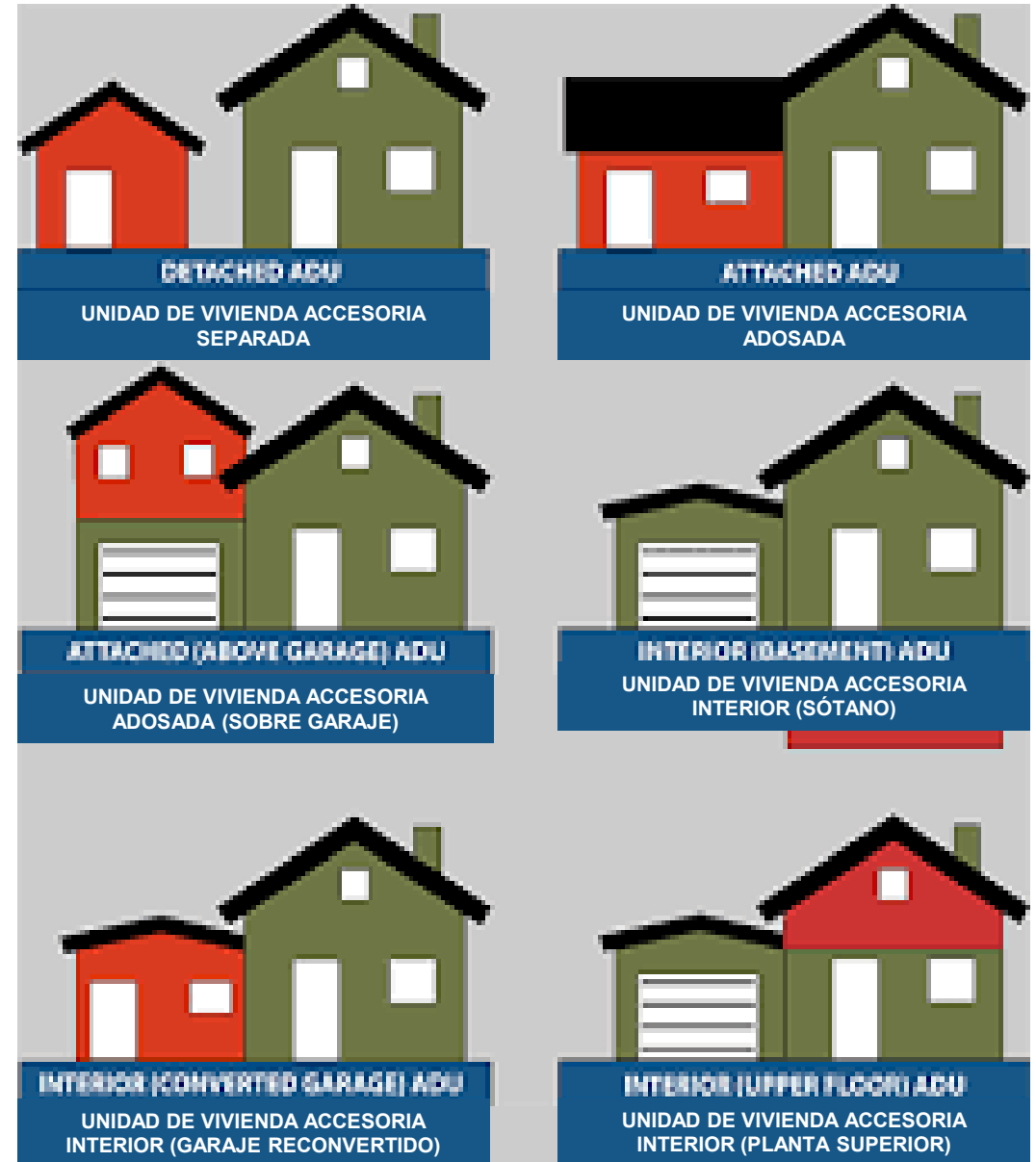
## More interest in co-living options

### – could lead to ADU's:

- Multigenerational
- Non-traditional households
- Co-housing
- Microunits

## Mayor interés en las opciones de vivienda compartida, que podría resultar en unidades de vivienda accesoria:

- Multigeneracional
- Hogares no tradicionales
- Viviendas compartidas
- Micro unidades







## Demographic Trend

- Smaller & fewer traditional families
- More people living alone



## Housing Trend

- Unit sizes increasing
- Student-focused multifamily units (3-5 bedrooms / rent by bedroom)

- Aging-in-place; multigenerational living



- Inflexibility to change existing housing / accommodate accessory units

- Slow or delayed wage growth & buying power



- Lack of more affordable entry-level and attached units

## Tendencias demográficas

- Menos familias y más pequeñas
- Más gente viviendo sola
  
- Envejeciendo en el lugar; vida multigeneracional
  
- Crecimiento salarial y poder adquisitivo lento o retrasado



## Tendencia de viviendas

- Aumento del tamaño de las unidades
- Unidades multifamiliares enfocadas en los estudiantes (de 3 a 5 habitaciones/alquiler por habitación)
  
- Falta de flexibilidad para cambiar la vivienda existente/adaptación de las unidades accesorias
  
- Falta de unidades anexadas y de primera vivienda más asequible



- 1) If you currently own your home, could you afford to purchase it today based on your income?
- 2) Can the young people in your life live here?
- 3) Do you see yourself retiring here and aging in community here? Can you afford to downsize?
- 4) What resonated with you the most based on the information shared during the presentation?  
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- **Share** your pictures:  
<https://ourcity.fcgov.com/land-use-code-updates/brainstormers/your-picture-here>
- **Sign up** for email newsletters:  
<https://www.fcgov.com/housing>
- **Watch** the other info sessions:  
<https://www.fcgov.com/housing>
- **Stay tuned** for information on Fall workshops:
  - October 23, 11am-1pm (Saturday)
  - October 25, 5:30-7:30pm (Monday)
  - October 27, 5:30-7:30pm (Wednesday)
- **Comparte** tus fotos:  
<https://ourcity.fcgov.com/land-use-code-updates/brainstormers/your-picture-here>
- **Registrarse** para recibir boletines informativos por correo electrónico:  
<https://www.fcgov.com/vivienda>
- **Mira** las otras sesiones informativas:  
<https://www.fcgov.com/vivienda>
- **Estén atentos** para obtener información sobre los talleres de otoño:
  - 23 de octubre, de 11:00 a 13:00 (sábado)
  - 25 de octubre, 5: 30-7: 30 pm (lunes)
  - 27 de octubre, 5: 30-7: 30 pm (miércoles)

**THANK YOU!**  
**¡GRACIAS!**

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