

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



AFFORDABLE HOUSING BOARD

REGULAR MEETING

October 6, 2022 4:00-6:00pm

Remote/Online via Zoom due to COVID-19

CALL TO ORDER

At 4:01 PM the meeting was called to order by John Singleton

1. ROLL CALL

DocuSigned by:
Sue Beck-Ferkiss
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- **Board Members Present:** John Singleton, Bob Pawlikowski, Seth Forwood, Kristin Fritz, Sheila Seaver-Davis and Stefanie Berganini joined in progress.
- **Board Members Absent:** Jennifer Bray
- **Staff Members Present:**
 - Sue Beck-Ferkiss, Staff Liaison – City of Fort Collins
 - Meaghan Overton, Social Sustainability – City of Fort Collins
 - Emily Olivo, Neighborhood Services – City of Fort Collins
 - Heather Young, Utilities – City of Fort Collins
 - Shannon Ash, Utilities – City of Fort Collins
 - Taylor Reynolds, Minutes – City of Fort Collins
- **Guests Present:**
 - Marilyn Heller
 - Lisa Cunningham
 - Maggie, Palace Construction

2. AGENDA REVIEW – No changes.

3. CITIZEN PARTICIPATION – Marilyn Heller, Larimer County League of Women Voters, shared that Sue Beck-Ferkiss participated in AARP Housing Workshop and the recording will be available in a few weeks. The League of Women Voters also hosted a panel titled “Housing Choices for Older Adults: Aging in Place or Choosing to Move” on September 22nd and the recording is available by visiting their website at www.lwv-larimercounty.org.

4. APPROVAL OF MINUTES

Seth Forwood moved to approve the September minutes.

Kristin Fritz seconded. Approved 4-0.

Sheila Seaver-Davis abstained due to absence at the September meeting.

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5. NEW BUSINESS

- **Board Member Introductions**

- The newest board member, Sheila Seaver-Davis, introduced herself as she was attending a regular meeting for the first time.

- **Mobile Home Resident Rights Activity – Emily Olivo, Neighborhood Services**

- Overview of HB22-1287: Protection for Mobile Home Park Residents
 - Newest update to the State's Mobile Home Park Act
 - Effective October 1st
 - Includes the following changes (and more):
 - Increases the period for residents to make an offer to purchase a park (from 90 days to 120 days) and allows public entities to purchase on behalf of residents
 - Does not allow unregistered parks, or those out of compliance or that owes penalties to increase rent
 - Allows renters, non-profits, and local governments to file complaints with the Department of Housing (July 2024)
 - This bill does **not** limit rent increases.
 - As part of their registration with the State, mobile home parks will now be required to disclose rent rates with will provide data to track over time.
 - DISCUSSION:
 - What were the reasons for the threat of veto by the Governor's Office with the inclusion of the rent increase limits in this Bill?
 - The limits to rent increases were 1) viewed as anti-business and 2) there was fear that this would discourage people from developing mobile home parks.
 - Is there any data on how often new mobile home parks are developed?
 - The City currently has one development proposal for a manufactured home community on Trilby.

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- Overview of HB22-1314: The Towing Bill of Rights
 - Requires tow truck companies to give 24-hour notice before removing a vehicle from a mobile home park, condo, or apartment complex
 - Intended to decrease predatory towing by prohibiting towing of cars with expired tags or owners present
- Overview of HB22-1223: Property Taxation of Mobile Homes
 - Mobile/ manufactured homes valued at less than \$28,000 are no longer subject to county property taxes
- Proposed updates to City Municipal Code
 - Improve the City's capability to enforce Section 18
 - Broadening the definition of "Building Official" would better allow Code Compliance to enforce the items within Section 18.
 - Prohibit the banning of clotheslines and fences
 - Intended to conserve energy as well as reduce energy costs for low-income residents
 - Improve transparency of water bills to help mobile home park residents who feel they have been billed incorrectly
 - Prohibit the banning of fences to improve quality of life and neighbor relations
- Four mobile home parks are currently for sale or have been recently sold
- Nueva Vida Mobile Home Park (formerly Parklane)
 - Now resident owned after being purchased by nonprofit Vecinos Unidos for \$7 million
 - Received \$125,000 for infrastructure needs from the City
 - DISCUSSION:
 - Given how restrictive the MH zoning codes are, does that mean that the sale of a mobile home park will likely result in a rezoning for a new type of development?
 - Six mobile home parks within City limits are now in preservation MH zoning. It is now more difficult to rezone than before, deterring new types of development.

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- Are investors interested in buying mobile home parks because the money comes from the lot rents or from redevelopment?
 - There is money to be made by owning a mobile home park as it is.
- Projects and Events
 - In order to engage in more proactive code compliance, the City has organized cleanups and resource fairs for mobile home parks with 18-25 community partners participating.
 - The City also supports resident organizing and the formation of associations
 - This could more quickly allow residents to purchase the park if it becomes available for sale.
 - Micro-grants are also available by the City to mobile home communities for various maintenance and community needs.
 - Education & Outreach
 - City staff helped in the creation and distribution of two handbooks: one specific to mobile home parks and the other is a Partnership for Age Friendly Communities handbook for Larimer County.
- Challenges and Opportunities
 - Rent increases continue to burden low-income and income restricted residents
 - Funding needed to staff and support Section 18 MHP enforcement program
 - Discussions continue regarding the City's role in supporting Resident Owned Communities
- **Income-Qualified Assistance Program – Heather Young & Shannon Ash, Utilities**
 - Utilities is seeking Council approval to make the Income-Qualified Assistance Program (IQAP) an adopted program and follow up on existing program structure on November 1st.
 - The IQAP pilot program launched in 2018 and was set to expire in 2021. An extension was granted (with changes) through 2022.
 - There are three ways in which Utilities hopes to help income-qualified customers lower their utility costs: payment assistance, efficient homes, and efficient practices.
 - Many customers are approved for IQAP through the Low-Income Energy Assistance Program (LEAP) (60% State AMI or below) and provided an approximate 23% rate reduction.

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- After auto enrollment (through LEAP application) began in 2021, the number of program participants increased by 128%.
- The pilot program was originally extended because of the difficulty of measuring program impact during the pandemic when conditions were changing and to see the impact of the auto enrollment on participation.
- Customer surveys indicate that program participants have an increased quality of life, are able to save for other expenses and budget on a fixed income, experience less stress due to bills, and are educated on ways to conserve energy usage.
- City staff are recommending an increased rate reduction for IQAP from 23% to 25% (evaluating every 3-5 years) based on cost burdens calculated alongside LEAP benefits.
- The IQAP is intended to decrease income disparities and energy inequities in our community and help low-income residents as utility rates continue to increase due to inflation and changeover to carbon neutral energy sources.
- DISCUSSION:
 - How can we support programs like IQAP, that benefit low-income residents with minimal impact to costs or services, and help intergrade them City-wide?
 - The Utilities department has had great success with income qualified programs because of their conservation emphasis in addition to the community needs they are addressing.
 - How is the City addressing the concerns for increased utility costs in the switch to all electric?
 - As renewable energy technology improves, the hope is that costs will decrease. Until then, the rising costs are a concern for all residents.
 - Are residents who earn 60% AMI or less automatically enrolled in LEAP?
 - Residents must apply for LEAP benefits, it is not automatic enrollment; however, those who qualify for LEAP are automatically enrolled in IQAP.
 - There are households that do not qualify for LEAP, including those who are undocumented or receive housing vouchers. City staff are working to ensure that anyone who is eligible knows about and can apply for reduced utility rates.

Stefanie Berganini moved to that the Affordable Housing Board strongly advocate that City Council adopt the Income Qualified Assistance Program as a Utility program.

Bob Pawlikowski seconded. Approved 5-0.

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- **Housing Strategic Plan: Land Use Code Phase 1 Updates – Meaghan Overton, Social Sustainability**
 - Meaghan Overton reviewed various sections of the Public Review Draft about which project staff has received feedback, as well as specific staff and Planning & Zoning Commission recommendations.
 - City staff and Planning & Zoning Commission recommendations will not be incorporated into the draft Land Use Code updates to ensure that Council reviews the Public Review Draft as it was presented to the public, along with the list of recommendations.
 - Revisions will be made between 1st and 2nd reading with City Council.
 - DISCUSSION:
 - What regulates the new EV requirements?
 - Electric vehicle charging infrastructure is addressed in the Building Code, not the Land Use/ Development Code.
 - What are the different types of Electric Vehicle charging infrastructure?
 - There are three types: EV Installed (ready to go), EV Ready (no charger yet), and EV Capable (easily wired for charger installation).
 - The number of parking spaces required are regulated by the Land Use/ Development Code and the Building Code states the percentage that need to be EV Installed, EV Ready and EV Capable.
 - What can this board do to advocate for boosted incentives for EV infrastructure and funding?
 - This board provided a recommendation when City Council previously voted to create a credit to offset the additional requirements included in the City Building Code above what the Colorado Housing and Finance Authority (CHFA) requires for EV at affordable housing developments.
 - Board members discussed whether they would like to provide a motion of support and/or letter of support for the proposed LUC changes and highlighted specific items such as density and parking reductions.

Bob Pawlikowski moved to that the Affordable Housing Board provide support for the general direction of the proposed Land Use/ Development Code changes being presented to Council. Stefanie Berganini seconded. Approved 6-0.

Kristin Fritz moved that the Affordable Housing Board sent the drafted letter regarding the proposed Land Use/ Development Code changes as presented, with any minor, necessary edits. Stefanie Berganini seconded. Approved 6-0.

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- **Board Member Ideas** – None.

6. BOARD MEMBER REPORTS

- **Meeting Logistics**
 - Board members are interested in having a hybrid meeting on December 1st.
- **Liaison Reports** – None.

7. STAFF MEMBER REPORTS – None.

8. OTHER BUSINESS

- City Council 6-month planning calendar review
- Council Comments – Who, what?
- Review 2022 Work Plan
- Update on Affordable Housing Projects
- Future AHB Meetings Agenda

9. ADJOURNMENT

Meeting adjourned at 6:17 PM