

Fort Collins, Colorado

The City of Fort Collins has a long history of addressing regulatory barriers to achieve housing affordability. As early as 1984, local land use controls provided for density bonuses to developers of affordable housing, a technique now being adopted in many communities. Following the creation of an affordable housing task force in 1992, the city began a series of major regulatory changes. Regulatory reform was fully institutionalized by creating a public/private Affordable Housing Board with the responsibility of recommending new regulatory reform proposals to the City Council. Subsequently, reform actions have continued over a ten-year period, resulting in well over a thousand market-rate and assisted, affordable housing units.

Specific Actions Taken:

- **Provides density bonuses for affordable housing.**
- **Authorizes an Affordable Housing Board to recommend new reforms.**
- **Delays imposition of impact fees until occupancy and offers impact fee rebates, especially for affordable rental housing.**
- **Uses “sketch plans” to make land use decisions.**
- **Reduces street, right-of-way, and sidewalk widths.**
- **Provides priority processing for affordable housing developments.**
- **Gives sales and use tax rebates on materials to builders of affordable housing.**
- **Exempts fees for inspections, right-of-ways, and street cuts for affordable housing.**
- **Requires a cost-impact analysis prior to any building code change.**
- **Reduces builder bonding and landscaping requirements for affordable housing.**
- **Maintains administrative reforms, including a 120-day final review time and staff available for conflict resolution, to reduce development review time by 40 percent.**
- **Markets the need for affordable housing.**