



Housing Development and Partnership Objectives/Criteria

The Fort Collins Housing Authority (FCHA) strives to increase the availability of affordable housing in and near the City of Fort Collins. One way FCHA does this is through public/private partnerships. FCHA brings many benefits to these partnerships, including fee waivers, low-interest rate financing, tax exemption, and property management and human services expertise.

For those wishing to apply for resources through the FCHA, below is a list of the minimum criteria that will be evaluated by the FCHA. Applications will be reviewed for potential partnerships with public, private, and/or nonprofit entities, as well as for housing development opportunities to be undertaken by the FCHA or Villages, Ltd., a related but separate entity.

FCHA will review requests in regard to our mission and will prudently consider whether by virtue of our participation a project or outcome is strengthened without weakening the ability of FCHA to further its core work.

Criteria include but are not limited to:

- Whether a proposed project includes households that earn 30-50% of Area Median Income (AMI) on rental projects, or 80% and below AMI for homeownership projects.
- How FCHA resources will increase benefit to low-income households, through increased number of affordable units, lower housing costs, or both, and/or access to support services.
- Market information as determined by FCHA which shows demand for the proposed project.
- Long-term affordability, with a preference for projects that achieve permanent affordability.
- Opportunity for ownership by the FCHA, and/or FCHA buy-out options after any initial equity investor period of compliance in the case of a Low Income Housing Tax Credit project.
- Does the proposal demonstrate development capacity, experience and commitment to the targeted population?
- To what extent will FCHA share in the developer fee?
- What is the project proximity to employment, transportation, schools, retail, and recreation?
- Role of FCHA in the long-term management of the project, including the opportunity to earn a reasonable management fee.
- Degree and nature of risk for FCHA
- Degree to which FCHA's ownership interest is commensurate with the financial benefits it brings to the project.
- Projects in which all or a portion of the units are designed to serve special needs population such as the elderly or persons with disabilities may receive special consideration.