

Minutes of the Regular Meeting of Housing Catalyst
1715 W. Mountain Avenue, Fort Collins, CO 80521
March 22, 2018

Commissioners Present

David Bye
Cathy Mathis
Ross Cunniff via phone
Jake Joseph
Hepburn Wilkins

Commissioners Absent

Nicole Staudinger
Ann Green

Staff Present

Julie Brewen
Michele Christensen
Kristin Fritz
Kim Iwanski
Jim Martell
Traci McGraw
Katie Beberniss

Guests

Sue Beck-Ferkiss

I. Call to Order

Chairperson Bye called the regular meeting of the Housing Catalyst Board of Commissioners to order at 7:30 a.m.

II. Citizen Input

None.

III. Approval of Minutes

Minutes of the Regular Meeting of February 15, 2018

Commissioner Joseph made a motion to approve the minutes of the February 15th meeting. Commissioner Mathis seconded the motion and the motion passed unanimously.

IV. Staff Updates

Permanent Supportive Housing II:

Ms. Brewen gave an overview of the recently held design charrette and announced the upcoming date for the CDBG Commission presentation. Ms. Kristin Fritz, Director of Real Estate Development, explained that the tax credit application requires we demonstrate that our project is shovel-ready. Ms. Fritz explained the high level conceptual review process and said the first public meeting is scheduled for April 9th. The project will go to City of Fort Collins' Planning and Zoning board in July, the month after the funding application is due. Commissioner Joseph mentioned that communication may help eliminate the perception that Housing Catalyst is displacing the existing theater business as questions arise.

Village on Shields

Ms. Fritz announced that construction of the Village on Shields rehabilitation is moving ahead of schedule with the plan to finish in October. The air conditioning units didn't fit as planned so extra steps are being taken to retrofit them.

Village on Horsetooth

Ms. Fritz explained that the Village on Horsetooth new construction is going well. The last concrete slab was poured yesterday and framing has begun on the second half of the site. Leasing will begin in October.

CARE Housing

Ms. Brewen announced that CARE Housing has requested to end the property management contract early, as of March 1st. It seems they are implementing our staffing and organizational structure recommendations. Housing Catalyst has offered to continue to meet quarterly to offer support in all possible ways.

V. Action Items

None.

VI. Discussion Items

Strategic Plan Update

Ms. Brewen provided the draft Strategic Plan update as a handout and gave a presentation. She explained that each of the board retreat outcomes were included in the document. The board reviewed the document in detail and the board and staff will further review and bring back suggestions at the April meeting.

VII. Legislative Issues/Updates

Ms. Brewen sent an email with the current legislative updates yesterday. Ms. Sue Beck-Ferkiss of the City of Fort Collins' Social Sustainability department mentioned recent research being done in Washington on voucher income as a protected source of income.

VIII. Monthly Activity Report

Ms. Brewen shared the Colorado NAHRO advocacy toolkit that staff, Kim Iwanski, created with the communications contractor, Toolbox.

IX. Legal Issues

Housing Catalyst's legal counsel, Mr. Jim Martel, spoke about a relocation expense complaint from the Village on Shields renovations. Housing Catalyst used a relocation specialist for these services and will be responding with three additional comps to verify the amounts.

Mr. Martel shared a video regarding Uniform Relocation Act. The video will be emailed to commissioners.

XI. Other Business

Ms. Brewen announced some upcoming event dates including the Mason Place community meeting, Housing Colorado Eagle Awards banquet, NAHRO Conference and the CDBG Commission timeline.

XII. Adjournment

Chairperson Bye adjourned the meeting at 8:53 a.m. The next meeting will be held on April 19, 2018.

These minutes approved, this 19th day of April, 2018, at a regular meeting of the Board of Commissioners of Housing Catalyst.

David Bye, Chairperson

Julie J. Brewen, Secretary