

Minutes of the Regular Meeting of Housing Catalyst  
1715 W. Mountain Avenue, Fort Collins, CO 80521  
April 19, 2018

**Commissioners Present**

David Bye  
Cathy Mathis  
Ross Cunniff  
Jake Joseph  
Hepburn Wilkins  
Nicole Staudinger  
Ann Green

**Commissioners Absent**

**Staff Present**

Julie Brewen  
Michele Christensen  
Kristin Fritz  
John Tuchscherer  
Darcy McClure  
Kim Iwanski  
Jim Martell  
Traci McGraw  
Katie Beberniss

**Guests**

Sue Beck-Ferkiss  
Alan Braslau  
Laurie Stolen

**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**

Alan Braslau of the City of Fort Collins' Energy Board mentioned the recently passed income qualified energy savings program. He shared the information in order to aid in a successful outreach of the program and bring awareness to those served by Housing Catalyst.

**III. Approval of Minutes**

Minutes of the Regular Meeting of March 22, 2018

Commissioner Joseph made a motion to approve the minutes of the March 22<sup>nd</sup> meeting. Commissioner Cunniff seconded the motion and the motion passed unanimously.

**IV. Staff Updates**

Mason Place Permanent Supportive Housing:

Ms. Brewen mentioned the continued outreach being done to the surrounding neighbors of the Mason Place Permanent Supportive Housing development. There has been some misinformation posted on the neighborhood social network site, Nextdoor. Housing Catalyst has continued to work with Police Services' Neighborhood Enforcement Team to gather data around Housing Catalyst's first Permanent Supportive Housing, Redtail Ponds. Commissioner Cunniff said he would make an inquiry of City staff regarding analyzing data in relation to community perceptions about increased police contact of people experiencing homelessness in the area of Redtail Ponds permanent supportive housing.

Ms. Brewen reviewed the funding sources for the Mason Place project and explained that the CDBG Commission is recommending funding of just under half of the request (\$920,000 of the \$2,000,000 request.) She has met with City Sustainability Services staff to discuss the possibility of requesting City Council to activate the Affordable Housing Capital Fund (sales tax dollars) to fill the gap in order to get to a fully sourced project for the June 1st application

deadline for Low Income Housing Tax Credits. City staff members are supportive of this possible approach. After some discussion, the Board concurred with this request of City Council, and Commissioner Cunniff said he would be willing to move the possibility forward for Council discussion.

#### Village on Shields

Ms. Darcy McClure, Project Manager, gave an update presentation about the Village on Shields rehabilitation construction progress, relocation process and timeline. The project continues to move forward steadily, on time and on budget.

#### Village on Horsetooth

Ms. Kristin Fritz gave an update presentation about the Village on Horsetooth construction, stating the framing on the final building has begun. The project is on time and on budget.

### **V. Action Items**

#### Updated Public Housing Disposition Authorization Resolution #18-06

Ms. Darcy McClure presented Resolution #18-06 with the attached list of properties. The Resolution approves the sale of Housing Catalyst's public housing stock to leverage equity into more sustainable financing tools through HUD's Rental Assistance Demonstration (RAD) program. The resolution was updated to include the number of units sold to date. Commissioner Staudinger made a motion to approve Resolution 18-06, including the updated number of units sold. Commissioner Mathis seconded and the motion passed unanimously.

### **VI. Discussion Items**

#### Annual Report

The board reviewed the 2017 Annual Report and gave feedback. Commissioner Staudinger suggested that a footnote be added to explain why the income is significantly higher than expenses. Commissioner Joseph praised staff for the integration of Housing Catalyst's branding efforts into the report.

#### Strategic Plan Update

Ms. Brewen provided the draft Strategic Plan update as a handout. The board reviewed the document in detail and made updates. An updated draft will be brought back to the next meeting.

#### Larimer County Ballot Measure, Laurie Stolen

Ms. Laurie Stolen, Behavior Health Project Director, presented the on solutions to fill Mental Health Service gaps in Larimer County including the need, statistics and funding of the Larimer County Ballot Measure. The board agreed to endorse the efforts and a resolution will be brought to the next meeting.

#### Development Committee Roles and Appointments

The board discussed the role of commissioners on a development committee. Commissioner Mathis and Commissioner Wilkins will join the ad-hoc development committee. The committee may also include a member of the Villages, Ltd. board. Commissioner Staudinger expressed her support for having a development committee.

**VII. Legislative Issues/Updates**

Ms. Brewen mentioned there will be further national housing updates next month after the upcoming NAHRO Washington, D.C. Conference.

**VIII. Monthly Activity Report**

The Board had no questions on the monthly activity report.

**IX. Legal Issues**

None.

**XI. Other Business**

Ms. Brewen announced some upcoming event dates including the Housing Colorado Eagle Awards banquet.

**XII. Adjournment**

Chairperson Bye adjourned the meeting at 9:36 a.m. The next meeting will be held on May 31<sup>st</sup>, 2018.

These minutes approved, this 31<sup>st</sup> day of May, 2018, at a regular meeting of the Board of Commissioners of Housing Catalyst.

  
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David Bye, Chairperson

  
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Julie J. Brewen, Secretary