

Minutes of the Regular Meeting of Housing Catalyst
1715 W. Mountain Avenue, Fort Collins, CO 80521
June 21, 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
Traci McGraw
Kim Iwanski
Jim Martell
Katie Beberniss

Guests

Sue Beck-Ferkiss
Jake Arnold

I. Call to Order

Chairperson Bye called the regular meeting of the Housing Catalyst Board of Commissioners to order at 7:31 a.m.

Ms. Julie Brewen introduced Mr. Jake Arnold, a Director on the Villages, Ltd. Board who attended the meeting as a liaison.

II. Citizen Input

None.

III. Approval of Minutes

Minutes of the Regular Meeting of May 31, 2018

Commissioner Joseph made a motion to approve the minutes of the May 31st meeting. Commissioner Staudinger seconded the motion and the motion passed unanimously.

IV. Staff Updates

Mason Place Permanent Supportive Housing:

Ms. Brewen stated that the Mason Place Development is set to go before the City of Fort Collins' Planning and Zoning Board.

Village on Shields

Ms. Brewen gave an update about the Village on Shields rehabilitation project. The project continues to move forward steadily, on time and on budget. The upper tier investor and syndicator investor visited for a site review last week. Mr. Jim Martell, legal counsel, explained that the claim is moving along with determining the relocation amounts.

Village on Horsetooth

Commissioner Wilkins spoke about the Village on Horsetooth tour he and the Development team took yesterday. Ms. Kristin Fritz, Director of Real Estate Development, shared that the flooring was a free upgrade because the manufacture was out of the material that had been initially

ordered. The first residents are set to lease in October via lottery system.

Ms. Brewen announced that Housing Catalyst is the recipient of the “Yes in My Back Yard” Mountain Plains NAHRO award for the Village on Redwood design. In addition it was awarded the National NAHRO’s Award of Merit and is now being considered for their Award of Excellence.

V. Action Items

Housing Choice Voucher Administrative Plan, Resolution #18-11

Ms. Brewen reviewed the Housing Choice Voucher Administrative Plan update recommendation to include one bedroom in the small area fair market rent for the 80525 zip code. The previously adopted change was meant to include both the one and two bedroom units but was mistakenly left out.

Commissioner Joseph made a motion to approve Resolution 18-11. Commissioner Mathis seconded and the motion passed unanimously.

Succession Plan

Commissioner Joseph introduced the proposed CEO Succession Plan. The plan was drafted as a timeless piece to assist the board in the event of a CEO transition. Mr. Jim Martell mentioned the importance of having a plan in place. There was some discussion. Commissioner Cunniff made a motion to approve the CEO Succession Plan. Commissioner Green seconded and the motion passed unanimously.

VI. Discussion Items

Rental Assistance Demonstration- Section 18 Notice

Ms. Brewen reviewed Public Housing history and recent conversion programs including the Rental Assistance Demonstration and the new Section 18 regulations. She explained the benefits of completing such a conversion and customization that could best fit the community’s needs. Staff are working with a consultant who will attend the August board meeting. Commissioner Bye commended Ms. Brewen for keeping on top of the changing regulations and opportunities.

House of Financial Services Subcommittee Testimony

Ms. Brewen was asked to speak regarding a hearing on mold and lead paint mitigation at the U.S. House of Financial Services. NAHRO staff will prepare for any questions that may come. Staff are checking with the health department to see if there are any reported elevated lead levels in our resident children. There was some discussion. Commissioner Staudinger made a motion in support. Commissioner Cunniff seconded the motion and the motion passed unanimously.

VIII. Legislative Issues/Updates

Ms. Brewen mentioned that the plan to rescind public housing funds ended.

Ms. Sue Beck-Ferkiss explained that the city is reviewing land bank disposition rules and that there are long term discussions on the Keep Fort Collins Great sales tax.

X. Legal Issues

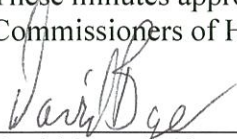
Mr. Jim Martell announced that the Redtail civil rights response has been completed. Ms. Brewen talked about the hearing process. Two potential hearing officers have been interviewed. They will complete a hearing officer workshop in July.

XI. Other Business

XII. Adjournment

Chairperson Bye adjourned the meeting at 8:27 a.m. The next meeting will be held on July 19, 2018.

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



David Bye, Chairperson



Julie J. Brewen, Secretary