

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

<u>Commissioners Present</u>	<u>Commissioners Absent</u>	<u>Staff Present</u>	<u>Guests</u>
David Bye Cathy Mathis Ross Cunniff Jake Joseph Hepburn Wilkins Nicole Staudinger Ann Green		Julie Brewen Michele Christensen Duane Hopkins Kim Iwanski Jim Martell Katie Beberniss George Gromke	Beth Rosen

I. Call to Order

Chairperson Bye called the regular meeting of the Housing Catalyst Board of Commissioners to order at 7:32 a.m.

Ms. Julie Brewen announced two certificates received from HUD's Denver field office regarding "Sustained High Performer" for the Fort Collins Housing Choice Voucher program and Wellington Public Housing Agency.

II. Citizen Input

Ms. Brewen introduced new staff member, Mr. George Gromke, who has joined as a policy analyst intern who will be focusing on research related to Moving to Work.

III. Approval of Minutes

Minutes of the Regular Meeting of June 21, 2018

Commissioner Joseph made a motion to approve the minutes of the June 21st meeting. Commissioner Staudinger seconded the motion and the motion passed unanimously.

IV. Staff Updates

Mason Place Permanent Supportive Housing:

Ms. Brewen announced there were no appeals to the Planning and Zoning Board's approval of Mason Place.

Village on Shields

Ms. Brewen spoke about the different layers of funding for the Village on Shields rehabilitation. Due to what HUD considered to be a misclassification of one of the initial contracts as "acquisition" rather than "acquisition/rehab" by the City, HUD is requiring that these funds be returned by Housing Catalyst to the City of Fort Collins. The City will then re-issue these funds with an updated contract. Ms. Brewen discussed this in detail with Development Committee members Mathis and Wilkins, all of whom recommend drawing the funds of approximately \$577,035 from the Housing Catalyst line of credit.

Commissioner Staudinger left the room.

Commissioner Mathis made a motion to draw on the line of credit in the amount of \$577,035 and authorizing Ms. Brewen to execute the new amended funding contract with the City of Fort Collins. Commissioner Green seconded. Commissioner Joseph thanked City staff for working on this with us. The motion passed unanimously.

Village on Horsetooth

Ms. Brewen and Ms. Iwanski announced that the application process for the resident interest list was scheduled to open Monday.

Housing Catalyst Staffing Changes

Ms. Brewen reviewed the agency organizational chart with the board and discussed recent employee turnover and recruitment.

V. Action Items

VI. Discussion Items

Rental Assistance Demonstration- Section 18 Notice

Ms. Brewen talked about the March 2018 HUD Section 18 notice which gives Housing Catalyst an opportunity to simplify the disposition of the remaining public housing units. A recommendation to approve an application for the Rental Assistance Demonstration Program (RAD) extension request and simultaneous Section 18 application will come before the board next month.

In addition, Wellington Housing Authority is considering a Section 18 application subsidy change. Commissioner Wilkins attended Wellington Housing Authority's work session.

VII. Legislative Issues/Updates

Ms. Brewen mentioned that Tax Reform II may come and we will need to education our Congressional leaders about the need for Private Activity Bonds for LIHTC deals.

She also talked about her testimony before the House Financial Services Committee.

Commissioner Cunniff gave a Fort Collins City Council update mentioning considerations to change the metro district policy, City Plan and budget planning.

VIII. Legal Issues

Mr. Jim Martell stated that there are no legal issues.

Ms. Brewen and Mr. Martell mentioned that Housing Catalyst has interviewed and selected two new people, a municipal court judge and a retired Legal Assistance attorney, who will be independent hearing officers for Housing Catalyst's federal programs. Both will participate in a half-day training with Housing Catalyst and Loveland Housing Authority program management staff.

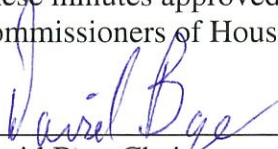
IX. Other Business

None.

X. Adjournment

Chairperson Bye adjourned the meeting at 8:26 a.m. The next meeting will be held on August 9, 2018.

These minutes approved, this 9th day of August, 2018, at a regular meeting of the Board of Commissioners of Housing Catalyst.



David Bye, Chairperson



Julie J. Brewen, Secretary