

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



AFFORDABLE HOUSING BOARD

REGULAR MEETING

April 7, 2022, 4:00-6:00pm

Remote/Online via Zoom due to COVID-19

CALL TO ORDER

At 4:06 PM the meeting was called to order by John Singleton

1. ROLL CALL

- **Board Members Present:** John Singleton, Jennifer Bray, Stefanie Berganini, and Seth Forwood joined in progress. Bob Pawlikowski and Kristin Fritz recused themselves from discussions.
- **Board Members Absent:** Tatiana Zentner
- **Staff Members Present:**
 - Sue Beck-Ferkiss, Staff Liaison – City of Fort Collins
 - Beth Rosen – City of Fort Collins
 - Taylor Reynolds, Minutes – City of Fort Collins
- **Guests Present:**
 - Marilyn Heller
 - Lisa Cunningham

2. AGENDA REVIEW – The draft of the Park Lane Mobile Home Park statement for City Council will be presented for board review.

3. CITIZEN PARTICIPATION

- Marilyn Heller – Member of the League of Women Voters Affordable Housing Team – announced a panel titled “Housing Insecurity: A Threat to Behavioral Health?” on Monday, April 11 at 7:00 p.m. via Zoom.
- Lisa Cunningham – Member of the Temporary Rental Housing Task Force for the City of Fort Collins and rental property owner – shared passion for affordable housing in Fort Collins and looks forward to continuing to observe the work of this board.

4. APPROVAL OF MINUTES

**Stefanie Berganini moved to approve March minutes. Bob Pawlikowski seconded.
Approved 6-0.**

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5. NEW BUSINESS

- **2022 Spring Competitive Process – Ranking of Affordable Housing Applications**

- Sue reviewed the Guiding Principles of the Housing Strategic Plan
- Board members engaged in discussion and agreed on the following:
 - All applications are for great projects.
 - The most valued projects were those that supported a wide range of Area Media Income (AMI) rents and those that targeted the lowest wage earners.
 - New construction ranked as the highest priority, followed by homeownership because of the ability to build equity. Renovation projects ranked as the lowest priority, but all the projects are important to increase or preserve affordable housing inventory.
- Applications ranked in order of priority:
 - Housing Catalyst’s Impala Housing Project
 - CARE Housing Heartside Hill
 - Elevation Community Land Trust Kechter Townhomes
 - Habitat for Humanity Poudre Build 8
 - Neighbor to Neighbor Phase 2 Rehab – 44 Apartments
 - Housing Catalyst’s Village on Bryan Renovation

Jennifer Bray moved to recommend the current order as discussed and amended.

John Singleton seconded. Approved 4-0.

Bob Pawlikowski and Kristin Fritz abstained.

- A Fall Competitive Funding Process is not likely. City ordinance requires excess funding and a project with an immediate need.
- A total of \$2.6 million in HOME ARP funding will be available for projects and programs that meet specific criteria: this includes serving populations earning less than 30% AMI, providing non-congregate shelter, preventing homelessness, or serving those at risk of homelessness. Beth Rosen will present more regarding HOME ARP at June meeting.

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- **Board Member Ideas**

- Park Lane Community Mobile Home Park
 - Stefanie Berganini presented a draft statement of support for Park Lane Mobile Home Park, who wish to become a resident-owned mobile home park with help from United Neighbors.
 - Councilmember Canonico introduced this topic at the City Council meeting on April 5.

Bob Pawlikowski moved to send City Council the memo as presented with additions from John Singleton in support of United Neighbors in their effort to support Park Lane Mobile Home Park. Seth Forwood seconded. Approved 6-0.

- John Singleton would like to present a gaps analysis at an upcoming meeting.

6. BOARD MEMBER REPORTS – NONE

7. OTHER BUSINESS – NOT DISCUSSED

- City Council 6-month planning calendar review
- Council Comments – Who, what?
- Review 2022 Work Plan
- Update on Affordable Housing Projects
- Future AHB Meetings Agenda

8. ADJOURNMENT

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Meeting adjourned at 6:07 PM