

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



AFFORDABLE HOUSING BOARD

REGULAR MEETING

May 4, 2023, 4:00-6:00pm
Online via Zoom

DRAFT

CALL TO ORDER

At 4:01 PM the meeting was called to order by John Singleton.

Excerpted to 2023 Private Activity Bond Capacity Requests

Agenda item 5B.

2023 Private Activity Bond Capacity Requests – Sue Beck-Ferkiss, Social Sustainability

- Sue Beck-Ferkiss gave the Board a brief overview of Private Activity Bonds and what they can be used for. One of the specified purposes is the construction and rehabilitation of affordable housing, which is a priority use of the bonds at the City. Private Activity Bonds are needed for 4% of low-income housing tax credits, which is a tool most developers are using to build affordable rentals.
- The City of Fort Collins has a Private Activity Bond Committee that considers annual bond requests. This year, there were three total requests asking for double the amount of bond available. Two of these requests were from local organizations CARE Housing and Housing Catalyst, while the third request was from Steele Properties in Aurora, Colorado. Sue explained that PAB capacity can be used anywhere in the state.
- Sue informed the Board that the PAB committee is recommending funding for CARE Housing and Housing Catalyst, but not Steele Properties. This decision was made because the committee wants to prioritize local projects. Sue invited the Board to ask questions, and to make a recommendation to support, not support, or alter the recommendation of the Private Activity Bond Committee.
- The Board asked how local organizations collaborate on splitting bond. Kristin Fritz explained that they strategize with organizations doing development in Northern Colorado to see what needs exist and who has the most immediate need for funding. Ideally, each organization will receive the bond they need, but some years the need may be greater than the amount of bond available.
- The Board asked if there were restrictions on who can apply for bond. Sue Beck-Ferkiss explained that anyone can apply, but not everyone can issue, so the applying organization needs to be working with an issuer.
- The Board asked if companies or investors were purchasing the bonds, or if they were federally allocated. Kristin Fritz explained that the bonds can be publicly sold or placed directly, but since they are specifically a tax-exempt bond, the amount available is limited by the Federal Government.

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- John Singleton invited Bob Pawlikowski and Kristin Fritz to speak to the Board and share their knowledge of Private Activity Bonds at a later date.

**Stefanie Berganini motioned to support the Private Activity Bond Committee's funding recommendation. Jennifer Bray seconded. Approved 4-0.
Bob Pawlikowski and Kristin Fritz abstained.**

DRAFT