

# MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



## Human Services & Housing Funding Board

### REGULAR MEETING

September 13, 2023 at 5:30 PM

1200 Raintree Dr, Fort Collins – Foxtail 2 Meeting Room

#### 1. CALL TO ORDER

- At 5:38 PM the meeting was called to order by Josh Johnson.

#### 2. ROLL CALL

- Board Members Present
  - Josh Johnson, Chair
  - Olga Duvall, Vice Chair
  - Christine Koepnick
  - Erma Woodfin
  - Mike Kulisheck
  - Mike Nielsen
  - Pat Hastings
- Board Members Excused
  - Lori Kempter
  - Michaela Ruppert
- Staff Members Present
  - Beth Rosen, Social Sustainability – City of Fort Collins
  - Hannah Tinklenberg, Social Sustainability – City of Fort Collins
  - Tamra Leavenworth, Social Sustainability – City of Fort Collins
- Guests Present
  - None

For further information, details and insight, and audio recording, resources are available by contacting the HSHF-Board staff liaison.

#### 3. AGENDA REVIEW

Josh Johnson reviewed the agenda. The Board accepted the agenda without modification.

#### 4. COMMUNITY PARTICIPATION

None.

#### 5. APPROVAL OF MINUTES

Olga Duvall motioned to approve the April 25, 2023 meeting minutes as presented. Pat Hastings seconded. Approved 7-0.

Olga Duvall motioned to approve the April 26, 2023 meeting minutes as presented. Josh Johnson seconded. Approved 7-0.

Erma Woodfin motioned to approve the May 10, 2023 meeting minutes as presented. Mike Nielsen seconded. Josh Johnson and Mike Kulisheck abstained due to absence at the May 10 meeting. Approved 5-0.

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#### 6. UNFINISHED BUSINESS

None.

#### 7. NEW BUSINESS

a. HOME-ARP Housing Request Funding Deliberation – Beth Rosen & Hannah Tinklenberg, City of Fort Collins

- Beth Rosen, Grants Compliance & Policy Manager, and Hannah Tinklenberg, Grants Program Administrator, joined the Human Services and Housing Funding Board members to present a \$1.2 million HOME-ARP funding request from CARE Housing for their Heartside Hill project.
- Hannah Tinklenberg provided an overview of HOME-ARP funding that included the original allocation of funds, remaining funds, eligible uses of funds, and goals identified in the HOME-ARP Allocation Plan that was approved by HUD in October 2022. Hannah then provided a brief overview of CARE Housing's Heartside Hill project application that included total project cost, per unit total development costs, and total City investments in the project to-date.
- The Board asked if City staff anticipated receiving additional applications and what would occur if another application was received. Beth Rosen explained that an email was sent to all known housing providers prior to the deployment of the application and that staff is not aware of any other eligible projects. If another application is received, staff will inform the applicant that another application is pending Council approval.
- Although the Board understands this project has faced several challenges with increased costs and fees, they still had concerns about the number of times this project has returned to the City seeking additional funding. Beth Rosen explained that the project is ambitious, but CARE Housing anticipates the HOME-ARP funds will close their funding gap so they can close on their tax credits in February 2024.
- The Board asked if CARE Housing would have to pay the City back if they were to eventually sell the development at market rate. Beth Rosen explained that the development will be deed-restricted affordable housing for 20 years because that is the affordability term outlined in the Land Use Code. If CARE Housing were to sell it out of the affordable housing inventory after 20 years, the funds invested by the City would have to be paid back. This policy exists so that the City can continue reinvesting in affordable housing.

Pat Hastings motioned that the Human Services and Housing Funding Board recommend HOME-ARP funding of \$1.2 million to CARE Housing Heartside Hill. Erma Woodfin seconded. Approved 7-0.

#### 8. BOARD MEMBER REPORTS

Olga Duvall shared that she attended the City of Fort Collins' Volunteer Appreciation Picnic in August and was grateful for the offering of free classes to City volunteers.

#### 9. STAFF REPORTS

None.

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**10. OTHER BUSINESS**

Grantee Client Story: Josh Johnson read a letter from the Food Bank for Larimer County thanking the Board for recommending funding for the Kids Cafe program.

**11. NEXT MEETING**

Wednesday, October 11, 2023 | 5:30pm | Location: Zoom

**13. ADJOURNMENT**

Josh Johnson adjourned meeting at 6:19 PM.

Minutes were finalized and approved by the Human Services & Housing Funding Board on October 11, 2023.