

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



Affordable Housing Board REGULAR MEETING

Thursday, May 7, 2026 – 4:00 PM

In-Person at 222 Laporte Ave – CO River Conference Room

Online via Microsoft Teams

- **CALL TO ORDER: 4:05 PM**

- **ROLL CALL**

- a. Board Members Present –
 - Bob Pawlikowski, Chair
 - Claire Bouchard, Vice Chair
 - Jorja Whyte
 - John Singleton
 - Kelly Evans
 - Sue Ballou
 - Kristin Fritz, Ex Officio
- b. Board Members Absent – Excused
 - Nina Clark
- c. Staff Members Present –
 - Sue Beck-Ferkiss, Staff Liaison
 - Jessi Kauffmann, Minutes
 - Adam Molzer, Presentation
 - Vanessa Fenley, Presentation
 - Beth Rosen
- d. Guest(s) –
 - Lisa Cunningham
 - Max Simon
 - Elizabeth Lok
 - Angel Hernandez
 - Tatiana Zentner
 - Kimberly Conner
 - Colin Yturalde
 - Carly Johansson

- **AGENDA REVIEW**

- **CITIZEN PARTICIPATION – None.**

- a. Lisa Cunningham will be moderating a panel at a documentary screening at the end of May and welcomed the Board to attend. It will be on May 30th from 5:30-8 PM. The documentary is called Beyond the Bridge – Solutions to Homelessness and will be followed by a panel discussion including the Mayor

of Loveland and Greeley.

- **APPROVAL OF MINUTES** – April 9 Regular Meeting & April 22 Joint Meeting with HSHF Board

John Singleton motioned to approve the April 9, 2026 Affordable Housing Board Meeting Minutes as presented. Claire Bouchard seconded. Approved 4-0.

Claire Bouchard motioned to approve the April 22, 2026 AHB and HSHF Joint Meeting Minutes as presented. Jorja Whyte seconded. Approved 4-0.

- **NEW BUSINESS**

- a. **Debrief Competitive Process**

- Adam Molzer presented on considerations and overview of this year's funding process.
 - He shared the following process improvements:
 - Learning Series Presentations – Housing Specific (Oct.-Mar.)
 - Longer Application Window
 - Additional Details in Application Guide
 - Clearer Meeting Dates/Times Communicated to Applicants
 - In-Person Q&A with Applicants
 - Additional Joint Meeting for HSHF & AHB (in-person x2)
 - Direct Presentation of AHB Rankings to HSHF + Discussion
 - Score-Based Ranking Process to Create Baseline Ranking
 - Requirements for Explaining Favor/Disfavor and Rankings
 - Funding Processes This Year Only for Housing & CDBG-PS
 - Adam shared information on AHB and HSHFB's ranking conversations. The main difference that CARE was put in the third, and Bloom for HSHF. HSHF – focus on Maximizing the funding
 - A board member asked if the HSHF Board found the joint meeting helpful, and Adam affirmed that they were appreciative and utilized direct input from the AHB.
 - The Board discussed adding a future agenda item around board structure related to affordable housing funding decisions. Adam invited AHB to share feedback on the process improvements and gaps that remain.
 - John Singleton suggested a visual location map as an addition to applications in future that may be useful context in this process.

- b. **2026 Private Activity Bond Allocation Assignment**

- Sue Beck-Ferkiss explained the PAB process to the Board.
 - Every year the City receives PAB capacity that flows through the IRS to the state to the City of Fort Collins. The assignment comes to the City to use or assign to a different issuer. The City does not prefer to issue ourselves and assigns to Housing Catalyst or CHFA as issuers.
 - The process now accepts applications for PAB, whereas in the past it was first-come-first serve.
 - This year the City received two applications. Both were for half of the bond capacity of \$11,748,935

- One was for rehab of 118 units at Country Ranch Apts
- Bristlecone - 126 new construction units
- Both will support tax credit applications. The PAB Committee met and decided to assign half to each issuer for these projects. The issuers will work with the applicants, and if they receive tax credits they will use the PAB now, if not they will carry forward for 3 years.
- The issuer does not have to use this exact bond on this exact project.
- If not assigned before September 15, the balance reverts back to the State.

Kelly Evans made a motion to support the recommendation of the PAB Committee as presented. Sue Ballou seconded. Approved 5-0.

c. Regional Needs Assessment and Affordable Housing Capital

- Vanessa Fenley, Housing Manager presented to the Board on the Regional Needs Assessment & Housing Action Plan and the Affordable Housing Capital Fund.
- Just submitted the assessment for formal approval from the State yesterday.
- These are required through SB24-174 – will need to complete by the end of the year.
- Will be submitted every six years.
- Collaborated with the City of Loveland and Larimer County for the regional assessments.
- A few findings:
 - Median rent has increased across the board.
 - Homeownership rates have declined the most in the 50-100% AMI range
 - Typical home price gap of \$300,000 between what the average median income can afford and average home price in the region.
 - This data is showing that there is essentially no job where a single income household can afford the average home price.
 - Our biggest gap in rental product is the 0-30% AMI, and is very difficult to produce without high subsidies. The market starts to catch up around 80% AMI.
 - Over the next ten years in Fort Collins, 1,540 new units are needed to catch up to current demand (479 for sale and 1,061 for rent).
 - To keep up with projected growth, 5,466 units (3427 for sale and 2,039 for rent) are needed.
 - Total = about 7,000 units in Fort Collins.
- Regional recommendations include:
 - Continue regional collaboration and public-private partnerships
 - Consider funding source options
 - Allocate publicly owned land to affordable/mixed income development
 - Preserve existing housing (serving low- and moderate-income households)

- Implement land use and zoning updates (to unlock supply and improve housing diversity)
- Refine and expand development incentives for affordable housing
- Assist and stabilize existing households through program support.
- The Housing Action Plan process will launch in June, currently working to get under contract with Root Policy to lead that process as well. The goal is to move quickly. Goal is to bring to Council by late 2026 and submit to the State later 2026 or 2027. The Housing Action Plan is not due to the State until 2028.
- The Affordable Housing Capital Fund is for capital expenses of new development, preservation, or acquisition of affordable housing.
 - \$5 million – 2016-25 CCIP
 - \$8 million – 2026-35 ¼ Cent Capital Tax (of \$10 million in tax package). \$2 million already designated to Windtrail Park rehab and Village on Eastbrook.
 - Available now:
 - \$400,000 CCIP for fee credits remains and \$55,000 ¼ CCT for projects.
 - Council must appropriate tranches of funding as it becomes available.
 - Criteria under consideration for this funding includes:
 - Substantially affordable projects – funding proportional to affordable units produced
 - Restriction required
 - Geographic parameters being determined
 - Focus on requests that have been through competitive process or can't wait for competitive process.
 - The goal is to have enough process in place while keeping things streamlined.

d. Ex Officio Member Report

- Kristin Fritz gave a status update on short term and long term projects in the pipeline. There are a number of projects that are overlapping in construction timeline and lease-up.
 - Housing Catalyst closed on Village on Eastbrook last week and in construction mode.
 - Volunteers of America is attempting to close their Switchgrass low income senior housing project.
 - Rove and Bloom are actively building.
 - 302 Conifer will be finishing construction likely into 2027 but goal end of 2026.
 - The competitive process will impact timelines for preservation.
 - The timeline on the downtown Howes project from Housing Catalyst is currently unknown.

• OUTREACH VISITS & BOARD PRIORITY COMMITTEE REPORTS

- a. **Knowledge Repository – Bob & John**
 - No updates.
- b. **Outreach, Education and Partnerships – Claire**
 - No updates.
- c. **Council and Local Legislative Support – John**
 - No updates.
- d. **Equity & Justice in Affordable Housing – Jorja and Liz**
 - No updates.
- **BOARD LIAISON UPDATES**
 - a. **Economic Advisory Board – John**
 - No updates.
 - b. **Poudre Library District Board – John**
 - No updates .
 - c. **Downtown Development Board – Claire**
 - No updates.
 - d. **Planning & Zoning Commission – Claire & Jorja**
 - No updates.
 - e. **Youth Advisory Board – Jorja**
 - No updates.
 - f. **Disability Advisory Board – *unassigned***
 - g. **Urban Renewal Authority – *unassigned***
 - h. **Parks & Recreation Board – *unassigned***
 - i. **Transportation Board – *unassigned***
- **UNFINISHED BUSINESS – None.**
- **OTHER BUSINESS**
 - a. Board elections will be held at the June meeting.
 - b. The Board will make a decision on the July 2nd meeting date at the next meeting.
- **BOARD MEMBER CONCERNS, ANNOUNCEMENTS**
 - a. CSU had the higher education basic needs summit, Jorja will send Sue the report to share with the Board.
 - b. The previous chair of the Housing Caucus has published an Affordability Report for CSU, including costs outside of admission. This will be also shared with the Board.
- **ADJOURNMENT**
 - a. **Meeting was adjourned at 6:06 PM**

Minutes approved by the Chair and a vote of the Board on XX/XX/XX