

**MINUTES
CITY OF FORT COLLINS
AFFORDABLE HOUSING BOARD**

Date: Thursday, August 2, 2018
Location: Colorado River Room, 222 Laporte Avenue
Time: 4:00–6:00pm

For Reference

Diane Cohn, Chair
Ken Summers, Council Liaison
Sue Beck-Ferkiss, Staff Liaison 970-221-6753

Board Members Present

Diane Cohn
Curt Lyons
Catherine Costlow
Jen Bray
Kristin Fritz
Rachel Auldridge

Board Members Absent

Jeffrey Johnson

Staff Present

Sue Beck-Ferkiss, Social Policy & Housing Project Manager
Brittany Depew, Administrative Assistant/Board Support

Guests

Jake Joseph, Housing Catalyst Commissioner

Call to order: 4:02

Agenda Review: No changes

Public Comment: None

Review and Approval of Minutes

<p>Curt moved to approve June minutes as written. Catherine seconded. Motion approved 4-0-1. Jen abstained due to absence.</p>
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AGENDA ITEM 1: Affordable Housing from the Housing Authority Perspective—Jake Joseph, Housing Catalyst Commissioner

Associate Minister at Plymouth Congregational, social minister for community outreach, resources, congregational events, builds relationships with non-profits. Has been on the Housing Catalyst Board of Commissioners for almost four years, now serves at vice-chair. Also on Habitat for Humanity board.

- Housing Authorities/Housing Catalyst
 - Housing Authorities are contractors for federal government and subject to HUD regulation and supervision if they administer certain programs

- Long, complicated history of Housing Authorities; ours is probably one of the most progressive in the country
- Housing Catalyst Board of Commissioners oversees the budget, legal issues and other oversight, hires the Executive Director, does not manage staff
- Housing Catalyst also administers vouchers for Wellington
- Advocacy for Affordable Housing
 - NAHRO (National Association of Housing and Redevelopment Officials) Advocacy Action Center (nahro.org/nahro-advocacy)
 - NAHRO lobbies for affordable housing on behalf of housing authorities
 - THRIVE Act would force housing authorities to take 10k vouchers for transitional housing and put restrictions on them (not best practice for housing first/harm reduction work)
- Habitat for Humanity
 - Builder, not developer, find others to develop the land
 - Habitat is also a lender, so they own the mortgages—don't give away homes, homeowners have to contribute sweat equity
 - Homes made affordable through grants (CDBG & HOME), also have “house sponsor,” often from the faith community
- Interfaith Alliance of CO – Colorado Congressional Land Campaign
 - Made up of interfaith partners from around the state
 - About eight months ago, sent out email if churches would think about their land as possible sites for future affordable housing developments

Comments/Q&A:

- Curt: What is the smallest housing unit that is financially feasible for a housing authority?
 - Kristin: 50 units is typically the smallest for development. We're also looking at what minimum size makes sense for a property management and maintenance perspective.
- Diane: What do you do when you go to Washington as a housing authority commissioner?
 - Jake: First couple days are spent training on talking points. We met with Bennett and Polis with other constituents of theirs. This year, we had very specific things we were talking about: renewing funding for CDBG & HOME in president's budget.
 - Sue: What makes that more complex is these funding years are not logical.
- Diane: I drove by Villages on Horsetooth today and was amazed.
 - Kristin: All the buildings have roofs, shingles and siding. Cabinets and appliances went into the first building today. We start leasing in October and will be done by the end of the year.
 - Jake: There are certain housing authorities that haven't ventured out of public housing or vouchers, and Housing Catalyst is really doing amazing work.
- Sue: I think United Way is planning a conversation with the Interfaith Council about the land campaign.
 - Kristin: It's a great idea.
 - Diane: Do you know how much land we're talking about?
 - Jake: I'm not sure. It's hard to know how things will look 30 years from now. Right now it's about starting the conversation as demographic trends continue to shift.
 - Sue: I've been approaching churches for a while, and I always say that you can serve your own congregations as they are aging. When we had a zoning study done, the

consultant wanted to show all vacant land but weren't as interested in looking at land zoned for church. I encouraged them to look at those anyway.

- Jake: I didn't try to dissuade this project, but I do think they need to start at a different place. Before coming to the church to present, they should hear the voices around this room.
- Diane: I think you have a perspective on affordable housing that most faith communities do not, so it's very helpful.
- Curt: Why do churches have so much land?
 - Sue: When they bought it, it was probably inexpensive, they also don't have to pay taxes, and they often have ambitious goals.
 - Jake: PEW research has shown that church populations peaked in the 1980s and gradual membership decline since then; seeing similar now but slower decline in regular attendance. What it means for land use is consolidation: congregation itself not needing as much space and land. Plymouth's property came from 1956 and was very inexpensive due to pig farm across the street (northwest corner of Shields and Prospect).

AGENDA ITEM 2: Update on Housing Task Force and Council Work Session on Affordable Housing Incentives—Sue Beck-Ferkiss, Social Sustainability

Still have October 30 work session date for the task force's report out on the incentive ideas. Task force is about 10 different departments, meet monthly, have subcommittees meeting as well. There has been excellent collaboration. Will go to Council to talk about process and committees, hope to bring a few ideas for each category to give examples. Boils down to more revenue sources, creating cost savings, and/or partnering better. Moving forward depends on advice and feedback from Council. Before wrapping up at the end of the year, we will decide how the task force will look in 2019. Hoped to have more specific recommendations at this point, but we'll have enough to give Council by end of October to get meaningful feedback.

Comments/Q&A:

- Curt: Is there discussion about impact fees?
 - Sue: Yes. Impact fees can be linkage fees, which can be residential or commercial, or it could be a tax, which would have to go to voters.
 - Curt: What do you mean by linkage fees?
 - Sue: They're basically impact fees that speak to affordable housing. Where are the workers building these developments living? What are their living conditions?
 - Catherine: Who pays that fee?
 - Sue: Developers.
- Rachel: When you go to the work session, do they discuss their thoughts right after in front of you?
 - Sue: Yes, and they also broadcast it live on TV.

AGENDA ITEM 3: Business

A. Council Comments—not discussed

B. Review 2017 Work Plan—not discussed

C. Open Board Discussion—

- Sue: The City was just awarded National League of Cities’ technical assistance grant. One of 12 pilot cities to look at bringing public health lens to economic development, housing and City Plan update.
 - Catherine: How much money is it?
 - Sue: None at this time, but it is technical assistance and expertise. We will be traveling to Washington D.C. and we’ll have experts brought here as well.
 - Catherine: When you get a technical assistance grant, does staff absorb the time and energy into their jobs?
 - Sue: Yes, it’s basically free consulting. Grants rarely pay for staff time, but this one will pay for our travel.
- Sue: Also gotten draft request for proposals (RFP) written for the Land Bank parcel on Kechter. Looking for homeownership, affordable in perpetuity, allowing up to 80% AMI, five acres. Intention to pick a partner and go into a conversation with them about the details. Hoping to have that out by the end of the month.

D. Liaison Reports—Jen has been meeting with the “TBL Pilot” group. Council passed resolution to run pilot program to see how boards and commissions housed in SSA can function more collaboratively. Will know more after meeting on August 7. Talking about 1-2 joint meetings per year.

- Sue: Clerk’s office has also been asking board and commission liaisons how their board members would like to receive feedback from Council.

AGENDA ITEM 4: Other Business

A. Future AHB Meeting Agendas

- October: Meeting first week of October conflicts with Housing Colorado NOW! Conference in Vail. Will plan to move that month’s meeting to the second week, Thursday, October 11.
- November: Have an offer from Arthur McDermott to meet at Oakridge to tour and hold meeting there. Will confirm with board as details are confirmed.

A. City Council Six-Month Planning Calendar—not discussed

Meeting Adjourned: 6:09

Next Meeting: September 6