

Housing Catalyst Board of Commissioners - September 15 2022 Agenda

DATE: Thu September 15th, 2022

TIME: 7:30am - 10:00am MDT

LOCATION: Virtual Meeting via Zoom: https://us06web.zoom.us/j/88174970856? pwd=dCtpc1NhODhWRTVWRXNDQXIoYS80dz09

GROUPS: Housing Catalyst Board of Commissioners

Julie Francis is inviting you to a scheduled Zoom meeting.

Topic: Housing Catalyst Board of Commissioners - September 15 2022 Time: Sep 15, 2022 07:30 AM Mountain Time (US and Canada)

Join Zoom Meeting https://us06web.zoom.us/j/88174970856?pwd=dCtpc1NhODhWRTVWRXNDQXloYS80dz09

Meeting ID: 881 7497 0856 Passcode: 975321 One tap mobile +17207072699,,88174970856# US (Denver) +12532158782,,88174970856# US (Tacoma)

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Meeting ID: 881 7497 0856 Find your local number: <u>https://us06web.zoom.us/u/kkOHJz6Ve</u>

I. Attendees

II. Call to Order (7:30-7:35)

5 mins

III. Mindful Moment

IV. Citizen Input

V. Approval of Minutes from August 18, 2022 Board Meeting CATHY MATHIS 5 mins (7:35-7:40)

BOC Minutes 8.18.2022 .pdf

VI. Action Items (7:40-8:20)

a.	Approval of Housing Catalyst and Larimer Housing Annual Agency Plan	TRACI MCGRAW	10 mins
	Board Action Memo Agency Plan 2023.pdf		
	Housing Catalyst - 2023 Annual Plan.pdf		
	Larimer Housing Authority - 2023 Annual Plan.pdf		
	HC RES 2022-09-01 Annual Agency Plan 2023 Resolution.pdf		
h	2021 FYE Audit Presentation		30 mins

Representatives from Eide Baily will present results from the audit.

VII. Committee and Staff Updates (8:20-8:55)

a.	Dev	velopment Committee Update	KRISTIN FRITZ	10 mins
	1.	Development 5-Year Project Plans and Milestones (September	r) 2022)	
		Development 5-Year Project Plans (Sept 2022).pdf		
		Development Milestones (Sept 2022).pdf		
b.	Au	dit & Finance Committee Update	TONYA FRAMMOLINO	10 mins
c.	Pro	operty Operations Report	JESSICA BORN	10 mins
	1.	RentTrack Update		
d.	Ag	ency Operations Updates	MICHELE CHRISTENSEN	5 mins
	1.	Behavioral Health Grant		

Behavioral Health Grant Award Letter.pdf

2. Wellington Waitlist

VIII.	Legislative Issues/Updates (8:55-9:10)					
	a. Colorado Legislative Update MICHELE CHRISTENSEN					
	b. National Legislative Update MICHELE CHRISTENSEN					
	c. Fort Collins City Council Legislative and Business Update					
IX.	Legal Issues (9:10-9:15) JIM MARTELL	5 mins				
X.	Other Business					
XI.	Upcoming Events					
	a. Development Committee - October 3, 2022					
	b. Finance and Audit Committee - September 19, 2022					
	c. Housing Catalyst Board of Commissioners October 20, 2022					
	d. Outgoing Board Member Appreciation Dinner - November 9, 2022					
	Wednesday, November 9, 2022 – 6:00-9:00 pm					
	Ginger and Baker, 359 Linden Street, Fort Collins					
XII.	Good News	5 mins				

XIII. Adjournment

I. Attendees

Commissioners: Cathy Mathis-Chair, David Bye, Emily Francis, Ann Green, Lizette Mill, Hep Wilkins

Staff: Michele Christensen, Justin Corey, Tonya Frammolino, Julie Francis, Kristin Fritz, Tara Gaffney, Rachel Gaisford, Carly Johansson, Angelika Lintner, Traci McGraw, Carri Ratazzi

Guests: Attorney Jim Martell, Meaghan Overton (City of Fort Collins), Joseph Penta (Development Committee Member); Anne Nelsen (Development Committee Member)

II. Call to Order

Chair Cathy Mathis called the meeting to order at 7:32 am.

III. Mindful Moment

Acting CEO Michele Christensen led the group in a Mindful Moment.

IV. Citizen Input

There was no citizen input.

V. Approval of Minutes from July 21, 2022 Board Meeting Commissioner Hep moved to approve the minutes of the July 21, 2022 meeting. Commissioner Ann Green seconded, and the motion was passed unanimously..

VI. Action Items

a. Private Activity Bond Carryforward

Chief Real Estate Officer Kristin Fritz discussed the resolution, noting that this is a required procedural step in the process, due by September 15 each year. She noted that the \$15.2 million in bond cap will support 86 units. Some of this will be used for the Impala project and future projects. These funds need to be used in a three year period. The Board Action Memo is attached to this meeting packet in Boardable for reference.

Commissioner Lizette Mill moved to approve HC-RES-2022-08-02. Commissioner Green seconded, and the motion was passed unanimously.

b. Tenant Improvement Loan - Oak 140

Chief Financial Officer Tonya Frammolino is requesting approval of a resolution to move forward with a loan to build out office space at Oak 140 for the Development Team. Her recommendation is to seek this loan with ANB Bank. She noted that this was reviewed in detail by the Audit & Finance Committee, which approved bringing this to the full Board for approval.

A Commissioner expressed reservations on the amount of interest and fees, noting that Housing Catalyst has a healthy amount of unrestricted cash. The Commissioner questioned if it made more sense to use unrestricted cash instead of paying interest and fees on a loan. Ms. Frammolino noted that it is a five-year term on the loan; she stated the unrestricted cash is important for other items, including future development. There will be further evaluation on whether there are funds available to simply pay off this loan. There is no prepayment penalty if the loan is paid off early.

Commissioner Wilkins moved to approve HC-RES-2022-08-01. Commissioner Mill seconded. One Commissioner opposed. The motion was passed.

VII. Committee and Department Updates

- a. Development Report
 - 1. Development 5-Year Project Plans and Milestones (August 2022) Manager of Real Estate Development Carly Johansson provided an update on the 5-Year Project Plans and Milestones, noting there are no significant changes or updates since the last meeting.

Construction is being wrapped up at Swallow (in partnership with CARE Housing, Inc.) over the next few weeks. Oak 140 continues to progress at just over 70% complete. The muralist will begin in early September with the murals for Oak 140. She noted that the start of the Village on Bryan renovation has been pushed back to begin in September, although some minor work has begun. Village on Impala continues through the entitlement phase. A construction contractor (Calcon) has been selected.

The sale of the second traunche of the Section 18 disposition (ten units) will occur at the end of September. All but one household in that traunche is under contract to relocate.

A question was raised concerning the use of the Remington Parking lot, Ms. Fritz noted that her team is going through an assessment process to consider options for that property. A parking analysis and market studies are being done. It is expected that the site would be mixed use, but currently there is no set plan.

b. Audit & Finance Report

Ms. Frammolino provided an update on the financials - the full financial report is in this meeting packet in Boardable for reference. She noted that the annual comprehensive financial report for GFOA is being wrapped up. Audits are being finalized, with the exception of Wellington, which will be discussed in September at their next Board meeting. The auditors will present at the September meeting of this Board to present the annual financial report and audit. Second quarter financials have been finalized.

VIII. Legislative Issues/Updates

a. Colorado Legislative Update

Ms. Christensen mentioned an opportunity for advocacy that occurred with Representative Andrew Boesenecker. Rep. Boesenecker will be working on expanding right-of-first-refusal rights for multi-family housing by building on elements in HB22-1287. This is something we will be watching. b. National Legislative Update

Ms. Christensen noted that August is advocacy month and she participated in some discussions with legislators as part of NAHRO's Virtual Hill Day on 8/2.

- c. Fort Collins City Council Legislative and Business Update Commissioner and Mayor Pro Tem Emily Francis noted that City Council will look at rental housing strategies. Also, the land use code update will be presented in October. There is opportunity for input into the updates information on how to provide input will be sent to this Board.
- IX. Legal Issues

Commissioner Wilkins made the motion to enter Executive Session in order to discuss a legal issue. Commissioner Mill seconded. The motion passed unanimously and the Board entered Executive Session.

After discussion, the Board came out of Executive Session to continue the regular Board meeting.

- X. Upcoming Meetings and Events
 - a. Development Committee September 13, 2022
 - b. Finance and Audit Committee September 26, 2022
 - c. Housing Catalyst Board of Commissioners September 15, 2022
 - d. Outgoing Board Member Appreciation Dinner November 9, 2022

Wednesday, November 9, 2022 – 6:00-9:00 pm

Ginger and Baker, 359 Linden Street, Fort Collins

- XI. Good News
 - a. Congratulations to Senior Property Manager Nicole Rozales-Stauts!

Director of Asset Management & Property Operations Justin Corey reported that Portfolio Manager Nicole Rozales-Status was recently selected by the Board of NAHMA (National Affordable Housing Management Association) for the National Affordable Housing Professional certification.

b. Mason Place Winner of Urban Design Award!

Ms. Johansson reported that Mason Place has been selected as the Housing category winner of the 2022 Fort Collins Urban Design Awards.

XII. WORK SESSION: Strategic Plan Goal 3 - Empower and equip residents for stability and success

As a follow up to last month's discussion of draft Goal 5, it was noted that minor changes will be made to the goal; it will be a part of the full Strategic Plan to be presented to the Board in the fall. Director of Resident Services Carri Ratazzi led the discussion on Goal 3. She reminded Board members of the process for review and revision of the Strategic Plan and provided a reminder of the timeline to review goals over the next months.

Ms. Ratazzi reviewed the proposed goal and strategies. The presentation is located in Boardable for reference.

XIII. Adjournment

Chari Mathis adjourned the meeting at 9:20 am.



To: Housing Catalyst Board of Commissioners

From: Traci McGraw, Director of Housing Assistance Programs

Meeting Date: September 15, 2022

Action Item: Request for Board adoption- 2023 Annual Agency Plan Housing Catalyst and Larimer Housing Authority.

Alignment to Strategic Plan:

Goal 2: Increase supply of Affordable Housing Strategy 2.6: Maximize Rental Assistance

Background:

Public Housing Authorities must submit an Agency Plan to the U.S. Department of Housing and Urban Development for their public housing and Housing Choice Voucher (Section 8) programs each year. This Agency Plan contains one-year and five-year plan sections. The Agency Plan is a standard HUD form that outlines operating policies and capital expenditures. Larimer County Housing Authority requires only one form for submission based on the low number of vouchers.

Description:

Addendum A: details the New Actions for 2023. Housing Catalyst will continue Section 18 Disposition approved in 2021 for the balance of the Public Housing portfolio, 48 units. This will result in the close out of Housing Catalyst' Public Housing Program in 2023. We will continue to apply for Tenant Protection Replacement Vouchers for these families. Addendum A of the Agency plan details the Impala site which will be redeveloped to included 56 new affordable units. Housing Catalyst intends to Project Base vouchers at two sites in 2023. These include 15 Tenant Protection vouchers at the West Plum site (currently Public Housing); 25 vouchers for the Impala redevelopment

Recommendation:

Staff recommends that the Board adopt Resolution 2022-09-01 approving the 2023 Agency Plan and authorizing the Chairperson to execute appropriate HUD submittal documents.

1715 W. Mountain Ave., Fort Collins, CO 80521 P: (970) 416-2910 F: (970) 221-0821



Housing Catalyst

PHA Annual Plan

Contents:

- 1. Streamlined Annual PHA Plan HUD 50075-SM
 - a. Certifications of Compliance with PHA Plan and Related Regulations HUD 50077-CRT-SM
 - b. Addendum A: New (or Continued) Activities HUD 50075-SM B.2
 - c. Addendum B: Deconcentration Policy
 - d. Addendum C: Capital Fund Program Five Year Action Plan HUD 50075.2
- 2. Certification by State or Local Official of PHA Plans- Consistent with the Consolidated Plan HUD 50007-SL

Streamlined Annual	U.S. Department of Housing and Urban Development	OMB No. 2577-0226
PHA Plan	Office of Public and Indian Housing	Expires: 03/31/2024
(Small PHAs)		

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA <u>do not</u> need to submit this form.

Definitions.

- (1) High-Performer PHA A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on <u>both</u> the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) Small PHA A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) Housing Choice Voucher (HCV) Only PHA A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) Standard PHA A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) Troubled PHA A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

А.	PHA Information.						
A.1	PHA Name: Housing Catalyst PHA Code: CO041						
	PHA Type: ☑ Small PHA Plan for Fiscal Year Beginning: (MM/YYYY): 2023 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) 1477						
	Number of Public Housing (PH) Units 58 Number of Housing Choice Vouchers (HCVs) 1477 Total Combined 1535 PHA Plan Submission Type: Annual Submission Image: Complement of Complement o						
	Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.						
	Participating PHAs	PHA Code	ng a Joint PHA Plan and complete Program(s) in the Consortia	Program(s) not in the	No. of Units in	n Each Program	
				Consortia	РН	HCV	
	Lead PHA:	N/A	N/A	N/A	N/A	N/A	

В.	Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission? Y N Battement of Housing Needs and Strategy for Addressing Housing Needs. Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. Financial Resources. Rent Determination. Homeownership Programs. Safety and Crime Prevention. Pet Policy. Substantial Deviation. Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each element(s): (c) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N B Hope VI or Choice Neighborhoods. B Mixed Finance Modernization or Development. B Demolition and/or Disposition. Conversion of Public Housing to Tenant Based Assistance. Conversion of Public Housing to Toject-Based Rental Assistance or Project-Based Vouchers under RAD. Project Based Vouchers. Units with Approved Vacancies for Modernization. Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

B.5	Most Recent Fiscal Year Audit.							
	(a) Were there any findings in the most recent FY Audit?							
	Y N							
	(b) If yes, please describe:							
	Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.							
B.2	New Activities							
	(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?							
	Y N □ Hope VI or Choice Neighborhoods. □ Mixed Finance Modernization or Development. X □ Demolition and/or Disposition. X □ Conversion of Public Housing to Tenant-Based Assistance.							
	 Conversion of Public Housing to Project-Based Assistance under RAD. Project Based Vouchers. 							
	 Units with Approved Vacancies for Modernization. Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). 							
	(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.							
	(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.							
	(d) The PHA must submit its Deconcentration Policy for Field Office Review. Addendum A							
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.							
	Addendum C. See Capital Fund 5 Year Action Plan in EPIC approved by HUD on 5/10/2021.							
С	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.							
C.1	Resident Advisory Board (RAB) Comments.							
	(a) Did the RAB(s) have comments to the PHA Plan?							
	Y N							
	(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.							
C.2	Certification by State or Local Officials.							
	Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.							
С.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.							
	Form HUD-50077-CRT-SM. PHA Certifications of Compliance with PHA Plan. Civil Rights, and Related Laws and Regulations							

	Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.
	 (a) Did the public challenge any elements of the Plan? Y N □ □
	If yes, include Challenged Elements.

D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing. Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item
	Fair Housing Goal:
	Describe fair housing strategies and actions to achieve the goal
	Fair Housing Goal:
	Describe fair housing strategies and actions to achieve the goal
	Fair Housing Goal:
	Describe fair housing strategies and actions to achieve the goal

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the _____ 5-Year and/or _X__ Annual PHA Plan, hereinafter referred to as" the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning ______ January 1, 2023 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

- 1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
- 2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
- 3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
- 4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last
 - Annual PHA Plan (check all policies, programs, and components that have been changed):
 - _903.7a Housing Needs
- 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
- ____903.7c Financial Resources
- 903.7d Rent Determination Policies
- 903.7h Demolition and Disposition
- 903.7k Homeownership Programs
- 903.7r Additional Information
 - ____A. Progress in meeting 5-year mission and goals
 - B. Criteria for substantial deviation and significant amendments
 - C. Other information requested by HUD
 - _1. Resident Advisory Board consultation process
 - 2. Membership of Resident Advisory Board
 - 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
- (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
- (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
- 5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
- 6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of

the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.

- 7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
- 8. For a PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
- 9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
- 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- 17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

- 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
- 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
- 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
- 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Catalyst	CO 041
PHA Name	PHA Number/HA Code
5-Year PHA Plan for Fiscal Years 20 20	X_ Annual PHA Plan for Fiscal Year 2023
is true and accurate. Warning: HUD will prosecute fa	s well as any information provided in the accompaniment herewith, alse claims and statements. Conviction may result in criminal and/or
civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C	2. 3729, 3802)

Name of Executive Director: Julie Brewen		Name of Board Chairman: Cathy Mathis			
Signature	Date	Signature	Date		

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



Addendum A

B.2 New Activities:

Demolition and/or Disposition:

Information submitted is a continuation of our Agency plan for 2022, which noted our intention to submit a disposition request for 48 Public Housing units in Fort Collins.

22 Public Housing units were approved for Section 18 Disposition in 2021 and in 2022 are being sold to Elevation Community Land Trust and transitioned to affordable homeownership. A second Section 18 Disposition application for the remaining 48 units was submitted in early 2022 with anticipated approval in July 2022. Those 48 include the following:

- (08) units at Gallup Rd. (will be sold to Elevation Community Land Trust and become affordable homeownership)
- (14) units at Jamith Place (will be sold to Elevation Community Land Trust and become affordable homeownership)
- (15) units at West Plum St. (PHA ownership is intended for these units)
- (11) units at Impala Circle (these units will go through Section 18 disposition and thereafter, be demolished and redeveloped)

Once disposition and resident relocation for all 70 units is complete, Housing Catalyst intends to closeout its Section 9 Public Housing Program.

Demolition

11 PH units at Impala Drive will go through Section 18 Disposition. Upon completion of the disposition process, the 11 units will be demolished, and the site redeveloped to include 56 new non-public housing affordable units.

One non-public housing building at 2240 W. Mulberry St. in Fort Collins is planned for demolition and redevelopment. The new building is designed to include 6 new affordable housing units.

Conversion of Public Housing to Tenant-Based Assistance

As part of its Section 18 disposition and conversion of public housing to tenant-based assistance, Housing Catalyst applied for 41 Tenant Protection (replacement) Vouchers in 2022 and will apply for 29 Tenant Protection (replacement) Vouchers in 2023.

1715 W. Mountain Ave., Fort Collins, CO 80521 P: (970) 416-2910 F: (970) 221-0821





Project-Based Vouchers:

Housing Catalyst plans to use project-based assistance to encourage the development, acquisition, or preservation of affordable housing, or to serve special populations in need of decent, safe, and sanitary housing.

Housing Catalyst reserves the authorization to allocate up to 20% of its Housing Choice Vouchers for potential Project-Based Assistance.

Housing Catalyst has intent to Project Base for 2023:

(15) West Plum St.; Public Housing Disposition with TPV replacement vouchers
(25) Impala Circle/Drive; Public Housing Disposition with TPV replacement
vouchers. This site currently contains 11 PH units. After Section 18 Disposition, the
11 units will be demolished with non-PH funds and redeveloped to include 62
newly constructed units and 24 renovated (final plans still pending). It is anticipated
that up to 25 units will have Project-Based Vouchers.



1715 W. Mountain Ave., Fort Collins, CO 80521 P: (970) 416-2910 F: (970) 221-0821



ADDENDUM B

Housing Catalyst Public Housing Admissions and Continued Occupancy Policy (ACOP):

DECONCENTRATION POLICY

It is Housing Catalyst's policy for deconcentration of poverty and to encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

Housing Catalyst will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.





Capital Fund Program - Five-Year Action Plan

Status:	Approved Approv	al Date: 05/10/2021 A	pproved By: SMITH	I-DREIER, CHRISTINE		02/28/2022		
Part	Part I: Summary							
PHA Name : Fort Collins Housing AuthorityPHA Number: CO041			Locality (City/County & State)		Revised 5-Year Plan (Revision No:			
А.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025		
	FORT COLLINS (CO041000001)	\$177,887.00	\$168,487.00	\$168,487.00	\$168,487.00	\$168,487.00		

Part II: Sup	porting Pages - Physical Needs Work Statements (s)				
Work Stater	nent for Year 1	2021			
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost
	FORT COLLINS (CO041000001)				\$177,887.00
ID0004	Operations(Operations (1406))		Operations		\$177,887.00
	Subtotal of Estimated Cost				\$177,887.00

Part II: Sup	porting Pages - Physical Needs Work Statements (s	3)			
Work Stater	nent for Year 2	2022			
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost
	FORT COLLINS (CO041000001)				\$168,487.00
ID0005	Operations(Operations (1406))		Operations		\$168,487.00
	Subtotal of Estimated Cost				\$168,487.00

Capital Fund Program - Five-Year Action Plan

Part II: Sup	porting Pages - Physical Needs Work Statements (s)	1			
Work Stater	nent for Year 3	2023			
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost
	FORT COLLINS (CO041000001)				\$168,487.00
ID0006	Operations(Operations (1406))		Operations		\$168,487.00
	Subtotal of Estimated Cost				\$168,487.00

Part II: Sup	porting Pages - Physical Needs Work Statements (s)				
Work Stater	nent for Year 4	2024		_	
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost
	FORT COLLINS (CO041000001)				\$168,487.00
ID0007	Operations(Operations (1406))		Operations		\$168,487.00
	Subtotal of Estimated Cost				\$168,487.00

Part II: Sup	porting Pages - Physical Needs Work Statements (s)			
Work State	nent for Year 5	2025			
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost
	FORT COLLINS (CO041000001)				\$168,487.00
ID0008	Operations(Operations (1406))		Operations		\$168,487.00
	Subtotal of Estimated Cost				\$168,487.00

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, <u>Beth Rosen</u>, the <u>HUD grants Policy and Compliance Manager</u> Official's Name Official's Title

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal

year 2023 of the <u>Housing Catalyst</u> is consistent with the *PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Fort Collins

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
Beth Rosen	HUD Grants Policy and Compliance Manager, Social Sustainability
Signature: BIL Rosen	Date: 8/29/2022

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Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Larimer Housing Authority Annual Plan

Contents:

Streamlined Annual Plan – Form HUD-50077-CR

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as" the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning ______ January 1, 2023 ______ in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Larimer Housing Authority	CO103
PHA Name	PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director:			
Julie Brewen, Chief Executive Officer		Cathy Mathis	
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

RESOLUTION 2022-09-01 OF THE HOUSING CATALYST BOARD OF COMMISSIONERS Adopting the Annual Agency Plan

WHEREAS The Quality Housing and Work Responsibility Act of 1998 requires housing authorities to submit an Annual Agency Plan; and

WHEREAS the Board of Commissioners have reviewed the changes for the 2023 Agency plan for Housing Catalyst and Larimer Housing Authority.

WHEREAS This Agency Plan must be submitted to the U.S. Department of Urban Development in electronic format, with the certification signed by the Chairperson of the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF HOUSING CATALYST that the 2023 Agency Plan be adopted and submitted to the U.S. Department of Housing and Urban Development, and that required certification forms be executed by the Chairperson or Vice Chairperson of the Board.

Passed and adopted this 15th day of September 2022 at a regular meeting of the Board of Commissioners of Housing Catalyst.

BY:

Cathy Mathis, Chairperson

ATTEST:

Julie J. Brewen, Secretary

Development 5-Year Project Plans



Funding Source / Project	Units	Туре	Start Date	End Date	2	2022		2023		2)24			2025	
					Q1 Q2	Q3 (Q4 Q1	Q2 Q3	Q4 Q	1 Q2	Q3	Q4	Q1 C	2 Q3	3 Q
DESIGN / PRE-DEVELOPMENT															
Impala	86	New & Rehab	11/15/21	04/03/23				Impala							
2155 W. Plum	15	Rehab	09/12/22	07/12/23				215	5 W. Plum						
Montava	100	New	10/03/22	10/01/23					Montava						
Remington Parking Lot	TBD	New	01/01/23	12/31/23					Re	mingtor	Parki	ng Lot			
E FUNDING / PARTNERSHIPS															
Impala	86	New & Rehab	01/02/22	10/31/22			Impala								
Remington Parking Lot	TBD	New	02/02/22	12/31/23					Re	mingtor	Parki	ng Lot			
Property Acquisition - Remington Row	11	Purchase	06/22/22	12/04/22			Property	Acquisitio	on - Remine	gton Ro	N				
Montava	100	New	05/01/23	10/31/23					Monta	/a					
DUE DILIGENCE / CLOSING									· · ·						
Property Acquisition - Remington Row	11	Purchase	06/22/22	01/03/23			Prope	rty Acquisi	tion - Rem	ngton F	low				\top
Public Housing - Tranche 2	10	Dispostion	08/15/22	09/30/22		F	ublic Housi	ng - Tranc	he 2						
Public Housing - Impala	11	Transfer	10/03/22	12/07/22			Public H	lousing - lı	mpala						
Public Housing - 2155 W. Plum	15	Transfer	01/19/23	07/10/23				Put	lic Housing	g - 2155	W. Plu	ım			
Public Housing - Gallup	8	Dispostion	02/16/23	03/31/23				Public Hou	ising - Gall	up					
Impala Tax Credit Partnership	86	New & Rehab	03/02/23	06/30/23				Impa	ala Tax Cre	dit Part	hership				
Public Housing - Jamith	14	Dispostion	07/20/23	08/31/23					Public Hou	sing - Ja	amith				
Montava Tax Credit Partnership	100	New	01/01/24	03/31/24						Mon	tava T	ax Cre	dit Partne	rship	
Remington Parking Lot	TBD	New	03/01/24	06/01/25										📕 Rem	ingtor
Oak 140	79	New	07/08/21	02/02/23			Oak	140							\top
Bryan	27	Rehab	08/01/22	08/01/23				Br	yan						
Swallow Warranty	84	Rehab	08/31/22	08/31/23					Swallow W	arranty					
Impala	86	New & Rehab	06/01/23	12/02/24									mpala		
2155 W. Plum	15	Rehab	09/01/23	09/01/23					2155 W. P	um					
Montava	100	New	04/01/24	07/05/25										Mc	ontava
Remington Parking Lot	TBD	New	06/01/25	09/04/26											
- TEMP RELOCATION															
Bryan	27	Rehab	08/15/22	02/01/23			Brya	in in							
Impala	86	New & Rehab	06/01/23	07/01/24							Impa	la			
2155 W. Plum	15	Rehab	09/01/23	04/30/24						21	55 W.	Plum			+
- RELOCATION															
Public Housing - Impala	11		09/02/22	11/30/22			Public H	ousing - Ir	npala						

Funding Source / Project	Units	Туре	Start Date	End Date		20)22			20	23			202	24			20)25	
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Public Housing - Gallup	8		10/03/22	12/30/22					Pub	lic Hou	sing - (Gallup								
Public Housing - Jamith	14		04/27/23	07/31/23							Pu	blic Ho	ousing	- Jamit	h					
E LEASE-UP																				
Oak 140	79	New	02/02/23	10/02/23								Oak	140							
Impala	86	New & Rehab	10/01/24	04/01/25														Impa	la	
Montava	90	New	07/05/25	01/01/26																
15 YEAR COMPLIANCE TRANSITION																				
Village on Elizabeth			01/01/22	12/31/22					Villa	age on E	Elizabe	eth								
Village on Stanford			01/01/23	12/31/23									Villag	je on S	tanfo	rd				
Legacy Senior Apartments (HC as SLP has ROFR)			TBD	TBD																

Development Milestones



Upcoming Project Milestones

Development	Туре	Units	Amount	Start	Finish	2021	20	22	202	3	2)24		2025	
						Q1 Q2 Q3	Q4 Q1 Q2	Q3 Q4 Q			Q1 Q2	Q3	Q4 Q1	Q2 (Q3 Q4
- SWALLOW	Rehab	84		01/01/19	03/01/23				SWALL	w					
Placed in Service				08/31/22	08/31/22			Placed in S	Service						
LURA Recorded				09/30/22	09/30/22			LURA Re	ecorded						
Developer Fee (Construction Completion)			\$507,995	10/31/22	10/31/22			Develo	oper Fee (Constructi	on Completio	n)			
Final Tax Credit Application				12/01/22	12/01/22			Fina	I Tax Cred	lit Applicat	ion				
Stabilization/Perm Loan Conversion				04/28/23	04/28/23				Stat	ilization/P	erm Loan Co	nversio	ו		
Developer Fee (Stabilization/Perm Loan)			\$507,995	04/28/23	04/28/23				Dev	eloper Fee	(Stabilizatio	n/Perm	Loan)		
8609s Issued				05/01/23	05/01/23				860	9s Issued					
Developer Fee (Receipt of 8609's)			\$507,995	05/01/23	05/01/23				Dev	eloper Fee	(Receipt of	8609's)			
- MASON PLACE	New	60		01/02/19	01/01/22		MASON PL	ACE							
Developer Fee			\$249,596	09/09/22	09/09/22			Developer	Fee						
- OAK 140	New	79		03/07/19	04/01/24						OA	140			
Placed in Service				12/07/22	12/07/22			Plac	ed in Ser	/ice					
Certificate of Occupancy				12/16/22	12/16/22			Cer	tificate of	Occupanc	y				
Lease-up				02/02/23	10/02/23					Lea	se-up				
Developer Fee - Construction Completion			\$765,330	03/01/23	03/01/23				Develop	er Fee - C	onstruction (Completi	on		
Loan Conversion				01/01/24	01/01/24						Loan Con	ersion			
Third Capital Contribution - Stabilization/Loan Conversion				01/02/24	01/02/24						Third Cap	tal Cont	ribution -	Stabilizatio	on/Loan (
Developer Fee - Final Capital Contribution			\$325,000	04/01/24	04/01/24						Dev	eloper F	ee - Final	Capital Co	ontributic
8609s Issued				04/01/24	04/01/24						860	es Issue	d		
BRYAN	Rehab	27		01/04/21	07/03/23					BRYAN					
Equity: \$634,000 (Villages, Ltd.)			\$1,263,000	06/16/22	06/16/22			Equity: \$634,00	0 (Villages	s, Ltd.)					
City Funding Award			\$950,000	06/21/22	06/21/22			City Funding Av	vard						
Construction				08/01/22	08/01/23					Constru	ction				
Relocation				08/15/22	02/01/23				Relocation	1					
Developer Fee			\$326,000	08/01/23	08/01/23					Develop	er Fee				
- PUBLIC HOUSING DISPOSITION		70		01/20/22	12/29/22			PU	IBLIC HO	USING DI	SPOSITION				
Closing - Tranche 1 (12 units - sell to ECLT)		12	\$2,400,000	06/09/22	06/09/22			Closing - Tranch	e 1 (12 ur	nits - sell to	ECLT)				
Closing - Tranche 2 (10 units - sell to ECLT)		10	\$2,000,000	09/30/22	09/30/22			Closing -	Tranche	2 (10 units	- sell to EC	.T)			
Closing - Impala (11 units - Transfer to new Housing Catalyst entity)		11		12/07/22	12/07/22			Clos	sing - Impa	ala (11 uni	s - Transfer	to new I	lousing C	atalyst ent	iity)
Closing - Gallup (8 units - sell to ECLT)		8	\$1,600,000	03/31/23	03/31/23				Closin	g - Gallup	(8 units - se	to ECL	T)		
Closing - Plum (15 Units - Transfer to Villages)		15		07/10/23	07/10/23					Closing -	Plum (15 Ur	its - Tra	nsfer to Vi	illages)	
Closing - Jamith (14 units - sell to ECLT)		14	\$2,800,000	08/31/23	08/31/23					Closir	g - Jamith (1	4 units ·	sell to E0	CLT)	
- PLUM (2155)	Rehab	15		01/03/22	10/03/23					PLU	IM (2155)	· · · · ·			
Due Diligence for Future Rehab				10/25/22	07/03/23					Due Dilige	nce for Futu	re Reha	b		
City Funding Award [Mid-June City Council Meeting]				06/07/23	06/07/23				I C	ity Fundin	Award [Mic	-June C	ity Counc	il Meetina1	

Development	Туре	Units	Amount	Start	Finish		2021			2022			20)23		2	2024			2025
						Q1	Q2 Q	3 Q4	Q1 (Q2 Q:	3 Q4	‡ Q1	Q2	Q3 (Q4	Q1 Q2	Q3	Q4	Q1 Q2	2 Q3 Q
Construction				09/01/23	09/01/23									Co	onstruc	tion				
Relocation				09/01/23	04/30/24											R	elocati	on		
IMPALA PH & VILLAGE ON IMPALA	New & Rehab	86		05/02/22	04/01/25														IMF	PALA PH &
City Funding Award			\$1,500,000	06/14/22	06/14/22					City	/ Fundi	ng Awa	rd							
Closing - Tax Credit Partnership				04/01/23	06/30/23									Closing	J - Tax	Credit P	artners	hip		
Developer Fee (est.)			\$3,382,000	04/01/23	07/01/25												-	-		Develop
Construction				06/01/23	12/02/24														Constructio	n
Relocation				06/01/23	01/31/25														Relocat	tion
Temporary Certificate of Occupancy				10/01/24	10/01/24													Tem	porary Cer	tificate of O
Lease-up				10/01/24	04/01/25														Lea	ase-up
Placed in Service				11/01/24	11/01/24													Pl;	aced in Ser	rvice
8609s Issued				01/01/25	01/01/25														8609s Iss	sued
Certificate of Occupancy				04/01/25	04/01/25														Ce	ertificate of C
Stabilized Occupancy				05/01/25	05/01/25														5	Stabilized O
Loan Conversion				07/01/25	07/01/25															Loan Co
Certificate of Occupancy				09/02/24	09/02/24												1	Certific	cate of Occ	upancy
PROPERTY ACQUISITION - REMINGTON ROW		11																		
Due Diligence Documents Delivery Deadline				06/22/22	06/21/22					Du	e Dilig	ence Do	cumer	nts Delive	əry De	adline				
Title Documents Delivery Deadline				06/22/22	06/22/22					Titl	le Docu	uments I	Delive	y Deadlii	ne					
Title Objection Deadline				07/07/22	07/07/22					Ti	tle Obj	ection D	eadlin	е						
Survey Deadline				07/22/22	07/22/22					5	Survey	Deadlin	e							
Due Diligence Review Deadline				09/05/22	09/05/22						Due	Diligend	e Rev	iew Dead	dline					
Earnest Money Payment				09/05/22	09/05/22						Earr	iest Mor	ney Pa	yment						
Financing Deadline				12/04/22	12/04/22							Finan	cing D	eadline						
Closing Deadline				01/03/23	01/03/23							Clos	sing De	adline						
- HOUSING CATALYST - SPECIAL LIMITED PARTNER				11/02/20	03/05/21	H H	IOUSING	CATAL	YST - SF	PECIAL	LIMITE		TNER							
Mulberry Site (Developer: Pedcor) - details TBD	TBD			TBD	TBD															
Heartside Hill (Developer: CARE Housing) - details TBD	TBD	TBD		TBD	TBD														-	
Northfield Commons (Developer: Mercy Housing)	Tax Abatement, Bond Issuer	84																		
Ongoing Annual Issuance Fee - 15 BPS				TBD	TBD															
E Kechter Townhomes (Developer: TWG)	Tax Abatement	17																		
SLP Fee - Construction Completion			\$100,000	TBD	TBD															
 Swallow Road Apartments 	Bond Issuer	84																		
Ongoing Issuance Fee				04/01/24	04/01/24											Ong	joing l:	ssuanc	æ Fee	
Lakeview on the Rise (Developer: Pedcor)	Tax Abatement, Bond Issuer	200																		
- MONTAVA	New	100		01/01/23	06/14/26															
Private Activity Bond Award - County				02/01/23	04/03/23								Priva	ate Activi	ty Bor	nd Award	- Cour	ity		
Private Activity Bond Award - City				03/15/23	06/16/23							[Private A	Activit	y Bond Av	ward -	City		
City Funding Award				06/13/23	06/13/23								1	City Fun	iding A	4ward				
Tax Credit Award				12/07/23	12/07/23										Te	ax Credit /	Award	1		
Closing - Tax Credit Partnership				03/31/24	03/31/24											Clo	sing - "	Tax Cri	edit Partner	rship
\$ Developer Fee		_		03/31/24	03/31/24								-				-	er Fee		+ +
Construction				04/01/24	07/05/25								-		-	_	+	+	+	Constru

Development	Туре	Units	Amount	Start	Finish	2021				2022			2023				2024				2025			
						Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1 (2 Q3	3 Q4
Lease up				07/05/25	01/01/26																			
Placed in Service				08/09/25	08/09/25																			Placed
\$ Developer Fee				10/11/25	10/11/25																			\$ D
Final Tax Credit Application				02/05/26	02/05/26																			
\$ Developer Fee				03/07/26	03/07/26																			
8609s Issued				04/14/26	04/14/26																			
\$ Developer Fee				06/14/26	06/14/26																			
- LAND ACQUISITION - REMINGTON ST PARKING LOT																								
Design / Pre-Construction				01/01/23	12/31/23													Desi	gn / Pr	e-Cons	structi	on		
Due Diligence				03/01/24	09/30/24																Due	Diligence		
Close of Financing / Start Construction				06/01/25	06/01/25																		Close	e of Fin

IMPACT FUND GRANT PROGRAM



Dear Carri Ratazzi,

On behalf of the Larimer County Board of County Commissioners, it is my pleasure to inform you that you have been awarded a Larimer County Behavioral Health Services (LCBHS) Impact Fund grant.

Housing Catalyst has been awarded **\$102,449** under **Targeted Project #5: Services in Diverse Settings** for your grant application entitled **PSH Behavioral Health Program**. Your Grant ID# is **22-TP5-HCAT**.

This year we are requiring all grantees to schedule a call to establish mutual expectations for this award prior to initiating the grant agreement. **Please use <u>this link</u> to book your 30-minute call by September 9th.** You are welcome to invite others from your organization who play an active role in the administration of this grant. If you are unable to find a time that fits please contact me at 970-498-7124 or email at <u>jplummer@larimer.org</u>.

On behalf of the entire Behavioral Health Services staff, let me express how honored we are to have Housing Catalyst as a partner in the community. We look forward to working with you during the coming year.

Best Regards, Jessica Plummer Program Manager