



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, MAY 9, 2022

LAND USE HEARING

The Board of County Commissioners met at 3:00 p.m., with Don Threewitt, Planning Manager. Chair Stephens presided. Commissioner Shadduck-McNally and Commissioner Kefalas were present. Also, present were Doug May, Teresa Mollendor, Shalana Lysaght and Christina Scrutchins, Planning; Lesli Elis, Community Development Director; Traci Shambo, Engineering Department; Lea Schneider, Health; Andrew Lewis, County Attorney's Office; and Kelly Bryant, Deputy Clerk.

Chair Stephens opened the meeting with the Pledge of Allegiance.

Chair Stephens explained that there is one item on this afternoon's consent agenda and explained the item. The Commissioners nor any member of the public wished to pull any items from the consent agenda for a full hearing.

CONSENT AGENDA

1. Buckhorn Meadows, Lot 5 Amended Plat Building Envelope Modification, File No. 22-LAND4226: This is a request to Amended Plat to expand the platted building envelope; specifically, to expand the building envelope 75- feet to the west. The property is located at 7178 Alturas Pl Loveland, CO 80537; approximately 0.2-miles east of the intersection of N. County Road 27 and Llama Ranch Rd. The noted applicant/property owner is Wayne Fischer, 4412 W. Eisenhower Blvd, Loveland, CO 80537.

The applicant/property owner requests an amendment to the platted building envelope for Lot 5 of the Buckhorn Meadows Conservation Development located at 7178 Alturas Place, 0.2-miles east of the intersection of N. County Road 27 and Llama Ranch Rd, in Loveland, CO. Specifically, the request would expand the platted building envelope 75-feet to the west to accommodate a future detached garage. While the size of the building envelope would be increasing, the proposed expansion maintains the purpose of the original building envelope which was intended to prevent encroachment into the floodplain to the east. Additionally, the expanded building envelope maintains the required setbacks in the O-Open zone district. The applicant is proposing a detached garage in the area of the expanded building envelope.

When the Buckhorn Meadows Conservation Development was approved in 2003, the building envelopes were likely created to avoid encroachment into the floodplain for Buckhorn Creek to the

east. The proposed expansion is to the west and does not extend any closer to the floodplain. Additionally, the expansion to the west is consistent with the lots to the south which both have building envelopes located 25-feet from the front lot line.

REVIEW CRITERIA

The Larimer County Land Use Code (Article 6.5.7.D.3) allows for the approval of an Amended Plat if the following review criteria are met:

- A. No additional lots will be created by the Amended Plat.
- B. The resultant lots will meet the required minimum lot size of the applicable zoning district and the lot dimension ratio required by Article 5.2, Lot and Block Standards. If any of the lots are nonconforming with respect to the minimum lot size or the lot dimension ratio, the Amended Plat must not increase the nonconformity.
- C. The Amended Plat will not create a nonconforming setback for any existing building.
- D. The Amended Plat will not adversely affect access, drainage or utility easements or rights-of-way serving the property or other properties in the area; and
- E. Any covenants, deed restrictions or other conditions of approval that apply to the original lots must also apply to the resultant lots and be noted on the final plat, except those changes to a condition or note on a plat that are approved with this application. The County Commissioners shall consider the original reason or circumstance for a condition or note on a plat when approving a change.

DEVELOPMENT SERVICES TEAM RECOMMENDATIONS

The Development Services Team recommends approval of Buckhorn Meadows, Lot 5 Building Envelope Amended Plat, File #22-LAND4226, subject to the following conditions:

- 1. The property will be subject to all restrictions, covenants, and conditions as set forth in the plat of record for the Buckhorn Meadows Conservation Development.
- 2. Any future uses on Lot 5 shall obtain approval through the applicable review procedure as established in the Larimer County Land Use Code prior to commencement of the use.
- 3. The Findings and Resolution shall be a servitude running with the property. Those owners of the Property or any portion of the Property who obtain title subsequent to the date of recording of the Findings and Resolution, their heirs, successors, assigns or transferees, and 5 persons holding under applicants shall comply with the terms and conditions of this Amended Plat approval.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve the single item on the May 9th consent agenda subject to the conditions of the staff report and further move to authorize the Chair to sign the Findings and Resolutions.

Motion carried 3-0

With there being no further business, the Board adjourned at 3:04 p.m.

MONDAY, MAY 9, 2022

LAND USE HEARING

The Board of County Commissioners met at 6:30 p.m., with Don Threewitt, Planning Manager. Chair Stephens presided. Commissioner Shadduck-McNally and Commissioner Kefalas were present. Also, present were Michael Whitley, Senior Planner; Lesli Elis, Community Development Director; Amy White, Code Compliance; Traci Shambo, Tina Kurtz, and Connor Sheldon, Engineering; Teresa Mollendor, Shalana Lysaght and Christina Scrutchins, Planning; Lea Schneider, Health; Frank Haug, County Attorney's Office; and Kelly Bryant, Deputy Clerk.

Chair Stephens opened the meeting with the Pledge of Allegiance.

Chair Stephens explained that there is one continued item from April 25, 2022, on this evening's agenda and explained the item.

1. **GRACE CHRISTIAN CHURCH REZONING, FILE NO. 21-ZONE3139:** Don Threewitt, Planning, gave a short summary of the issue before the Board of County Commissioners. He stated that the applicant, Matt Lewis, had requested to rezone two parcels, totaling 1.13-acres, from UR-2 Urban Residential to PD-Planned Development to allow a variety of uses, including assembly uses. If the rezoning is approved, an assembly use would be allowed with Administrative Special Review approval. Mr. Threewitt then presented a list of multiple allowable uses the new zoning designation would allow that the applicant has requested.

Chair Stephens opened the hearing for public comment.

The following members of the public spoke in opposition to the rezone: Joanne Kittle, Jeff Donaldson, Ester Haas, Billie Beddoe, Steve Beddoe. The following spoke via Zoom Sharon Winfrey, Trevor Deco, Chris Velor, Andrea Pierce, Sheila Fred, Barbara Feller (via Zoom), Ruben Rivera (via Zoom), Tina Deringer, Mike Deringer, Cassie Domsch, Anita Carter, John Schean (via Zoom), Jeff Domsch, Anita Carter, Pete Carter, Linda Meakins, Megan Tooley, Natalie Etter and Larry Dick. Additionally, Dianna Johnson-Comden, Theresa Stevey, Clair Shunt (via Zoom), Jack Krueger and Dan Pratt. Their collective concerns are parking, safety, additional traffic in the neighborhood, future commercial projects, changing the scope of the neighborhood, future potential zoning having been advised the project would not be rezoned, church members using the lake and park, zoning change will create a pattern of traffic not suitable for the neighborhood, children riding bikes and walking in

a neighborhood with no sidewalks and adding traffic will be a safety issue, claimed lack of proper notice of the meeting, how will the intended use be regulated, how the additional uses will be approved and, if the Church sells the property, can the uses be reviewed, and significant struggles to enter the community with the additional traffic.

Richard Pineda spoke to the Board and stated that the traffic concerns are an inevitable part of massive growth in Fort Collins and Colorado in general.

Chair Stephens closed the public comment.

The applicant, Chris Tomlinson, Senior Pastor, spoke to the Board. He said that there have been five different opportunities for the community to voice their opinions. The headmasters' cottage is part of the property and a request has been made for the cottage resident to use the park. He mentioned that a professional traffic study on the area had been completed and it concluded that the impact would be nominal. Pastor Tomlinson mentioned that there are no intentions of selling the property as they have been in the area for over twenty years. Pastor Tomlinson also reviewed the list of potential uses and mentioned many uses are not their intended uses. He stated that, as per the Planning Department, the property has been underutilized and had recommended approval of the rezone. He also that the neighborhood was built around the church.

Commissioner Kefalas discussed the multiple properties that the Church owned and questioned the amount of proposed staff for the limited use of the property. With that, he questioned if the Pastor would be amenable to the original list of uses and the Pastor advised he would need to speak to his Board of Directors before providing a response. Commissioner Kefalas said that he is working to balance the potential future uses and the current residents. Commissioner Shadduck-McNally then questioned the intended uses for the property within a residential neighborhood. Pastor did agree that the property borders the residential area however the property would be for private uses: to perform weddings, receptions, and bridal showers. She then requested clarification on restrictive uses and Mr. Threewitt explained the different uses and mentioned that many could not be used within this region. Mr. Whitley advised that the Board could decide the uses of this property. Commissioner Shadduck-McNally questioned further on the uses involving sprinklers and safety. She questioned the new school's anticipated traffic influx. Mr. Sheldon, Engineering, mentioned that he has met with Colorado Department of Transportation on the roadway and the intersection near the area. She also questioned if the county-maintained roadway and if the roadway should have sidewalks.

Commissioner Kefalas questioned the staff regarding a mixed-use development near this property. Mr. Threewitt explained that the property is Vista Grande planned development. Mr. Whitley then explained the differences between both communities. Commissioner Kefalas referenced Section 2.6.3 of the Land Use Code as a possible remedy to which Mr. Threewitt further explained that this would not provide a solution to the rezoning matter. Commissioner Kefalas requested clarification on the phrase "Commercial Use." Mr. Whitley further explained that this version is a subset of the Commercial Use label. He also requested clarification on additional traffic studies and who would be responsible. Mr. Sheldon addressed the Commissioners questions. Commissioner Shadduck-McNally requested clarification regarding why the Land Use Code changed. Mr. Threewitt further explained

that the removal of “church/assembly use” on the request was because the Land Use Code had been updated. Mr. Whitley advised that this was the first use request that they had received even though it had been a school, spa as well as a residential property. Mr. Threewitt added that the property could be a possible candidate as a historical listing on the national register. The county does not have an existing program for preservation of properties.

The Board took a brief recess. The Board reconvened.

Chair Stephens had additional questions about a by-right proposal. Mr. Whitley stated that the Commissioners can remove these as they see fit. She also questioned which uses were removed by the applicant and Mr. Threewitt provided the specific uses to include Nursery, Nursery Retail, Wireless Facilities, Wind and Solar generating facilities. And finally, the Chair asked why the entire community wasn’t included in this project.

Commissioner Kefalas acknowledged the community as well as Community Development staff and thanked all for their work on this request. He also thanked the Pastor who attended tonight’s meeting. He recognized the commitment and intent of the Church to serve within the Land Use guidelines as presented. He recognized that the neighbors’ concerns would need to be within the review criteria that had been presented. He mentioned that the activities being held at the Church would not directly benefit the community. Lastly, he recognized the potential use of the park and how that may affect the community. He then reviewed the review criteria and found that many of these were not being met.

Commissioner Shadduck-McNally thanked the public and the applicant for their engagement on this matter. The concerns about safety and traffic were acknowledged as well. She mentioned that the criteria have not been met.

Chair Stephens said that the proposed uses might be compatible but found that her fellow commissioners would not be open to a new use. She then asked Commissioner Kefalas to make a motion.

MOTION

Commissioner Kefalas moved to deny the application for Grace Christian Church Rezoning, File No. 21- ZONE3139, from UR-2 – Urban Residential to PD – Planned Development as it does not meet the criteria and based on the testimony and evidence presented.

Motion carried 3-0

2. RATIFICATION OF FILE NO. 22-CODE0268, AMENDMENTS TO THE LARIMER COUNTY LAND USE CODE APPROVED AT THE APRIL 25, 2022, HEARING, AND SIGNING OF THE FINDINGS AND RESOLUTION

MOTION

Commissioner Shadduck-McNally moved to ratify File No. 22-Code0268, Amendments to the Larimer County Land Use Code approved at the April 25, 2022, Hearing, and signing of the Findings and Resolution

Motion carried 3-0

With there being no further business, the Board adjourned at 9:07 p.m.

TUESDAY, MAY 10, 2022

ADMINISTRATIVE MATTERS MEETING

The Board of County Commissioners met at 9:00 a.m. with Lorenda Volker, Interim County Manager. Chair Stephens presided. Commissioner Shadduck-McNally was present. Commissioner Kefalas was excused. Also present were Austin Harvill, Commissioners' Office, and Kelly Bryant, Deputy Clerk.

Chair Stephens opened the meeting with the Pledge of Allegiance.

1. PUBLIC COMMENT: The following members of the public addressed the Board: Ed Vien, spoke about Oil & Gas issues in relation to Prospect Energy; John McDunnu spoke about enforcement authority regarding environmental concerns; Dr. Jaime McDunna spoke about air quality and mental health; Katie Casis spoke about the opioid and fentanyl epidemic.

Chair Stephens closed public comment.

Commissioner Shadduck-McNally thanked the members of the community. She stated that air quality matters are being discussed and they are working with regional partners for solutions. She also stated that even though there is legislation, "we" can always do more. Commissioner Kefalas referenced Larimer Alliance and mentioned that the Commissioners will be meeting with the attorney for advice on the Commissioners authority on permits granted prior to the implementation of the current code. Lastly, he mentioned the Fentanyl epidemic and that there is an Intergovernmental Agreement that will provide a governing structure regarding opioid litigation. Funds will be coming into the county to assist with the issue. The District Attorney and law enforcement understand that this is a treatment issue rather than a law enforcement issue. Chair Stephens reiterated that dollars would come into the community regarding opioid settlements. She then encouraged Katie Casis to join the Board that will be created for this project. Larimer Alliance is to see a full picture of the opioid epidemic. Commissioner Kefalas referenced a Senate Bill that will be addressing the enforcement side of the distribution of illegal drugs. This Bill will also have funds allotted for treatment as well.

2. APPROVAL OF THE MINUTES FOR THE WEEK OF MAY 2, 2022

MOTION

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the minutes for the week of May 2, 2022.

Motion passes 3-0

3. REVIEW OF THE SCHEDULE FOR THE WEEK OF MAY 16, 2022: Mr. Harvill reviewed the upcoming schedule with the Board.

4. COMMISSIONERS GUESTS: Tena Green, community advocate, and Cora Huber, a 6th grader at Blevins Middle School, came to discuss the importance of inclusion. Ms. Green presented photos of an inclusion event, "fill the Heart," at her school. She said that the children participated by writing messages of ways to include people with disabilities. Ms. Huber said that she had participated in a "Frozen" play recently and that she has many friends. Ms. Huber mentioned that she has downs. Ms. Green said that if you don't include people with disabilities, you are missing out on some amazing people and experiences.

Commissioner Shadduck-McNally thanked Ms. Huber for coming to visit with them. Commissioner Kefalas also thanked them for the t-shirts that Ms. Huber presented to them. He asked what grade she was in and if she enjoyed school. She said that she likes to learn. Chair Stephens said that Ms. Huber was on TV and now famous.

The Board took a brief recess. The Board reconvened.

5. CONSENT AGENDA:

ABATEMENTS:

1. PETITION FOR ABATEMENT OR REFUND OF TAXES; DANNY AND CHARLOTTE ROBINETT AND LARIMER COUNTY; R0452785; TAX YEAR(S): 2021

2. PETITION FOR ABATEMENT OR REFUND OF TAXES; PROPERTY REFLECTIONS (JANET ROBISON) AND LARIMER COUNTY; R0394068; TAX YEAR(S): 2020 AND 2021

AGREEMENTS:

1. APPROVE GRANT AWARD - HIGH INTENSITY DRUG TRAFFICKING AREAS PROGRAM (HIDTA) GRANT

2. COLORADO DEPARTMENT OF HUMAN SERVICES AND LARIMER COUNTY HUMAN SERVICES INTERGOVERNMENTAL CONTRACT AMENDMENT

3. CONTRACT BETWEEN LARIMER COUNTY DEPARTMENT OF HUMAN SERVICES AND JUSTICEWORKS CO, LLC

4. JOBS FOR VETERANS STATE GRANT PROGRAMS

5. AMENDMENT THREE TO THE CONTRACT BETWEEN LARIMER COUNTY DEPARTMENT OF HUMAN SERVICES AND EARLY CHILDHOOD COUNCIL OF LARIMER COUNTY

6. AMENDMENT #5 TO THE AGREEMENT FOR SERVICES BETWEEN LARIMER COUNTY CLERK & RECORDER AND INTELLECTUAL TECHNOLOGY, INC.

7. BOYS AND GIRLS CLUB OF LARIMER COUNTY WORKFORCE INNOVATION GRANT (WIG)

8. FORT COLLINS AREA CHAMBER WORKFORCE INNOVATION GRANT (WIG)

9. INTERFAITH SOLIDARITY AND ACCOMPANIMENT COALITION (ISAAC) OF NORTHERN COLORADO WORKFORCE INNOVATION GRANT (WIG)

10. KEEP SMART BOOKS ACADEMY LLC WORKFORCE INNOVATION GRANT (WIG)

11. PARTNERSHIP FOR AGE FRIENDLY COMMUNITIES WORKFORCE INNOVATION GRANT (WIG)

12. PROJECT SELF SUFFICIENCY WORKFORCE INNOVATION GRANT (WIG)

13. CULTURAL ENRICHMENT CENTER WORKFORCE INNOVATION GRANT (WIG)

14. MEMORANDUM OF UNDERSTANDING BETWEEN COLORADO STATE UNIVERSITY AND LARIMER COUNTY FOR STREAM AND PRECIPITATION MONITORING

LIQUOR LICENSES: Liquor License Renewal: DBLD LIQUOR LLC dba GLEN ECHO LIQUOR Glen Haven CO – Retail Liquor Store; Liquor License Transfer of Ownership – Glen Haven General Store, Glen Haven CO – Retail Fermented Malt

MISCELLANEOUS:

1. DEPARTMENT OF NATURAL RESOURCES REQUEST TO CONVERT 0.6 FTE ACCOUNTING TECH TO 1.0 FTE

2. KOHLS DEPARTMENT STORES INC STIPULATION AS TO TAX YEAR 2021 VALUE

3. HD DEVELOPMENT OF MARYLAND INC STIPULATION AS TO TAX YEAR 2021 VALUE

4. AMCAP HARMONY LLC C/O HOME DEPOT USA, INC STIPULATION AS TO TAX YEAR 2021 VALUE
5. HOME DEPOT USA INC STIPULATION AS TO TAX YEAR 2021 VALUE
6. FOUNDRY HOTEL LLC STIPULATION AS TO TAX YEAR 2021 VALUE
7. FDC OFFICE II LLC STIPULATION AS TO TAX YEAR 2021 VALUE
8. FSB PARTNERS I LLC STIPULATION AS TO TAX YEAR 2021 VALUE
9. BTT LLC STIPULATION AS TO TAX YEAR 2021 VALUE
10. RVABTS LLC STIPULATION AS TO TAX YEAR 2021 VALUE
11. RVAA LLC STIPULATION AS TO TAX YEAR 2021 VALUE
12. ANDERSON LOVELAND LLC STIPULATION AS TO TAX YEAR 2021 VALUE
13. FOXTRAIL 4A LLC STIPULATION AS TO TAX YEAR 2021 VALUE
14. CENTERRA RETAIL SHOPS I LLC STIPULATION AS TO TAX YEAR 2021 VALUE
15. CENTERRA FLEX TWO LLC STIPULATION AS TO TAX YEAR 2021 VALUE
16. CENTERRA OFFICE TECH I LLC STIPULATION AS TO TAX YEAR 2021 VALUE
17. BOYD LAKE LODGING LLC STIPULATION AS TO TAX YEAR 2021 VALUE
18. CENTERRA GROUND LEASE LLC STIPULATION AS TO TAX YEAR 2021 VALUE
19. CENTERRA GROUND LEASES LLC STIPULATION AS TO TAX YEAR 2021 VALUE

M O T I O N

Commissioner Kefalas moved that the Board of County Commissioners approve the Consent Agenda for May 10, 2022.

Motion passes 3-0

DISCUSSION ITEMS:

6. Proclamation recognizing May 2022 as Asian American and Pacific Islander Heritage Month

Proclaim the month of May 2022 as Asian Americans and Pacific Islanders Heritage month to recognize and celebrate their contributions and achievements.

Commissioner Shadduck-McNally read the proclamation.

MOTION

Commissioner Shadduck-McNally moved that the Board of County Commissioners approve the Proclamation recognizing May 2022 as Asian American and Pacific Islander Heritage Month

The Commissioners were pleased support this proclamation as it indicates inclusion within the Larimer County. Chair Stephens did mention the rise in violence against the Asian community nationwide.

Motion passes 3-0

The Board took a brief recess. The Board reconvened.

7. Assignment of County's 2022 Private Activity Bond Allocation

Chair Stephens stated that Larimer County receives an annual Private Activity Bond (PAB) allocation from the State. The county's application review committee unanimously recommends assigning the allocation to Housing Catalyst.

The PAB allocation is not cash or a grant. It authorizes the issuance of low-interest debt for private sector projects which meet a public purpose as defined by the Tax Reform Act of 1986. The county may assign its PAB allocation to another tax-exempt entity or may allow it to revert to the State for projects anywhere in Colorado. The county's 2022 allocation is \$5,834,687.

Only entities authorized to issue tax-exempt bonds, such as housing authorities and governmental units, may receive the county's PAB allocation. These entities may use the allocation for projects they direct or in partnership with a private sector developer. Entities seeking the allocation may apply to the county by March 1. Information about the application is located on the county's website (<https://www.larimer.org/finance/privateactivity-bonds>), and potentially interested parties are also notified by email.

Carol Block, Finance introduced Ms. Julie Brewen, Chief Executive Officer and Ms. Kristin Fritz, Chief Real Estate Officer. Ms. Fritz then presented further information regarding the future plans for affordable housing projects within Larimer County.

Housing Catalyst was the sole applicant for the 2022 allocation. The application was reviewed and approved by the application committee, consisting of the county's Economic and Workforce Development Director, Human Services Director, and Finance Director, per County Financial Policy 320.12A.

Housing Catalyst is seeking the allocation to further its Impala Redevelopment project and Affordable Housing at Montava project.

Housing Catalyst respectfully requests assignment from Larimer County's 2022 Private Activity Bond (PAB) cap for the purpose of affordable housing development. As the primary developer and operator of affordable housing in Northern Colorado, Housing Catalyst intends to utilize this authorization to further expand affordable housing opportunities within Larimer County. All projects of Housing Catalyst align with the objectives outlined in the Larimer County Strategic Plan 2019-2023 Goal 2 and the City of Fort Collins 2015-2019 Affordable Housing Strategic Plan.

As a quasi-governmental entity formed under the state housing statute, Housing Catalyst will be the direct issuer of bonds utilizing the PAB allocation. Therefore, Larimer County will not be required to provide assistance, nor incur any costs associated with the utilization of the authorized PAB cap. Largely, Housing Catalyst upholds an objective to assist all affordable housing deals in Northern Colorado that come to fruition. This assistance is achieved in several ways, including education, tracking and prioritizing developments, providing technical expertise in development and financing, and issuing PAB on their behalf.

Housing Catalyst is requesting PAB for two projects:

Impala Redevelopment

The Impala Redevelopment includes two primary project components: 1) the new development of 62 new apartments and townhomes on the current site of 11 single family public housing units at 306 Impala Drive and a duplex on W. Mulberry St and 2) the renovation of 12 existing duplexes at 400 Impala Circle (26 units total, currently operating as the Village on Impala). Both sites are currently owned and managed by Housing Catalyst, though the affordable restrictions on the Village on Impala duplexes have expired. These two properties present a unique opportunity to preserve and expand quality affordable housing as they are located adjacent to each other, but they function separately. Less than 1 mile to grocery stores, early childhood centers, and health clinics, the location shares a property boundary with Poudre High School making this an ideal location for local families.

The renovation component will include the completion of major capital improvements and upgrades that enhance site and unit accessibility, increase efficiency, and improve the quality and livability of the units. The planned exterior improvements include roof, siding, and window replacement and improvements to existing landscape and drainage. The renovation will also address aging interior furnishings and systems including flooring, cabinets, appliances, energy efficient lighting and plumbing fixtures, and HVAC systems.

The design of the new construction portion of the project promotes health, connectivity, and open space and balances high density in a suburban context. Architecturally, the goal is to relate to, compliment, and enhance the scale and aesthetic of the surrounding neighborhood as much as possible. Pitched roofs and exterior cladding materials that complement the surrounding architectural character are used on every building so the project fits in seamlessly with the adjacent neighborhood.

The redevelopment will increase livability with the addition of a community center/clubhouse, active green space and playground, and connectivity paths. There will be increased accessibility and greater

levels of sustainability as the project will meet all required city codes and achieve 2020 Enterprise Green Community Criteria.

Impala: The current unit mix for the 86 units at Impala includes 20 one-bedroom, 39 two-bedroom, and 27 three-bedroom units. A minimum of 10% of the units will be constructed to meet UFAS accessibility requirements and accessible design principles will be a priority. The population served will primarily be low-income families given the proximity to Poudre High School, though the development will also serve other household types. The Impala project will provide housing opportunities at affordability levels that are currently underserved in our housing market, ranging from 30% to 80% area Median income (AMI), with an average of 55% AMI. The development will include 25 project-based housing vouchers.

Affordable Housing at Montava

Montava is a complete community focused on connecting people to their food, the environment, to nature, and to each other. It aims to meet the basic needs of all residents in the community through integrated land use planning, transportation planning, and community design. It will occupy 1,000 acres in Northeast Fort Collins, 3 miles from downtown Fort Collins and 4 miles from Colorado State University. As part of the approved Metro District, the overall project will ultimately provide 400 affordable homes. Housing Catalyst has been selected as a partner to deliver the first 100 of the affordable rental units, which it plans to develop in Phase G of the Montava buildout. The units will be located near a park, library, school, town center, and numerous amenities included in the Montava development plans. All of the homes being built at Montava will strive to meet Department of Energy (DOE) Zero Energy Ready Home (ZERH) Standards.

There is a significant shortage of affordable housing units in the community with 99% of the affordable housing units in the area occupied. According to a recently conducted market analysis for Housing Catalyst, there is significant demand for additional family LIHTC rental housing in the area, as evidenced by the low vacancy rates and occasional waitlists, the projected renter household growth, and the relatively limited supply of new family LIHTC units in the development pipeline.

Montava: The average AMI served by the 100 affordable units at Montava will be 60% AMI. The details of the unit mix will be determined based on a future market study, outreach, and the design development process.

Amount of allocation requested: \$5,834,687

\$2,300,000 will be dedicated to the Impala Redevelopment project and \$3,534,687 will be dedicated to the Montava project or a future pipeline project. Once the PAB cap is allocated to Housing Catalyst, it can be carried over or maintained for three years to allow for its utilization in an approved project. Housing Catalyst maintains a robust development pipeline to continue to address the huge need for affordable housing in the community. Any PAB allocation awarded to Housing Catalyst will be utilized to meet this Page 3 of 4 need, either through partnerships or Housing Catalyst's own pipeline of new construction and preservation projects.

Current project stage and estimated date of groundbreaking

Impala: Housing Catalyst has site control of both properties. The project is currently in the predevelopment stage and preliminary design review for the project has started. The project is on the following schedule to break ground in Summer 2023:

- Neighborhood Meeting: March 24, 2022
- Project Development Plan Submission: April 13, 2022
- Planning and Zoning Board Hearing: September 15, 2022
- 4% Non-Competitive Low-Income Housing Tax Credits Application Submission: October 2022
- Tax Credit Partnership Closing: April 2023
- Construction Start: May 2023
- Project Complete: July 2024

Montava: The Montava Metro District and Planned Unit Development have been approved by the City of Fort Collins. The first phase (Phase E) will begin construction in Spring 2022, followed by Phase G later in 2022. It is intended that the site infrastructure and development parcels will be ready in 2023. Site control will be obtained once the parcels are ready. Housing Catalyst plans to submit a 4% LIHTC application for the 100-unit development in 2023 and break ground in 2024.

Both Impala and Montava will utilize affordable housing financing tools including 4% federal tax credits, City of Fort Collins Private Activity Bond, local CDBG and HOME funds, Colorado Division of Housing resources, housing vouchers, and owner equity.

Extent of collaboration with public and private sector partners:

Impala: The Impala project received 2021 PAB allocations from the City of Fort Collins of \$9,438,581 and from Larimer County of \$5,560,307. In addition to local government partners, Housing Catalyst will apply for 4% Non-Competitive Low Income Housing Tax Credits, which will require close partnership with the Colorado Housing and Finance Authority, the Department of Housing and Urban Development, and a private investor and lender.

Housing Catalyst has had ongoing communication and collaboration with the Poudre School District and community non-profits to build partnerships that will provide valuable input on project design, Page 4 of 4 community amenities, and on-site programs and to address the connection between affordable housing and education outcomes. As an example, Housing Catalyst anticipates having school events in the Impala community building to build support for and engagement with neighborhood educational opportunities.

Montava: Housing Catalyst is a public Housing Authority. We will be the developer of the project, as well as the bond issuer. Partners will include the Montava private equity partners, as well as the City of Fort Collins, and local, state, and federal financing providers. The project will utilize Private Activity Bonds allocated from Larimer County and the City of Fort Collins. Additional bond cap may also be needed from the Colorado Housing and Finance Authority.

Completed or anticipated review of the project by the public in surrounding areas and neighborhoods:

Impala: As a part of the pre-development process, Housing Catalyst is committed to an inclusive community engagement process. Prior to initial design, a design charrette was conducted with City of Fort Collins staff and other stakeholders to ensure a collaborative project approach from the start.

Meetings with educational leaders in the Poudre School District and local non-profits were also included in the initial outreach process and continue to be essential in project outreach. Neighborhood outreach with adjacent neighbors and residents has begun and an official neighborhood meeting will be held on March 24, 2022, to provide project information and obtain community input.

Montava: The Montava Metro District and the Preliminary Development Proposal was approved in 2021. The Phase E and Phase G Building permits will be submitted in 2022. Consistent with how it approaches every development project, Housing Catalyst will utilize an inclusive, open approach to invite participation, listen to concerns, and incorporate feedback.

Addendum to Housing Catalyst 2022 Application

Montava Project:

Q: Number of units designed to serve special needs populations, such as older adults over age 60, or persons with disabilities.

A: At this time, the units at Montava are not designed to serve special populations. These units will all be affordable to households up to 60% AMI. More detail about accessibility features and special populations will be determined during the detailed programming and planning stages of the project.

Q: How will the applicant connect residents to services such as childcare, economic self-sufficiency, and housing retention services?

A: One of the benefits of the Montava location is the numerous amenities that will ultimately be built out within close proximity to our planned affordable housing units, including parks, library, school, retail, etc. Housing Catalyst provides services to residents through several means including the JumpStart Program, onsite programming, and crisis intervention. Please visit our resident services for more information on the services we provide.

Q: Will any of these services be provided on-site?

A: In addition, we typically include a part-time resident services coordinator to be dedicated on-site to each specific project.

Impala Project:

Q: How will the applicant connect residents to services such as childcare, economic self-sufficiency, and housing retention services?

A: Housing Catalyst provides services to residents through several means including the JumpStart Program, onsite programming, and crisis intervention. Please visit our resident services website here for more information on the services we provide.

Q: Will any of these services be provided on-site?

A: A part-time resident services coordinator will be located on-site in the property clubhouse to serve the Impala residents.

Commissioner Kefalas requested an explanation of the importance of using Private Activity Bonds for affordable housing. Ms. Fritz provided an explanation. Chair Stephens requested the plan for beginning construction. Chair Stephens thanked her for the partnership with Larimer County. Ms. Fritz said that she has worked on over 500 new construction and preservation projects over the last 10 years. She further explained the need for affordable housing is primarily dependent on funding. Commissioner Kefalas mentioned that this program helps Larimer County reach the five year objectives.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners approve a Resolution and Assignment of Allocation authorizing assignment to the Housing Catalyst of Larimer County's 2022 Private Activity Bond Allocation in the amount of \$5,834,687.

Motion passes 3-0

8. Update on Current Fire Danger in Larimer County and Consideration of Fire Restrictions

Justin Whitesell, Larimer County Sheriff's Office spoke to the Board. He stated that the current fire restrictions were scheduled to end on May 11, 2022. Sheriff's Office staff are returning to discuss current conditions and make recommendations regarding fire restrictions in Larimer County to the Board of County Commissioners. He presented documentation regarding anticipated rainfall, drought conditions that currently exist in Colorado and more specifically in Northern Colorado and other information.

Commissioner Kefalas noted that the rivers are rising and asked if there are any implications. Mr. Whitesell mentioned that it is from snow melt but not expected to be significant. Capt. Shellhammer added that his staff completed significant training, and they are prepared for the future. Commissioner Shadduck-McNally thanked Captain Shellhammer and Mr. Whitesell for attending. She mentioned that she was monitoring the weather patterns and asked which region the documents included. Mr. Whitesell stated that these are for Fort Collins specifically. She wanted to know when this information will be revisited. Mr. Whitesell said that this is the driest April on record - since the 1880's. She also asked about measuring the forests and soils and if there are any indicators regarding dryness. Chair Stephens appreciated the updates today. Lastly, Commissioner Kefalas clarified with Mr. Whitesell that the fire restrictions end tomorrow at 6 p.m. The Commissioners requested a revisit from Mr. Whitesell in two weeks.

13. INTERIM COUNTY MANAGER UPDATE: Interim Manager Volker updated the Board on this week's coordination meetings and upcoming projects and activities.

14. COMMISSIONER ACTIVITY REPORTS: The Board detailed their attendance at events during the previous week.

15. LEGAL MATTERS:

Executive session pursuant to C.R.S. 24-6-402(4)(b): Conferences with the County Attorney for receiving legal advice regarding enforcement and impact of oil and gas regulations on existing facilities.

MOTION

Commissioner Kefalas moved that the Board of County Commissioners enter into Executive session pursuant to C.R.S. 24-6-402(4)(b): Conferences with the County Attorney for receiving legal advice regarding enforcement and impact of oil and gas regulations on existing facilities.

Motion passed 3-0.

With there being no further business, the Board adjourned at 10:35 a.m.



KRISTIN STEPHENS
BOARD OF COUNTY COMMISSIONERS

ANGELA MYERS
CLERK AND RECORDER

ATTEST:



Kelly Bryant, Deputy Clerk

