



Fraser Housing Authority

Meeting Agenda

Fraser Town Hall, 153 Fraser Avenue and Virtually

Wednesday July 31, 2024

5:30 PM- 6:00 PM

NOTE: Times are approximate and agenda subject to change

Watch the meeting live on Fraser's YouTube Channel

<https://www.youtube.com/channel/UCs5aHnI7d-kk0j1cxV28DSg>

Participate in the meeting through our virtual platform

Zoom Meeting Information

<https://us02web.zoom.us/j/2590408013>

Meeting ID: 259 040 8013

Phone 1-346-248-7799

1. Roll Call

2. Approval Of Agenda

3. Consent Agenda

a. HAM 2024-06-05

Documents:

[HAM 2024-06-05.Pdf](#)

4. Discussion And Possible Action

a. Low Income Housing Tax Credit For Victoria Village Letter Of Support - Michael

Documents:

[Fraser Housing Authority Special Limited Partner Letter 7-23-24.Pdf](#)
[Fraser Housing Authority Waitlist Letter 7-23-24.Pdf](#)

5. Adjourn

Please contact the Town Clerk to request accommodations to assist people with disabilities to participate in public meetings. Listening devices for people with hearing impairment are available upon request.

Town Clerk, Antoinette McVeigh 970-531-9943 or amcveigh@town.fraser.co.us

FRASER HOUSING AUTHORITY MINUTES

DATE: June 5, 2024

MEETING: Fraser Housing Authority Meeting

PLACE: Fraser Town Hall Board Room and Virtual

PRESENT
Board: Chair Katie Soles, Mayor Brian Cerkvenik, Trustees; Kaydee Fisher, Lewis Gregory, Peggy Smith, Julie White, Adam Cwiklin

Staff: Town Manager Michael Brack; Deputy Clerk Katelyn Starks, Deputy Clerk Pro-Tem Becky Allison, Assistant Town Manager, Sarah Catanzarite; Public Works Director, Paul Johnson; Town Planner, Garrett Scott; Police Chief Glen Trainor

Others: See attached list

Mayor Cerkvenik called the meeting to order at 8:32 p.m.

1. **Roll Call:** Chair Katie Soles, Mayor Brian Cerkvenik, Trustees; Kaydee Fisher, Lewis Gregory, Peggy Smith, Julie White, Adam Cwiklin
2. **Approval of Agenda:**
Trustee Soles moved, and Trustee White seconded the **motion** to approve the agenda. **Motion carried: 7-0.**
3. **Consent Agenda:**
a) Minutes July 7, 2021
Trustee Soles moved, and Trustee Fisher seconded the **motion** to approve the Minutes July 7, 2021. **Motion carried: 7-0.**
4. **Discussion and Possible Action**
a) Resolution 2024-06-01 Approving Stifel for Underwriting for Victoria Village Presented by Town Manager Michael Brack.

Trustee Gregory moved to table the decision until after next week. No second, motion failed.

Trustee Smith moved, and Trustee White seconded the **motion** to approve Resolution 2024-06-01 Approving Stifel for Underwriting for Victoria Village. **Motion carried: 6-1, Nay Trustee Gregory.**

5. **Updates**

None

6. **Adjourn**

Trustee Smith moved, and Trustee Gregory seconded the **motion** to adjourn.

Motion carried: 7-0. Meeting adjourned at 8:48 p.m.

Becky Allison, Deputy Clerk Pro-Tem



July 31, 2024

Mr. Matthew Ginzberg
Mountain Affordable Housing Development
1041 Jefferson Avenue
Louisville, CO 80027

Re: Property Tax Exemption for Victoria Village

Dear Mr. Ginzberg:

We have received your request to the Fraser Housing Authority (FHA) for participation in the Victoria Village project consisting of 35 units of affordable housing to be located at 245 Park Place, Fraser, CO 80482.

Mountain Affordable Housing Development (MAHD) was selected by the Town of Fraser through an RFP process in early 2023. For the last year and a half, MAHD has worked with Fraser Housing Authority to make the Town's vision of Victoria Village a reality. Based on our preliminary review of the project, the project meets the criteria for FHA's participation and as such would be favorably considered for a partnership.

Fraser Housing Authority would become a Special Limited Partner in the project for the sole purpose of providing property tax exemption and sales and use tax exemption during construction in accordance with state law.

Sincerely,

Brian Cerkvenik
Town of Fraser Housing Authority Chair



July 31, 2024

Mr. Matthew Ginzberg
Mountain Affordable Housing Development
1041 Jefferson Avenue
Louisville, CO 80027

Re: Housing Authority Waitlist for Victoria Village

Dear Mr. Ginzberg:

Upon notification of completion the Fraser Housing Authority will add the above referenced development to our list of eligible developments and will provide this list of eligible developments to households on our waiting list.

As a condition of placing this development on the eligibility list, Mountain Affordable Housing Development commits not to discriminate on the basis of disability, race, creed, color, sex, sexual orientations, marital status, familial status, religion, national origin, ancestry or (military status), in the selection of tenants. Mountain Affordable Housing Development further commits to provide HUD Section 8 rental assistance certificate holders and (public housing entity) waiting list applicants with first priority status for unit vacancies.

Signed by Executive Director or Authorized Representative

Brian Cerkenik
Town of Fraser Housing Authority Chair

Accepted this _____ day of _____, 20____

Signature of Applicant