

MINUTES

On the 16th day of August, 2018 at 2:30 PM, the Colorado Springs Housing Authority Board of Commissioners met in Regular Session at the Colorado Springs Housing Authority located at 831 S. Nevada Avenue, Colorado Springs, Colorado 80903.

I. ROLL CALL:

The following members of the body attended:

COMMISSIONERS:	Brian Colvert, Chair Sharon King, Commissioner Donnis Martin, Commissioner Roland Laning, Commissioner Eric Phillips, Commissioner Steve Powell, Commissioner
STAFF:	Mike Burks, Deputy Director Nadine Garcia, Section 8 Manager Jeff Kunkle, I.T. Manager Paul Spencer, Maintenance Supervisor Trudy Harper, Finance Director Kelly Padilla, Human Resources Manager
ABSENT:	Cheryl Dingwell-Keckritz, Vice Chair
VISITORS:	Mr. Schueler and Mr. Olmedo
EX OFFICIO:	Chad E. Wright
RECORDING SECRETARY:	Katherine C. Santucci

Chair Colvert called the Regular Meeting of the Board of Commissioners to order at 2:32 PM.

II. APPROVAL OF MINUTES:

Chair Colvert called for the motion to approve the minutes of the Regular Meeting of June 21, 2018 as presented. Commissioner Martin so moved; Commissioner Powell seconded. Motion carried with unanimous approval.

III. CITIZEN DISCUSSION:

There was no Citizen Discussion.

Chair Colvert called for discussion of the Consent Calendar.

IV. CONSENT CALENDAR:

A. Housing Project Development

1. Modernization
2. Maintenance
 - a. Housing Authority Work Order Totals

B. Finance/Administration

1. Combined Financials
2. Affordable Housing Projects
 - a. ComCap Asset Management
 - b. Team Asset Management Managed Properties

3. Loan Payments
4. Accounts Payable - Payment Detail Report
5. Information Technology
- C. Operations**
 1. Human Resources
 2. Intake/Eligibility Monthly Report
 3. Section 8
 - a. Housing Choice Vouchers - Leasing Data
 - b. Special Programs
 - c. Home Ownership Program
 4. Asset Management
 - a. Public Housing Occupancy Report/Managed Properties
 - b. PHAS Scoring Update

Mr. Wright called the following:

Page 11: B. Finance/Administration: 2. Affordable Housing Projects/a. ComCap Asset Management:

Mr. Wright updated the vacancy number at Firtree from 13 at month's end, to six as of August 16, 2018.

This concluded discussion of the Consent Calendar.

Staff was excused.

V. ACTION ITEMS:

Resolution 2300: Approval of Account Write offs for month ending June 30, 2018:

Commissioner Martin noted one eviction in the amount of \$8.00. Mr. Burks stated the eviction was a utility issue as the tenant did not comply by turning utilities on in his name.

Chair Colvert called for the motion to approve. Commissioner Powell so moved; Commissioner Martin seconded. Motion carried with unanimous approval.

Resolution 2301: Approval of Homeownership Program Account Write offs for month ending June 30, 2018:

Chair Colvert called for the motion to approve. Commissioner Powell so moved; Commissioner Phillips seconded. Motion carried with unanimous approval.

Resolution 2302: Approval of Account Write offs for month ending July 31, 2018:

It was noted that one resident was evicted for failed inspections. Commissioner King asked for clarification and Mr. Burks explained the process.

Chair Colvert called for the motion to approve. Commissioner Martin so moved; Commissioner Powell seconded. Motion carried with unanimous approval.

Resolution 2303: Approval of Homeownership Program Account Write offs for month ending July 31, 2018:

Chair Colvert called for the motion to approve. Commissioner King so moved; Commissioner Powell seconded. Motion carried with unanimous approval.

Resolution 2304: Approval of Bylaws Revision:

Mr. Wright provided a brief summary of the revision. Chair Colvert called for the motion to approve. Commissioner King so moved; Commissioner Powell seconded. Motion carried with unanimous approval.

Prior to the Executive Director's Report, Mr. Schueler and Mr. Olmedo gave a PowerPoint presentation called "*PlanCOS: Leading the Way to Our Future*". The Plan examines the future vision for the City and addresses numerous themes including *Vibrant Neighborhoods, Unique Urban Places, Thriving Economy, Strong Economy and Majestic Landscapes*. There were various questions from the Board regarding:

- Water supply
- Food sources
- Homelessness

Mr. Wright thanked Mr. Schueler and Mr. Olmedo for sharing this vision.

VI. EXECUTIVE DIRECTOR'S REPORT:

1. Colorado Health Foundation:

Mr. Wright was asked to participate in a process to assist the Foundation in their involvement with housing across the state.

2. Shook's Run Update:

Mr. Wright provided an update of the Shook's Run redevelopment and upcoming tax credit application with CHFA:

- Applicants are scheduled to meet with CHFA on Monday, September 10.
- Notification of tax credit awards should be within weeks of the 9/10 meeting.
- CSHA has a strong relationship with CHFA.

The Authority has been thorough in its preparedness:

- Units at Shook's Run are vacant.
- Windows are boarded up and fencing around the property is complete.
- Asbestos abatement is underway.
- Demolition will begin immediately following completion of the abatement.
- The location is very good with metro transit onsite and substantial redevelopment in the downtown area.

Commissioner Powell asked if the Authority would re-apply if not awarded tax credits this year. Mr. Wright stated he would request a one on one meeting with CHFA for the purpose of determining what would be needed to improve on the application and then reapply in 2019.

3. National Low Income Housing Coalition:

Chad presented information regarding housing affordability in Colorado Springs as compared to eight other markets in the state.

Using the NLIHC model of a two-bedroom apartment, Colorado Springs is rated as follows:

- › 5th in 8 markets including Boulder, Denver, Ft. Collins and Teller County
- › 6th of 8 in affordability and income levels; the median family income in Colorado Springs is substantially lower than other Colorado markets including Boulder, Denver, Greeley, Ft. Collins and Teller County.
- › 6th of 8 on the list of metric of jobs at the mean renter wage, meaning 1.3 jobs are required to meet the FMR.
- › While less affordable than Grand Junction and Pueblo, Colorado Springs is more affordable than other large markets in Colorado.

- › First quarter vacancy rates in Colorado Springs were 6.3% which mirrors Denver vacancies for the same period, however, there are more large developments of multi-family housing in Denver.

4. 2019 Budget:

The Authority is preparing the 2019 Budget as in past years, anticipating a Continuing Resolution. The first read of the budget is in September.

VII. OLD BUSINESS:

There was no Old Business to come before the Board.

VIII. NEW BUSINESS/OTHER BUSINESS TO COME BEFORE THE BOARD:

Commissioner King suggested an idea regarding blended use of one of the Authority's properties. She noted the need for a grocery store in the downtown area.

IX. EXECUTIVE SESSION:

The Board did not convene in Executive Session.

X. ADJOURNMENT:

At 3:32PM, Chair Colvert called for the motion to adjourn. Commissioner Laning so moved; Commissioner Powell seconded. The motion carried with unanimous approval.

BRIAN COLVERT, CHAIR

CHAD E. WRIGHT, SECRETARY