

MINUTES

On the 20th day of March 2025, the Colorado Springs Housing Authority Board of Commissioners met in Regular Session at 831 S. Nevada Ave., Colorado Springs, CO 80903.

Due to Chair Rodriguez's absence, Vice Chair Spaeth called the meeting to order at 2:35PM.

I. ROLL CALL:

The following members of the body attended:

COMMISSIONERS: Jesse Spaeth, Vice Chair
 Laura Nelson, Commissioner
 Aimee Cox, Commissioner (Via Teams)
 Karen Anderson, Commissioner
 Cathi Sullivan, Commissioner

STAFF: Paul Spencer, Deputy Director
 Peter Carlson, Finance Director
 John Gaster, IT Supervisor
 Heather Bailey, Section 8 Supervisor
 Valerie Switzer, HR Generalist

ABSENT: Eddie Rodriguez, Chair
 John Vasilakis, Commissioner
 Patrick Hensley, Maintenance Supervisor

VISITORS: Ms. Vacher

EX OFFICIO: Chad Wright, Secretary

RECORDING SECRETARY: Katherine Kuchera

II. APPROVAL OF MINUTES:

Vice Chair Spaeth called for the motion to approve the minutes of the February 20, 2025, meeting as presented. Commissioner Nelson so moved; Commissioner Anderson seconded. Motion carried unanimously.

III. CITIZEN DISCUSSION:

Vice Chair Spaeth called for Citizen Discussion.

Ms. Vacher reported she is having trouble communicating with Section 8 staff and doesn't understand various processes. Ms. Bailey (Section 8 Supervisor) stated she would assist Ms. Vacher.

There being no further Citizen Discussion, Vice Chair Spaeth called for questions or comments on 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 February 2025
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

There were no questions or discussion of the Consent Calendar, therefore, Vice Chair Spaeth called for the motion to approve the calendar. Commissioner Sullivan so moved; Commissioner Anderson seconded. Motion carried unanimously.

The staff was excused.

V. ACTION ITEMS:

Resolution 3037: Approval of Account Write offs for month ending February 28, 2025

Resolution 3038: Approval of Homeownership Program Write offs for month ending February 28, 2025

Vice Chair Spaeth called for the motion to approve Resolutions 3037 and 3038.

Commissioner Nelson so moved; Commissioner Anderson seconded. Both resolutions were approved unanimously.

VI. EXECUTIVE DIRECTOR'S REPORT:

1. Tax Credit Update:

Mr. Wright stated the closing of the current tax credit project is either April 17 or 23rd, with construction commencing April 28.

2. Annual Audit:

Mr. Wright stated the CSHA will have its annual audit in mid-April under the leadership of CSHA Finance Director Peter Carlson. Mr. Wright commended Mr. Carlson on his first year in this position.

3. EHV (Emergency Housing Vouchers) Program:

Mr. Wright discussed the program which began with 101 temporary vouchers several years ago and was originally slated to sunset by 2035. Mr. Spencer gave some background on how the program was developed, saying the vouchers were targeted to the more challenged population. Due to differing funding estimates by HUD, it appears the program will terminate next year. We anticipate receiving final numbers from HUD in April at which time CSHA will begin to send out notification letters advising voucher holders that the program is closing. There are currently 72 voucher holders in the program. The board discussed possible solutions with other partners in the community in hopes of keeping people housed when the program ends. The monthly cost to manage the program is about \$70,000.

4. BUDGET:

Mr. Wright stated that on March 14, Congress passed a C.R. (Continuing Resolution) for the balance of the fiscal year. Initially, there was concern that HUD programs would receive deeper cuts, however, most of CSHA programs received level funding at the 2024 rate, meaning level funding does not factor in higher costs in the current year. While it was better news than expected, we hope to continue with capital fund improvements and debt reduction. Looking ahead to 2026, the consensus is to not expect more. Commissioner Cox pointed out that other organizations and programs are also suffering from federal cuts. Mr. Wright stated it will continue to be a challenge.

This concluded the Executive Director's report.

VII. OLD BUSINESS/OTHER/BUSINESS:

There was no Old or Other Business to come before the Board.

VIII. NEW BUSINESS:

1. Conflict of Interest Policy:

Vice Chair Spaeth mentioned the attorney opinion letter that Mr. Wright forwarded to board members. The letter addressed the previous months' discussion and concerns regarding the CSHA's Conflict of Interest Policy. Vice Chair Spaeth noted the opinion letter provided clarity on the issue.

2. Rental Market:

Commissioner Nelson asked if the CSHA offers services to voucher holders who have difficulties when trying to obtain a rental unit using the Section 8 voucher. She went on to say that due to laws in Colorado changing over the past several years, landlords are becoming more reluctant to accept the Section 8 voucher. She noted that many of the affordable properties are older units that renters don't want.

Discussion continued about the problematic affordable housing market in Colorado Springs. Commissioner Cox noted that across the board, the City hasn't done well in the Housing First concept and pointed out the high cost of living as one of the problems.

IX. EXECUTIVE SESSION:

At 3:50PM, Vice Chair Spaeth called for the Board to convene in Executive Session for the purpose of discussing time sensitive real estate and legal matters. Commissioner Sullivan so moved; Commissioner Nelson seconded. Motion carried with unanimous approval.

X. ADJOURNMENT:

At 4:03, Vice Chair Spaeth called for the motion to adjourn Executive Session. Commissioner Cox so moved; Commissioner Nelson seconded, and the motion carried unanimously.

Vice Chair Spaeth called for the motion to adjourn Regular Session. Commissioner Nelson so moved; Commissioner Sullivan seconded. Motion carried unanimously.

JESSE SPAETH, VICE CHAIR

PAUL SPENCER, DEPUTY DIRECTOR