

MINUTES

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

I. ROLL CALL:

The following members of the body attended:

COMMISSIONERS: Eddie Rodriguez, Chair
Jesse Spaeth, Vice Chair
Laura Nelson, Commissioner (Via Teams)
Aimee Cox, Incoming Commissioner

STAFF: Paul Spencer, Deputy Director
Peter Carlson, Finance Director
John Gaster, IT Supervisor
Patrick Hensley, Maintenance Supervisor
Heather Bailey, Section 8 Supervisor

ABSENT: John Vasilakis, Commissioner
Cathi Sullivan, Commissioner
Karen Anderson, Commissioner
Valerie Switzer, Human Resources Generalist

VISITORS: Ms. Frisbey (Via Teams)

EX OFFICIO: Chad Wright, Secretary

RECORDING SECRETARY: Katherine Kuchera

Prior to moving to Agenda items, Chair Rodriguez administered the Oath of Office to incoming commissioner Aimee Cox

II. APPROVAL OF MINUTES:

Chair Rodriguez called for the motion to approve the minutes of the January 16, 2025, meeting. Vice Chair Spaeth so moved; Commissioner Cox seconded. Motion carried unanimously.

The staff was excused.

III. CITIZEN DISCUSSION:

Chair Rodriguez called for Citizen Discussion. Ms. Frisbey relayed various concerns to the Board. Chair Rodriguez stated the matter would be directed to staff who would reach out to Ms. Frisbey.

There being no further Citizen Discussion, Chair Rodriguez 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 June 2024
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

Chair Rodriguez inquired about the following:

- **Page 19: C. Operations/4. Asset Management/b. PHAS Scoring Update:**
Chair Rodriguez asked about the current PHAS score. Mr. Wright stated that part of the reason for the lower score is seasonal; the score typically dips early in the year due to more vacancies, TARS and AP collections at year end along with closing out the previous year and moving into the current year. Mr. Wright went on to state that we monitor the score closely throughout the year.
- Commissioner Cox inquired about our ability to issue vouchers; this will be discussed during the Executive Director's Report.

There being no further discussion on the Consent Calendar, Chair Rodriguez called for the motion to approve the Calendar. Commissioner Cox so moved; Chair Rodriguez seconded, and the motion passed.

V. ACTION ITEMS:

Resolution 3030: Approval of Account Write offs for month ending January 2025

Resolution 3031: Approval of Home Ownership Account Write offs for month ending January 2025

Chair Rodriguez called for the motion to approve Resolutions 3030-3031.

Vice Chair Spaeth so moved; Commissioner Cox seconded, and the motion carried.

Resolution 3032: Approval to open the Waiting List for One-Bedroom Senior/Disabled* Mar 11-13, 2025

***Prior to discussion and approval, Mr. Spencer provided a correction to the waiting list notification to state "One-bedroom Public Housing and Centennial Plaza".**

Mr. Spencer stated that the last time this list accepted pre-applications was in 2022. He noted that the tenant response has declined because the list is outdated. Although the properties on this list don't experience high tenant turnover, we need the waiting list to remain current. Commissioner Cox asked what the target number is for applicants we seek for the lists. Mr. Spencer replied there isn't a specific target, for example, the size and type of the program as well as turnover factor in.

There being no further discussion, Chair Rodriguez called for the motion to approve the resolution. Vice Chair Spaeth so moved; Commissioner Nelson seconded. Motion carried with unanimous approval.

Resolution 3033: Approval of submitting the annual SEMAP (Section 8 Management Assessment Program) to HUD on or before February 28, 2025

Mr. Spencer provided information on the SEMAP (Section 8 Management Assessment Program) which measures performance of the program in 14 key areas. In addition, our audit team tests SEMAP every year.

Chair Rodriguez called for the motion to approve the resolution. Vice Chair Spaeth so moved; Commissioner Nelson seconded. Motion carried with unanimous approval.

Resolution 3034: Approval of SLP with Lincoln Avenue Capital for construction of 336 affordable apartment units in the Colorado Springs area with a need for high-quality affordable housing

Resolution 3035: Approval of the CSHA to assist and support the issuance of private activity bonds in connection with the financing of Bradley Ridge Apartments, a multifamily residential housing facility

Following discussion regarding possible conflicts of interest, legal ramifications and the appearance of conflict, Mr. Wright stated that CSHA legal counsel advised a recusal for Commissioner Cox, who is a City employee, per the CSHA Conflict of Interest policy. Discussions between City legal counsel and CSHA legal counsel should continue in order to clarify issues surrounding potential conflicts of interest. Mr. Wright suggested Resolutions 3034 and 3035 be submitted electronically to the Board for vote while allowing legal discussions to resume and obtain the majority vote in a timely manner.

VI. EXECUTIVE DIRECTOR'S REPORT:

1. DOGE/2025 Budget Process:

Mr. Wright stated that there isn't a 2025 budget in place; there is a CR (Continuing Resolution) in effect until March 14. He received two letters in December from two senior level HUD employees, directing the reduction of spending. As a result, CSHA stopped issuing new Section 8 vouchers. Mr. Wright stated we are getting a gauge on program costs, however, there has been no clarity on what HUD funding will be. We will continue to be conservative as we manage the program. Monthly reports will continue to reflect the lack of voucher issuance. He added that if there is a cut with the CR, HUD will consider that we have been overpaid for the first six months of the fiscal year.

OMB:

Mr. Wright discussed the OMB (Office of Management and Budget) memo that was issued in late January, which effectively would have frozen all funding for HUD's direct assistance programs. Prior to that order being rescinded, Mr. Wright evaluated all costs associated with the CSHA and all of its programs. With continued uncertainty, we have taken cost-saving steps in anticipation of big changes. For example, in Public Housing, the focus is on health, safety, and "bare bones" need. We work to manage the organization responsibly by saving money, paying down debt and increasing our performance scores.

Chair Rodriguez asked when the Authority would look at other actions. Mr. Wright said he has been thinking about and researching ideas that would allow us more flexibility in how we develop new projects. He stated we should look at what our

functionality is and use this as an opportunity to re-think and re-strategize how we do business.

Vice Chair Spaeth stated that the commissioners should be involved in getting a feel for the financials and Commissioner Cox stated that local agencies (City and County) can work together.

2. Tax Credit Project:

Mr. Wright stated that the newest proposed closing on the project is mid-March. The holdups have been with the Subordination Agreement between DOH and CHFA. We hope that if the closing takes place, we will be under construction immediately.

3. PHAS Scoring:

Mr. Wright stated that the official PHAS Score for 2023 is 93 out of 100. We are expecting a high score for 2024. Chair Rodriguez asked if we receive higher funding because of it; Mr. Wright stated that while funding doesn't increase, CAP funding might receive a nominal increase. Commissioner Cox asked about the scoring. Mr. Spencer noted that it's not yet clear how the NSPIRE scores will be factored into the PHAS score.

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:

IX. EXECUTIVE SESSION:

The Board did not convene in the Executive Session

X. ADJOURNMENT:

EDDIE RODRIGUEZ, CHAIR

CHAD WRIGHT, EXECUTIVE DIRECTOR