

MINUTES

On the 16th day of January 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:

Chair Rodriguez attended via Teams and Vice Chair Spaeth was absent, therefore Commissioner Vasilakis called the meeting to order at 2:30PM.

The following members of the body attended:

COMMISSIONERS:	Eddie Rodriguez, Chair (via Teams) Cathi Sullivan, Commissioner Laura Nelson, Commissioner John Vasilakis, Commissioner Karen Anderson, Commissioner
STAFF:	Paul Spencer, Deputy Director Peter Carlson, Finance Director John Gaster, IT Supervisor Valerie Switzer, Human Resources Generalist
ABSENT:	Jesse Spaeth, Vice Chair Chad Wright, Secretary Patrick Hensley Heather Bailey, Section 8 Supervisor
VISITORS:	Aimee Cox, City of Colorado Springs
EX OFFICIO:	Chad Wright, Secretary
RECORDING SECRETARY:	Katherine Kuchera

II. APPROVAL OF MINUTES:

Commissioner Vasilakis called for the motion to approve the minutes of the October 2024 meeting as presented. Commissioner Nelson so moved; Commissioner Sullivan seconded. Motion carried unanimously.

The staff was excused.

III. CITIZEN DISCUSSION:

There was no Citizen Discussion.

Commissioner Vasilakis 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

There were no questions or comments on the Consent Calendar, therefore, Commissioner Vasilakis called for the motion to approve the calendar as presented. Commissioner Nelson so moved; Commissioner Anderson seconded. Motion carried with unanimous approval.

V. ACTION ITEMS:

Resolution 3022: Approval of Account Write offs for month ending October 31, 2024

Resolution 3023: Approval of Homeownership bad debts for period ending October 31, 2024

Resolution 3024: Approval of Account Write offs for month ending November 30, 2024

Resolution 3025: Approval of Homeownership bad debts for period ending November 30, 2024

Resolution 3026: Approval of Account Write offs for month ending December 31, 2024

Resolution 3027: Approval of Homeownership bad debts for period ending December 31, 2024

Resolution 3028: Approval of the Sunshine Open Meeting Act for 2025

Resolution 3029: Approval of VHPII LIHTEC Partnership (*Approved electronically*)

Following brief discussion of the Action Items, Commissioner Vasilakis called for the motion to approve Resolutions 3022-3028 as presented. Commissioner Nelson so moved; Commissioner Sullivan seconded. The motion passed with unanimous approval.

VI. EXECUTIVE DIRECTOR'S REPORT:

In Mr. Wright's absence, Deputy Director Spencer presented the following updates to the Board:

1. Budget:

Mr. Spencer stated that funding will continue under the CR (Continuing Resolution) through mid-March. As has been the case for many years, the CSHA anticipates lower funding for 2025. Mr. Spencer went on to add that on December 6, 2024, all PHAs received a letter from HUD saying they would enter 2025 with reduced reserves. The CSHA is always very careful in its budget preparation given that Congress has not approved a budget (for a full fiscal year) over the past dozen years. Brief discussion continued.

2. Institute Project:

Mr. Spencer advised the Board that there is more administrative red tape and new requirements to navigate before closing; we are hoping to close in February.

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:

Mr. Spencer introduced Aimee Cox of the City of Colorado Springs. Ms. Cox was recently appointed by Mayor Mobolade to serve as a Commissioner on the CSHA Board. Ms. Cox spoke briefly about her background in affordable housing. She will begin her term in February.

IX. EXECUTIVE SESSION:

The Board did not convene in the Executive Session

X. ADJOURNMENT:

There being no further business to come before the Board, Commissioner Vasilakis called for the motion to adjourn the meeting. Commissioner Nelson moved to adjourn; Commissioner Sullivan seconded, and the motion passed. Board adjourned at 3:303PM.

JOHN VASILAKIS, COMMISSIONER

PAUL SPENCER, DEPUTY DIRECTOR