

MINUTES

On the 16th day of September 2021 at 2:30PM, the Colorado Springs Housing Authority Board of Commissioners met in Regular Session.

I. ROLL CALL:

The following members of the body attended:

COMMISSIONERS:	Brian Colvert, Chair Eddie Rodriguez, Commissioner Sharon King, Commissioner John Vasilakis, Commissioner
STAFF:	Paul Spencer, Deputy Director Trudy Harper, Finance Director
EXCUSED:	Jesse Spaeth, Commissioner Patrick Hensley, Maintenance Supervisor Nadine Garcia, Section 8 Supervisor Jeff Kunkle, IT Manager Valerie Switzer, Human Resources Generalist
ABSENT:	Cheryl Dingwell-Keckritz, Vice Chair Eric Phillips, Commissioner
VISITORS:	No visitors
EX OFFICIO:	Chad Wright, Secretary
RECORDING SECRETARY:	Katherine C. Kuchera

II. APPROVAL OF MINUTES:

After calling the meeting to order at 2:33PM, Chair Colvert called for the motion to approve the minutes of the Regular Meeting of August 19, 2021, as presented. Commissioner Vasilakis so moved; Commissioner Rodriguez seconded the motion. Motion carried with unanimous approval.

III. CITIZEN DISCUSSION:

There was no Citizen Discussion

Chair Colvert called for questions or comments on the Consent Calendar.

IV. CONSENT CALENDAR

A. Finance/Administration

1. Combined Financials August 2021
2. Affordable Housing Projects (Managed Properties Leasing Data)
3. Loan Payments
4. Accounts Payable - Payment Detail Report

B. Operations

1. Section 8
 - a. Housing Choice Vouchers - Leasing Data
 - b. Special Programs and Homeownership Program
2. Asset Management
 - a. Public Housing Occupancy Report/Managed Properties Key Performance Indicators

There were no questions about the calendar.

V. ACTION ITEMS:

Resolution 2470: Approval of account write offs for period ending August 31, 2021

After brief discussion, Chair Colvert called for the motion to approve. Commissioner Vasilakis so moved; Commissioner King seconded. The motion carried with unanimous approval.

Resolution 2471: Approval of Homeownership bad debts for period ending August 31, 2021

After brief discussion, Chair Colvert called for the motion to approve. Commissioner King so moved; Commissioner Rodriguez seconded. The motion carried with unanimous approval.

Resolution 2472: Resolution approving submittal of the 2022 Agency Action Plan to HUD

Mr. Spencer provided information about the Agency Plan, and briefly reviewed the information contained in the Plan. Chair Colvert called for the motion to approve. Commissioner Rodriguez so moved; Commissioner Vasilakis seconded. Motion carried with unanimous approval.

Resolution 2473: Resolution approving the 2022 CSHA Operating Budget:

Following Mr. Spencer's brief introduction of the resolution, Mr. Wright introduced Trudy Harper, Finance Director. Mr. Wright noted several contributing factors that indicate Congress will not pass the Federal Budget by September:

- ***Time constraints***
- ***Debt Ceiling***
- ***Infrastructure Bill***
- ***Disagreements in Congress on the size of the Spending Bills***

Despite this, CSHA is still required to prepare and submit its budget. The process begins in August, and, again, we take a conservative approach and present our best guess using current year funding levels as the guide. Mr. Wright also stated we continue to monitor the situation at the federal level. The end of the first quarter is generally more telling in terms of our actual funding levels.

Commissioner Vasilakis asked if there are any major changes over last year's CSHA budget; Ms. Harper stated maintenance salaries and expenses were adjusted due to problems in recruiting employees.

There being no further discussion, Chair Colvert called for the motion to approve.

Commissioner Rodriguez so moved; Commissioner King seconded. Motion carried with unanimous approval.

Mr. Spencer referred to **Resolutions 2474 (adoption of HUD SAFMRs for October 1, 2021) and 2475 (adoption of HUD SAFMRs for November 1, 2021)** which were sent out electronically for approval. Commissioner Vasilakis asked if we adjust monthly; Mr. Spencer stated these are typically adjusted annually under HUD's formula which allows some flexibility

in our adjustment. Commissioner Rodriguez asked for clarification of the formula and Mr. Spencer replied.

There being no further discussion and due to the resolutions not being acted upon, Chair Colvert called for the motion to approve both. Commissioner Rodriguez so moved; Commissioner King seconded. Motions passed with unanimous approval.

VI. EXECUTIVE DIRECTOR'S REPORT:

1. 2022 Budget Update:

Discussed under Resolution 2473.

2. HUB International Award:

Mr. Wright stated the CSHA received an award from HUB International for Risk Management Most Improved Claim History for the years 2017-2019

3. October Board Meeting:

Following up on earlier discussions regarding the Board holding a meeting offsite to conduct a planning session, Mr. Wright asked the Body if they wished to do so for the October meeting. The members directed Mr. Wright to send out the inquiry to the group as to their interest and availability and report back in early October.

This concluded the Executive Director's Report.

VII. OLD BUSINESS:

Commissioner Rodriguez inquired about discussion the Board had in Executive Session in August. Mr. Wright stated the Board would receive a formal resolution (during Regular Session) based upon Board discussion later.

VIII. NEW BUSINESS/OTHER BUSINESS:

Commissioner King inquired about funding for the prevention of eviction and the programs it includes. Mr. Wright stated there are resources available, so rents get paid, but the process is slow.

IX. EXECUTIVE SESSION:

The Board did not convene in Executive Session.

X. ADJOURNMENT:

There being no further business to come before the Board, Chair Colvert called for the motion to adjourn at 2:57PM. Commissioner Rodriguez so moved; Commissioner King seconded. The meeting adjourned at 2:58PM.

BRIAN COLVERT, CHAIR

CHAD WRIGHT, SECRETARY