

MINUTES

On the 21st day of October 2021 at 1:00PM, 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 Cheryl Dingwell-Keckritz, Vice Chair Eric Phillips, Commissioner Eddie Rodriguez, Commissioner Sharon King, Commissioner John Vasilakis, Commissioner Jesse Spaeth, Commissioner
STAFF:	Paul Spencer, Deputy Director
EXCUSED:	Patrick Hensley, Maintenance Supervisor Nadine Garcia, Section 8 Supervisor Jeff Kunkle, IT Manager Valerie Switzer, Human Resources Generalist
ABSENT:	All present
VISITORS:	Mr. Nichols via call in
EX OFFICIO:	Chad Wright, Secretary
RECORDING SECRETARY:	Katherine C. Kuchera

II. APPROVAL OF MINUTES:

After calling the meeting to order at 1:00PM, Chair Colvert called for the motion to approve the minutes of the Regular Meeting of September 18th, 2021, as presented. Commissioner Spaeth so moved; Commissioner King seconded. Motion carried with unanimous approval.

III. CITIZEN DISCUSSION:

Mr. Nichols shared his feedback regarding his concerns regarding CSHA participants who live in his neighborhood. He commented on the property upkeep, trash, safety concerns and loud noise.

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 2476: Resolution approving account write offs for period ending September 30, 2021

Following a brief update from Mr. Spencer, Chair Colvert called for the motion to approve. Commissioner Spaeth so moved; Commissioner Rodriguez seconded. Motion carried with unanimous approval.

Resolution 2477: Resolution approving Homeownership bad debts for period ending *Vasilakis seconded. Motion carried with unanimous approval.*

Resolution 2478: Approval of the 2022 Utility Allowance for Public Housing

Mr. Spencer stated the utility allowances are updated every year. Following discussion about the utility allowance, Chair Colvert called for the motion to approve. Commissioner Rodriguez so moved; Commissioner Spaeth seconded. Motion carried with unanimous approval.

Resolution 2479: Approval of the 2022 Utility Allowance for Section 8

Mr. Spencer stated it is essentially the same process for Section 8 and Public Housing utility allowances. *Nelrod* is a third-party agency that calculates utility allowances based up home size and number of bedrooms. Chair Colvert called for the motion to approve, Vice Chair Dingwell-Keckritz so moved, and Commissioner Vasilakis seconded. Motion carried with unanimous approval.

Resolution 2480: Approval of the 2022 Flat Rent

Mr. Spencer stated this is another annual process with rates determined by HUD based upon number of bedrooms. Discussion followed on the following:

1. Time limitations for assistance
2. Qualifying income limits
3. Home buyer assistance
4. Assistance programs in other areas

At the conclusion of the discussion, Chair Covert called for the motion to approve.

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

VI. EXECUTIVE DIRECTOR'S REPORT:

1. Federal Budget Update:

No information

2. Shook's Run:

Mr. Wright stated that early November is the current projected date for completion. He asked if members are interested in seeing the property in the coming weeks.

VII. OLD BUSINESS:

There was no old business to come before the Board.

VIII. NEW BUSINESS/OTHER BUSINESS:

1. November Board Meeting:

Mr. Wright stated the Commissioners have voted in favor of not meeting during November over the past several years and stated the Board doesn't meet in December (per CSHA Bylaws). Commissioner Vasilakis stated if we have a quorum, the Board should meet. Vice Chair Dingwell-Keckritz asked if there is pending business the Board would need to handle. Mr. Wright stated there might be a SLP (Special Limited Partnership) request come to us in November, and we must allow for public notification as meetings are open. Mr. Wright stated we could do a call-in meeting as an option.

Following discussion and determining a quorum of the Board is available to meet should it be necessary, the following members voted in favor of canceling the November meeting and re-convening in January 2022:

Commissioner Rodriguez
Commissioner Phillips
Commissioner Spaeth
Chair Colvert
Vice-Chair Dingwell-Keckritz

The following members voted to not cancel the November meeting:

Commissioner Vasilakis
Commissioner King

2. NAHRO:

Vice Chair Dingwell-Keckritz inquired as to whether she would still serve as a NAHRO representative in terms of the political action and sending correspondence when her board term ends in January 2022. Mr. Wright stated he believes members of the public can be members of NAHRO, but she would not be a representative of the CSHA.

There being no other New The meeting adjourned at 2:58PM Business/Other Business to come before the Board, Chair Colvert called for the motion to adjourn Regular Session at 1:54PM and convene in Executive Session. Commissioner Rodriguez so moved; Commissioner Spaeth seconded. Motion carried with unanimous approval.

XI. EXECUTIVE SESSION:

The Board adjourned for a break.

X. ADJOURNMENT:

There being no further business to come before the Board, Chair Colvert called for the motion to adjourn at 3:17PM and reconvene in Regular Session. Vice Chair Dingwell-Keckritz so moved; Commissioner King seconded.

At 3:18PM, Chair Colvert called for the motion to adjourn Regular Session. Commissioner King so moved; Commissioner Spaeth seconded. Motion carried with unanimous approval.

BRIAN COLVERT, CHAIR

CHAD WRIGHT, SECRETARY