

MINUTES

On the 18th day of November 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:	Cheryl Dingwell-Keckritz, Vice Chair Eric Phillips, 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:	Brian Colvert, Chair Eddie Rodriguez, 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 2:30PM, Vice Chair Dingwell-Keckritz called for the motion to approve the minutes of the Regular Meeting of October 21, 2021, as presented. Commissioner Phillips so moved; Commissioner King seconded. Motion carried with unanimous approval.

III. CITIZEN DISCUSSION:

Mr. Wright stated that no citizens requested the option to call in to the meeting.

Vice Chair Dingwell-Keckritz called for questions or comments on the Consent Calendar.

IV. CONSENT CALENDAR

A. Finance/Administration

1. Combined Financials October 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 or comments on the Consent Calendar.

V. ACTION ITEMS:

Resolution 2481: Approval of account write offs for period ending October 31, 2021:

Commissioner Vasilakis inquired about a possible error on the report. Mr. Spencer acknowledged the typo on the write off amount for 1087 Westmoreland #1 and provided the corrected amount. Vice Chair Dingwell-Keckritz called for the motion to approve. Commissioner Vasilakis so moved; Commissioner Spaeth seconded. Motion carried with unanimous approval.

Resolution 2482: Approval of Homeownership bad debts write offs for period ending October 31, 2021:

Mr. Spencer stated the resolution is routine. Vice Chair Dingwell-Keckritz called for the motion to approve. Commissioner Phillips so moved; Commissioner Spaeth seconded. The motion carried with unanimous approval.

Resolution 2483: Approval of transfer of funds from the COCC (Central Office Cost Center) to the Development Fund:

Mr. Wright referred to discussion held at the October 21, 2021, Board Meeting, addressing questions regarding whether funds in the COCC were de-federalized. Mr. Wright stated the CSHA auditor was asked to review the resolution prior to the Board receiving it and stated we could be do such transfers without compromising the COCC. Vice Chair Dingwell-Keckritz called for the motion to approve. Commissioner Spaeth so moved; Commissioner King seconded. The motion carried with unanimous approval.

Resolution 2484: Approval of the HUD SAFMR (Small Area Fair Market Rent) Payment Standard by ZIP Code Effective 01/01/2022:

Mr. Spencer discussed this version of a smaller SAFMR to carry the Authority through 2022 with more funds allocated to one- and two-bedroom properties. Vice Chair Dingwell-Keckritz called for the motion to approve. Commissioner Vasilakis so moved; Commissioner Spaeth seconded. Motion carried with unanimous approval.

VI. EXECUTIVE DIRECTOR'S REPORT:

1. Shook's Run:

Mr. Wright stated people are now moving into Shook's Run with approximately 16 move-ins to date. The remaining units should be filled by the end of December. COVID has prevented having an actual grand opening until 2022. Vice Chair Dingwell-Keckritz stated she drove by the property, and it is a beautiful addition to the neighborhood. She also asked about the retention pond; Mr. Wright provided information.

VII. 2. REAC Inspection/ MOR Review:

Mr. Wright stated the Authority had its first REAC Inspection since before the start of the Pandemic. We earned a score of 92 out of a possible 100. Mr. Wright went on to acknowledge the entire Maintenance staff for their hard work as such inspections can present challenges. Additionally, Senior Heritage also received an above average rating during its recent MOR (Management Occupancy Review) and Mr. Wright acknowledged Terri Shaver, Carolyn Henson and Katrina Baltodano who staff that project. Commissioner Phillips praised

the hard work of the CSHA employees. Mr. Wright added that we were short staffed during the REAC Inspection.

VIII. OLD BUSINESS:

Commissioner Phillips asked if there is an update regarding Citizen Discussion from the October 21 meeting. Mr. Spencer stated it is currently under review and once a determination is reached following the hearing process, he will reach out to the citizen who called in.

There was no old business to come before the Board.

IX. NEW BUSINESS/OTHER BUSINESS:

There was no New Business/Other Business to come before the Board.

XI. EXECUTIVE SESSION:

At 2:43, Vice Chair Dingwell-Keckritz called for the motion to move into Executive Session. Commissioner King so moved; Commissioner Spaeth seconded. Motion carried with unanimous approval. The Board convened in Executive Session at 2:44PM

X. ADJOURNMENT:

At 3:49PM, Vice Chair Dingwell-Keckritz called for the motion to adjourn Executive Session and reconvene in Regular Session. Commissioner Spaeth so moved; Commissioner Phillips seconded. Motion passed with unanimous approval. Immediately following, Vice Chair Dingwell-Keckritz declared the Regular Session adjourned.

CHERYL DINGWELL-KECKRITZ, VICE-CHAIR

CHAD WRIGHT, SECRETARY