

MINUTES

On the 20th day of January 2022 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 Cheryl Dingwell-Keckritz, Vice Chair Eric Phillips, Commissioner John Vasilakis, Commissioner Jesse Spaeth, Commissioner Eddie Rodriguez
STAFF:	Paul Spencer, Deputy Director
EXCUSED:	Trudy Harper, Finance Director Patrick Hensley, Maintenance Supervisor Nadine Garcia, Section 8 Supervisor Jeff Kunkle, IT Manager Valerie Switzer, Human Resources Generalist
ABSENT:	Sharon King, 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 2:32PM, Chair Colvert called for the motion to approve the minutes of the Regular Meeting of November 18, 2021, as presented. Commissioner Spaeth so moved; Vice Chair Dingwell-Keckritz seconded. 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 December 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

The following was called for discussion:

Commissioner Vasilakis called the following:

- A. Finance /Administration/1. Combined Financials/Page 1/Comparative Net Income/Loss by month/The Creek at Cottonwood Apartments:**
 Commissioner Vasilakis inquired about the zero-income status for the property. Mr. Wright stated the project is currently under construction so there is no income.

This concluded discussion of the Consent Calendar.

V. ACTION ITEMS:

Resolution 2486: Approval of Homeownership Accounts for the month ending November 30, 2021:

Commissioner Vasilakis asked for clarification about the collection balance owed to the CSHA. Mr. Spencer replied to the question. Chair Colvert called for the motion to approve. Commissioner Vasilakis so moved; Commissioner Spaeth seconded. Motion carried with unanimous approval.

Resolution 2487: Approval of Account Write Offs for month ending November 30, 2021:

It was noted that the amount of \$475 did not carry over to the monthly total owing at Rio Grande Village. Chair Colvert called for the motion to approve. Commissioner Vasilakis so moved; Commissioner Rodriguez seconded. Motion carried with unanimous approval; the corrected resolution will be forwarded to Chair Colvert for signature.

Resolution 2488: Approval of Homeownership Accounts for the month ending December 31, 2021:

Chair Colvert called for the motion to approve. Commissioner Rodriguez so moved; Vice Chair Dingwell-Keckritz seconded. Motion carried with unanimous approval.

Resolution 2489: Approval of Account Write Offs for month ending December 31, 2021:

Commissioner asked about the high write off amount on one of the accounts. Mr. Spencer stated the tenant did not pay rent during the moratorium, nor did he apply for available assistance during that time and was eventually evicted. Commissioner Spaeth asked if there are other such circumstances, Mr. Spencer stated we are working with other tenants who are waiting for the funds

Resolution 2490: Approval of the Sunshine Act Resolution for the year 2022:

Mr. Spencer stated the resolution is approved annually in January. Chair Colvert called for the motion to approve. Commissioner Spaeth so moved; Commissioner Rodriguez seconded. Motion carried with unanimous approval.

Resolution 2491: Approval of changes to the CSHA Procurement Policy regarding the Small Purchase Procedures:

Mr. Spencer spoke briefly about the Procurement Policy and stated the proposed amounts align with the CSHA forms. Commissioner asked if the amounts are for total purchases annually; Mr. Spencer stated they are per project. Chair Colvert called for the motion to approve. Vice Chair Dingwell-Keckritz so moved; Commissioner Rodriguez seconded. Motion carried with unanimous approval.

Resolution 2492: Approval of CSHA to enter a Partnership with Inland Group to construct affordable apartment housing at 2924 Tutt Blvd. in Colorado Springs:

Mr. Wright stated the project will be the fourth for the CSHA and Inland Group. He further stated the with the Bond Cap, they are close to ready to proceed to the next stage. Mr. Wright also stated the fee structure is more appropriate and allows more money for CSHA's future affordable housing projects. Chair Colvert called for the motion to approve. Vice Chair Dingwell-Keckritz so moved; Commissioner Rodriguez seconded. Motion carried with unanimous approval.

Resolution 2493: Approval of CSHA to enter a Partnership with Lincoln Avenue Capital to construct affordable apartment housing in the northern area of Colorado Springs:

Mr. Wright stated the project is located far north in the city where there currently is no affordable housing available in the rapidly growing area. The units in this project will be at 60% AMI with the standard fee structure and annual return. Chair Colvert called for the motion to approve. Commissioner Spaeth so moved; Vice Chair Dingwell-Keckritz seconded. Motion carried with unanimous approval.

Resolution 2494: Approval of CSHA to enter a Partnership with BCR Management to construct affordable apartment housing in the Lowell Neighborhood in Colorado Springs:

Mr. Wright addressed some issues with the project, including the fee structure. This development is to be built in the Lowell Neighborhood and will provide affordable housing to people with disabilities and seniors. Chair Colvert called for the motion to approve. Commissioner Rodriguez so moved; Commissioner Vasilakis seconded. Motion carried with unanimous approval.

VI. OLD BUSINESS:

There was no Old Business to come before the Board

VII. NEW BUSINESS/OTHER BUSINESS:

1. Mr. Wright stated the CSHA closed on the Institute site. We are now in process of completing the Tax Credit application for February 1. The project will be built in two phases, two buildings designed to look like one. This approach allows for better, overall affordability.

Vice Chair Dingwell-Keckritz asked about Shook's Run. Mr. Wright stated there had been a few issues since completion. The property is fully leased.

2. Mr. Wright extended thanks to Vice Chair Dingwell-Keckritz for her service to the CSHA Board of Commissioners.

VIII. EXECUTIVE SESSION:

The Board did not convene in Executive Session.

IX. ADJOURNMENT:

At 3:15PM, Chair Colvert called for the motion to adjourn Regular Session. Commissioner Vasilakis so moved; Vice Chair Dingwell-Keckritz seconded. Motion carried with unanimous approval.

BRIAN COLVERT, CHAIR

CHAD WRIGHT, SECRETARY