

## MINUTES

On the 16th day of June 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:**

Eric Phillips, Chair  
Eddie Rodriguez, Vice Chair  
Jesse Spaeth, Commissioner  
Karen Anderson, Commissioner  
John Vasilakis, Commissioner  
Cathi Sullivan, Commissioner  
Laura Nelson, Commissioner

#### **STAFF:**

Paul Spencer, Deputy Director  
Trudy Harper, Finance Director  
Jeff Kunkle, IT Manager  
Patrick Hensley, Maintenance Supervisor  
Nadine Garcia, Section 8 Supervisor  
Valerie Switzer, Human Resources Generalist

#### **ABSENT:**

None

#### **VISITORS:**

None

#### **EX OFFICIO:**

Chad Wright, Secretary

Chair Phillips called the meeting to order at 2:34 PM.

### **II. APPROVAL OF MINUTES:**

Chair Phillips called for the motion to approve the minutes of the May 19, 2022; Regular Meeting as presented. Vice Chair Rodriguez so moved; Commissioner Spaeth seconded. The motion carried with unanimous approval.

### **III. CITIZEN DISCUSSION:**

There was no Citizen Discussion, however Chair Phillips inquired about the status of the Citizen Discussion at the April 2022 meeting. Mr. Spencer provided an update.

*Chair Phillips called for questions or comments on the Consent Calendar:*

### **IV. CONSENT CALENDAR**

#### **A. Finance/Administration**

1. Combined Financials May 2022
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 was no discussion on the Consent Calendar.

## V. ACTION ITEMS:

### **Resolution 2507: Approval of vacated accounts for period ending May 31, 2022**

Chair Phillips called for the motion to approve; Commissioner Vasilakis so moved, and Commissioner Nelson seconded. Motion carried with unanimous approval.

### **Resolution 2508: Approval of account write offs for Homeownership Program for period ending May 31, 2022**

Chair Phillips called for the motion to approve; Commissioner Spaeth so moved, and Commissioner Sullivan seconded. Motion carried with unanimous approval.

### **Resolution 2509: Approval to open the Section 8 Waiting List July 5-7, 2022**

The resolution was approved electronically, however, for the benefit of new commissioners, Mr. Spencer provided information about the annual processes with the Section 8 Waiting List. There being no further discussion, Chair Phillips called for the motion to approve. Commissioner Vasilakis so moved; Commissioner Sullivan seconded. Motion carried with unanimous approval.

The Management Team was excused from the meeting; Mr. Wright asked Ms. Switzer, Human Resources Generalist, to stay on for discussion and vote on Proposition 118 (FAMLI Act).

## VI. EXECUTIVE DIRECTOR'S REPORT:

### **1. Project Development Closings:**

Mr. Wright stated the current projects in development will result in over 400 affordable housing units.

### **2. Institute Project Update:**

Mr. Wright provided an update on the CHFA tax credit application. CSHA will submit a new application for 4% tax credits in August. If awarded, the Authority will build 83 units of affordable housing. Mr. Wright further stated the depth of affordability will be less than if we had been awarded 9% credits.

This concluded the Executive Director's Report.

## VII. OLD BUSINESS:

There was no Old Business to come before the Board.

## VIII. NEW BUSINESS/OTHER BUSINESS TO COME BEFORE THE BOARD:

### **1. Discussion and Vote on new state-run Paid FAMLI (Family and Medical Leave Insurance):**

The Board received detailed information and explanation of the new state-run paid Family and Medical Leave Insurance (FAMLI) which was passed in Colorado in 2020. Ms. Switzer discussed the program, stating that governing Boards throughout the state are required to vote on whether to opt in or out of the added benefit through the State of Colorado. Ms. Switzer answered questions from the Board, offering points on the potential benefit to employees and

costs involved. Mr. Wright stated that most municipalities in the State are opting out (although if employees wish to have it, they could opt in and they would be responsible for the cost), while private industries could be more likely to opt in. Vice Chair Rodriguez stated the benefits package currently offered to CSHA employees is robust. Chair Phillips then called for the motion to support opting out of the additional coverage. Commissioner Vasilakis so moved; Vice Chair Rodriguez seconded. The motion carried with unanimous approval.

**IX. EXECUTIVE SESSION:**

The Board did not meet in Executive Session.

**X. ADJOURNMENT:**

There being no further business to come before the Board, Chair Phillips called for the motion to adjourn the meeting at 3:10PM. Commissioner Vasilakis so moved; Commissioner Spaeth seconded, and the motion carried with unanimous approval.

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ERIC PHILLIPS, CHAIR

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CHAD WRIGHT, SECRETARY