

MINUTES

On the 16th day of March 2023 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 Jesse Spaeth, Commissioner John Vasilakis, Commissioner Cathi Sullivan, Commissioner Karen Anderson, Commissioner Laura Nelson, Commissioner
STAFF:	Trudy Harper, Finance Director Paul Spencer, Deputy Director Jeff Kunkle, IT Supervisor Patrick Hensley, Maintenance Supervisor Nadine Garcia, Section 8 Supervisor Valerie Switzer, Human Resources Generalist
EXCUSED:	Eddie Rodriguez, Vice Chair Patrick Hensley, Maintenance Supervisor
VISITORS:	Ms. Wurst, Tenant Ms. Ordonez, Tenant Ms. Roventini, Tenant
EX OFFICIO:	Chad Wright, Secretary
RECORDING SECRETARY:	Katherine Kuchera

Chair Phillips called the meeting to order at 2:31 PM.

II. APPROVAL OF MINUTES:

Chair Phillips called for the motion to approve the minutes of the February 16, 2023, Regular Meeting. Commissioner Vasilakis so moved; Commissioner Spaeth seconded. Motion carried with unanimous approval.

III. CITIZEN DISCUSSION:

Ms. Ordonez spoke on behalf of the Tenant Association at her building and thanked all who attended the meeting. She gave a copy of the Association's Bylaws to the Board.

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

IV. CONSENT CALENDAR:

A. Housing Project Development

1. Modernization
2. Maintenance
 - a. Housing Authority Work Order Totals

B. Finance/Administration

1. Combined Financials February 2023
2. Affordable Housing Projects
 - a. ComCap Asset Management
 - b. Team Asset Management Managed Properties
3. Loan Payments
4. Accounts Payable - Payment Detail Report
5. Information Technology

C. Operations

1. Human Resources
2. Intake/Eligibility Monthly Report
3. Section 8
 - a. Housing Choice Vouchers - Leasing Data
 - b. Special Programs
 - c. Home Ownership Program
4. Asset Management
 - a. Public Housing Occupancy Report/Managed Properties
 - b. PHAS Scoring Update

There were no questions and Chair Phillips called for the motion to approve the Consent Calendar as presented. Commissioner Spaeth so moved; Commissioner Sullivan seconded. Motion carried with unanimous approval.

Chair Phillips called for questions from Staff. Since there were no questions, Chair Phillips excused the staff at 2:37PM.

V. ACTION ITEMS:

Resolution 2541: Approval of account write offs for month ending February 2023.

Chair Phillips called for the motion for approval. Commissioner Nelson moved so; Commissioner Vasilakis seconded. Prior to the vote, Commissioner Spaeth asked if we are seeing an uptick in evictions and past due payments. Mr. Spencer stated we are not at this time. Motion carried with unanimous approval.

Resolution 2542: Approval of account write offs for the Homeownership Program for month ending February 2023.

Chair Phillips called for the motion for approval. Commissioner Vasilakis moved so; Commissioner Sullivan seconded. Motion carried with unanimous approval.

Resolution 2543: Approval to open waiting lists for pre-applications for a 48-hour period beginning at 12:00PM MDT on Tuesday, April 4, 2023, and ending at 12:00PM MDT on Thursday, April 6, 2023.

Mr. Spencer gave a brief statement on the waiting lists and stated over the next few months, other programs will open their waiting lists. Chair Phillips called for the motion for approval. Commissioner Vasilakis moved so; Commissioner Sullivan seconded. Motion carried with unanimous approval.

Resolution 2544: Approval for the CSHA to enter a partnership with the Place, to construct the Launch Pad Apartments for homeless youth.

Mr. Wright delivered a recap of the discussion (at the February meeting) for this project. Commissioner Anderson inquired about the age of the homeless youth the project will serve. Mr. Wright stated that youths in foster and other supportive programs typically age out at 18, this project will provide secure living options for the homeless population between 18-21 years of age.

Chair Phillips called for the motion for approval. Commissioner Vasilakis moved so; Commissioner Spaeth seconded. Motion carried with unanimous approval.

VI. EXECUTIVE DIRECTOR'S REPORT:

1. Financial Markets:

Mr. Wright stated we are experiencing a very volatile time with banks. Higher interest rates along with higher construction and loan costs affect the CSHA's ability to provide affordable living through new developments.

2. 2024 Federal Budget Process:

Mr. Wright stated that Congress will have to approve increasing the debt ceiling to support the budget they have approved. That process may impact funding for CSHA. Over the years, the CSHA has worked to prepare for the possibility of deep cuts, therefore, we are in a stronger position. We will not have very much clarity in June or July as we begin to prepare the 2024 budget, however, as in past years, we make the best decisions based on the information available to us at the time.

3. 2022 Audit:

Mr. Wright stated the annual audit will be April 17-20. Auditors will present their preliminary report to the Board during the Annual Meeting on April 20.

VII. OLD BUSINESS:

Chair Phillips asked about a discussion from years ago regarding a scholarship program. The idea never progressed due to the Pandemic and inflation.

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

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

IX. EXECUTIVE SESSION:

The Board did not convene in Executive Session.

X. ADJOURNMENT:

At 3:14PM, Chair Phillips called for the motion to adjourn Regular Session. Commissioner Spaeth so moved to approve; Commissioner Vasilakis seconded. Motion carried with unanimous approval.

ERIC PHILLIPS, CHAIR

CHAD WRIGHT, EXECUTIVE DIRECTOR