

MINUTES

On the 18th day of May 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: Eddie Rodriguez, Vice Chair
John Vasilakis, Commissioner
Jesse Spaeth, Commissioner
Cathi Sullivan, Commissioner
Karen Anderson, Commissioner

STAFF: Trudy Harper, Finance Director
Jeff Kunkle, IT Supervisor
Patrick Hensley, Maintenance Supervisor
Nadine Garcia, Section 8 Supervisor
Valerie Switzer, Human Resources Generalist

EXCUSED: Paul Spencer, Deputy Director
Eric Phillips, Chair
Laura Nelson, Commissioner

VISITORS: Ms. Wesley

EX OFFICIO: Chad Wright, Secretary

RECORDING SECRETARY: Katherine Kuchera

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

II. APPROVAL OF MINUTES:

Vice Chair Rodriguez called for the motion to approve the minutes of the April 20, 2023, Regular Meeting. Commissioner Spaeth moved so; Commissioner Anderson seconded. Motion carried with unanimous approval.

III. CITIZEN DISCUSSION:

Ms. Wesley discussed her concerns regarding her housing. Ms. Garcia stated she will look into Ms. Wesley's concerns and get back to her.

Vice Chair Rodriguez asked staff if there were any discussion items to bring before the Board. The staff had no items and were dismissed.

Vice Chair Rodrigues 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 April 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 was no discussion on the Consent Calendar.

V. ACTION ITEMS:

Vice Chair Rodrigues called for the motion to approve the following:

Resolution 2550: Approval of Account Write offs for month ending April 30, 2023.

Resolution 2551: Approval of Homeownership Account Write offs for month ending April 30, 2023.

Resolution 2552: Approval to open the Section 8 Waiting List for pre-applications for two designated days during July 2023.

Resolution 2553: Approval of the 2024 Income Limits as established by HUD to be effective June 1, 2023.

Commissioner Vasilakis moved so; Commissioner Sullivan seconded. The motion passed with unanimous approval.

VI. EXECUTIVE DIRECTOR'S REPORT:

1. Debt Ceiling: Mr. Wright discussed the impact on the CSHA should the government default on June 1. He stated we have worked diligently to improve our financial strength over the past ten years. In communicating with HUD Denver, we did not receive any forward guidance. We will continue to monitor the situation closely.

2. Property Inspections (NSPIRE): Mr. Wright discussed the new inspection format that is replacing the REAC format. We've been preparing for this for two years, having served as a "partner" through the development process. There are numerous changes to the new system,

including no margin for tenant neglect of their unit. Mr. Wright then provided background information on the approach we take in preparing for the inspections throughout the year.

Members asked several questions about the inspections:

- How often do inspections take place?
- Is there a penalty for low scoring?
- Are tenants fined if their unit fails inspections?

Mr. Wright answered their questions.

VII. OLD BUSINESS:

There was no Old Business to come before the Board.

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

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

IX. EXECUTIVE SESSION:

At 3:08PM, Vice Chair Rodriguez called for the motion to adjourn from Regular Session to convene in Executive Session for the purpose of discussing time sensitive real estate and legal matters. Commissioner Vasilakis so moved; Commissioner Spaeth seconded. The motion passed with unanimous approval.

The Executive Session convened at 3:09PM.

X. ADJOURNMENT:

At 3:53PM, Vice Chair Rodriguez called for the motion to adjourn Executive Session and reconvene in Regular Session. Commissioner Vasilakis moved so; Commissioner Sullivan seconded. Motion carried with unanimous approval.

At 3:54PM, Vice Chair Rodriguez called for the motion to adjourn Regular Session. Commissioner Sullivan so moved; Commissioner Spaeth seconded. Motion carried with unanimous approval.

EDDIE RODRIGUEZ, VICE CHAIR

CHAD WRIGHT, EXECUTIVE DIRECTOR