

Estes Park Housing Authority

June 14 , 2023 Meeting Agenda

<p>Meeting Information:</p> <p>Date: Wednesday, June 14, 2023</p> <p>Time: 8:30AM – 10:30 AM</p> <p>In Person: US Bank Bldg – Hix Room</p> <p>Attendees: EPHA Board Members EPHA Staff</p>	<p>Board Packet</p> <p>To be provided at the meeting:</p> <ul style="list-style-type: none"> • (Draft) Board Minutes May 3, 2023 • Complex Reports – Monthly • Draft IGA – If available • Rent/Income Limits and Proposals documents <ul style="list-style-type: none"> ○ Operating Cost Changes 2021-2023 	<p>Board Packet Cont.</p> <p>To be provided at the meeting:</p> <ul style="list-style-type: none"> • Executive Director Documents (if provided) <ul style="list-style-type: none"> ○ For Board Reference Only
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1. **Call to Order, Public Comments, Approval of Minutes (5 min): Blackhurst**
Objectives:
 - a. Public Comment
 - b. Review and approve minutes for May 3, 2023
Outcome: Approve or amend minutes as submitted
 - c. Review and approve minutes for the special board meeting May 30, 2023
Outcome: Approve or amend minutes as submitted

2. **Complex Updates and Reports (10 min): Moffett**
Objectives: Operations discussion and update
 - a. Update on property delinquency and turnover
 - b. Other Pertinent Operations Updates

3. **6E Operating Plan and TOEP Agreement (15 min)**
Objective: Update from Study Session 5/23/2023
 - a. Review of draft IGA if available

4. **EPHA Financial Discussion / Rent & Income Limits (20 min): Moulton**
Objective: Discuss new CHFA income and rent tables and rent increase for 2023-2024 and LTE Budget Discussion
Action Required: Motion to approve rent change % effective 7/1/2023.
 - a. Lodging Tax Extension Budget Review

5. **Housing Opportunities (15 min): Moulton**
Objective: Discuss the status and next steps for existing opportunities
 - a. **Castle Ridge**
 - i. Discuss civil engineering quotes and the scope of work
 1. **Action Item:** Authorize the development committee and Executive Director to enter into an agreement with civil engineering firm to begin work on 50% of design plans, set max spend amount.
 - b. **Masonic Lodge – Update**

6. Housing Strategy Discussion (30 min) : Moulton

Objective: Discuss Housing Strategy and Action Plan (Session 1)

- a. Strategy 1: Property Acquisition
 - i. Discuss property acquisition policy, areas of focus, and process.
 1. **Special Note:** This discussion will begin a series of discussions to be held approximately at each EPHA Board meeting where the EPHA Board and Staff will discuss and evaluate the 19 Strategic Priorities as defined in the 2023 Housing Needs Assessment and Strategic Plan.

7. Old Business/Additional Business (5 min): Moulton /Blackhurst

Objective: Allow any additional discussion items

- a. Housing Opportunity Fund (501c3) – No Update
- b. CCRD Cases
- c. Any other new business

8. Executive Session (20 min): For the purpose of discussing

- The purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a)
 - Determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, developing strategy for negotiations, and or instructing negotiators, under C.R.S. Section 24-6-402(4)(e)
- A personnel matter under C.R.S. Section 24-6-402(4)(f) not involving:
 - Any specific employees who have requested discussion of the matter in open session
 - Any member of the Board (or body)
 - The appointment of any person to fill an office of the Board (or body)
 - Or personnel policies that do not require discussion of matters personal to particular employees

9. Adjourn