

Estes Park Housing Authority Monthly Board Meeting

Date: February 8, 2023

Staff Present: Scott Moulton, Jessica Moffett, and Wendy Fisher

Members Present: Eric Blackhurst, Pete Smith, Phil Frank, Julia Daley, Carissa Streib, and Rut Miller

Members Absent: Bill Pinkham

Guests Present: None

1. **Call to Order:** Eric Blackhurst called the Estes Park Housing Board of Commissioners meeting to order at 8:34 AM on February 8, 2023.
 - a. **Public Comment:** None.
 - b. **Reading and Approval of Meeting Minutes for January 11, 2023:** Minutes stand approved as submitted with no objection.

2. **Complex Updates and Reports:** Moffett reporting (Included in Board packet).
 - a. The Pines – 0 Vacancy, \$0 vacancy loss, \$20 in delinquencies.
 - b. Cleave – 0 Vacancy, \$0 vacancy loss, \$2 in delinquencies.
 - c. Talons Pointe – 0 Vacancy, \$0 Vacancy loss, \$2437 in delinquencies.
 - d. Lone Tree – 3 Vacancies, \$3256 Vacancy loss, \$4335 in delinquencies
 - e. Falcon Ridge – 0 Vacancy, \$0 Vacancy loss, \$1633 delinquencies.
 - f. Peak View – 1 Vacancy, \$1236 Vacancy loss, \$3212 delinquencies.
 - g. Unit turnover
 - i. Three vacancies at Lone Tree, in the process of screening potential tenants.
 - ii. One Eviction Notice posted at the Pines due to disturbance.
 - iii. Neighbor to Neighbor funding is now minimal and, on a case-by-case situation.

3. **EPHA Board Members & Staff Introductions:** Blackhurst
 - a. Board Members and Staff provided a brief background and work history of each person to help provide context into the diversity of the whole group of board members and EPHA staff.

4. **Housing Opportunities:** Moulton
 - a. Castle Ridge
 - i. DOLA -Transformative Housing Application. 52pg application for funding.
 1. Application needs to be submitted by March for grant funding.
 2. Maximum of \$10,500,000 request for funding.
 3. Infrastructure will be expensive in excavation of the land. 27 units with the possibility of 1-2 additional units.
 - b. Masonic Lodge
 - i. Working on cost to move the building
 - ii. Estimated Land value \$8 to 9 million
 - iii. Next step is to coordinate a meeting with EPHA and the Masonic Lodge after Masonic Lodge Board Meeting.

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5. **Lone Tree Rehab/LIHTC Landscape:** Moulton
 - a. Best Ability to make the Lone Tree Rehab possible would be to use 6E funds along with an acquisition plus a new development to make it cost effective with 100+ units.
 - b. Best option would be to go for a LIHTC scatter site deal for 4 % tax credit for investors. The application is due in August.
 - c. Risk 9% in February and 4% in August.
 - d. May be able to apply for 4% Credit round in August 2023.
 - e. DDA could change in process.
 - f. Blackhurst would like to wait until 2024 to start the application process as to not rush the application.

6. **Fish Hatchery:** Moulton/Blackhurst
 - a. Introduction to the two letters drafted to Rickmark/America West.
 - i. America West thought the fees were reasonable and Richmark should also agree
 - ii. The fees from Fish Hatchery should cover 1 FTE. All boards members agreed.
 - b. EPHA requested consideration of 50% material sales tax liability abatement value.
 - i. Does the involvement of EPHA make or break the Development.
 - ii. Board would like to submit the letter.
 - c. Jason secured \$2 million in HARP funds in hope of bring down the rent. Board was given Rent Table to Income Comparison Chart.

7. **Old Business/Additional Business:** Moulton/Blackhurst
 - a. Board Emails-CORA Requests-Blackhurst would like to look at other option besides the Town email.
 - b. Housing Opportunity Fund (501c3): Unsuccessful at getting any updates.
 - c. 6E Funding Update: First Distribution of funds available March 15, 2023. Documents were presented to county from Jason Danweber. County level decision to be made by end of February to town board meeting in February. \$900,000 seed money through the town is available.
 - d. Blackhurst stated that mid-March state tax will come to the town. Funds will go towards 2 FTE's Compliance/Grants & Workforce Verifications. Benefits Health Package for all employees.
 - e. Moulton asked permission from the board to continue coaching the EPHS Girls' Soccer Team. Starts the end of February and he will work 7am-3pm Monday-Friday during the season. All board members agreed to Moulton to continue coaching.
 - f. Moffett announced a planned trip end of March. Moulton will also be out of the office at the same time.

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8. The Purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a)
 - a. -A personnel matter under C.R.S Section 24-6-402(4)(f) not involving:
 - b. Any specific employees who have requested discussion of the matter in open session
 - c. Any member of the Board (or body)
 - d. The appointment of any person to fill an office of the Board (or Body)
 - e. Or personnel policies that do not require discussion of matters personal to particular employees
 - f. -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)

9. A Motion for approval by Smith and seconded by Pinkham.

10. Executive Session:

11. Adjourn: Meeting adjourned at 10:27am

Minutes Submitted by Wendy Fisher and Scott Moulton on March 2, 2023.