

Estes Park Housing Authority Monthly Board Meeting

Date: April 12, 2023

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

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

Guests Present: None

1. **Call to Order:** Eric Blackhurst called the Estes Park Housing Board of Commissioners meeting to order at 8:30 AM on April 12th, 2023.
 - a. **Public Comment:** None.
 - b. **Reading and Approval of Meeting Minutes for January 11, 2023:** Minutes stand approved as submitted with corrections.

2. **Complex Updates and Reports:** Moffett reporting (Included in Board packet).
 - a. The Pines – 1 Vacancy, \$559 vacancy loss, \$20 in delinquencies.
 - b. Cleave – 2 Vacancy, \$2,061 vacancy loss, \$16 in delinquencies.
 - c. Talons Pointe – 1 Vacancy, \$672 Vacancy loss, \$701 in delinquencies.
 - d. Lone Tree – 1 Vacancies, \$1,577 Vacancy loss, \$1,518 in delinquencies
 - e. Falcon Ridge – 1 Vacancy, \$-33 Vacancy loss, \$2,451 delinquencies.
 - f. Peak View – 0 Vacancy, \$0 Vacancy loss, \$2,014 delinquencies.
 - i. Unit turnover
 1. Two Eviction Notice posted: One at the Pines due to disturbance and one at Falcon Ridge due to non-payment.

3. **6E Operating Plan and TOEP Agreement:** Discussion
 - a. EPHA and Town of Estes Park Joint Study Session Wednesday, April 25th at 4:45pm.
 - b. Blackhurst explains that EPHA does not want to compete with the Town of Estes Park. The Town also has a mutual desire to not compete with EPHA.
 - c. EPHA/TOEP need to define the funding disbursement from the Town to EPHA.
 - d. What is our (EPHA's) process for land acquisition? Does the Town have to approve the EPHA process? The flexibility of moving quickly as properties become available for purchase are key.
 - e. Professional Service Agreement- Annual Housing Plan up to EPHA. Town is only able to approve 1 year at a time.
 - f. EPHA is a separate entity from the town established by the town, not a subset but a partner of the Town established by state statute.
 - g. EPHA Boundaries- School District boundaries minus Boulder County.
 - h. Land Banking-Utilization of current town parcels owned by the Town.

4. **Housing Opportunities:** Moulton
 - a. Castle Ridge
 - i. Pre-Development scheduled for 4/12/2023.
 - ii. DOLA-Infrastructure.
 - b. Masonic Lodge

**Estes Park Housing Authority
Monthly Board Meeting**

- i. Current asking price is \$2-3 Million for property.
 - ii. Have property appraised at EPHA expense. Residential Zoned.
 - c. Ridgeline Hotel: Possible availability for seasonal housing next to the Estes Park Conference Center.
 - d. Three acres on Dry Gulch Road.
 - e. Westover Meeting Wednesday April 26th.
5. **Old Business/Additional Business:** Moulton/Blackhurst
- a. Workforce Housing Verifications: Employment Verifications will be done by early May.
 - b. Board Emails-Converted all to Estes.org
 - c. Housing Opportunity Fund (501c3): No updates.
 - d. End-of-Year Financials-LHA is behind due to auditor season.
6. Adjourn: Meeting adjourned at 10:29am

Minutes Submitted by Wendy Fisher and Scott Moulton on April 27, 2023.