

EPHA Board Meeting Minutes: June 12, 2019.

Staff Present: Naomi Hawf, Scott Moulton, Joe Switzer, and Nancy McLemore.

Members Present: Eric Blackhurst, Phil Frank, Julie Abel, Pete Smith, and Bill Pinkham.

Members Absent: None.

1. Call to Order: Eric Blackhurst called the Estes Park Housing Authority Board of Commissioners meeting to order at 8:30 AM on June 12, 2019 at the George Hix Room of the US Bank Building, 363 E. Elkhorn Ave.
2. Public Comment: None.
3. Reading and Approval of Meeting Minutes for May 8, 2019: Minutes were approved with corrections.
4. 1st Quarter Financials: Naomi Hawf reported the financial standings for all EPHA properties. Pinkham made a motion to approve 1st quarter financials, Smith seconded and the motion carried. See attached report.
5. Complex and Development Updates and Unit Turnover Report: Scott Moulton
 - a. Occupancy and delinquency reports were provided ahead of time. Blackhurst expressed concerns about higher delinquency rates. Moulton responded that we have re-established with team, need for posting 10-day notices and proceeding with evictions when needed.
6. New Rent Limits (Effective July 8): Scott Moulton
 - a. For the most part, 4% rent increase will take place across the board with renewals and all new leases. The exception is Pines saw no more than \$25 increase. Moulton will provide the total revenue generated from rental increase to the Board.
7. Reports, Update, and Other Miscellaneous Items: Scott Moulton
 - a. HMS Reporting and Data: Moulton provided a variety of demographic reports
 - i. Age Demographics
 - ii. Family makeup – 358 residents of which 99 are children
 - iii. Income Statistics – 67% of units have at least one working member
 - iv. Tenancy Statistics
 - v. Rent Burden Statistic – 34% of salary on average
 - b. Office Update: Hawf reported on status of move
 - i. US Bank assisting with wall and electrical
 - ii. Move July 24th
 - iii. Awaiting response on funding request from Town
 - c. YMCA update: Hawf: YMCA met with CHFA; no additional information has been provided at this time.
 - d. Peak View Update: Hawf:
 - i. Status
 1. Received RFP that Loveland Housing Authority has used; asked the Board to form a sub-committee to assist with process. Frank and Smith will meet with Hawf.
 2. Board would like Hawf to contact Sam Betters to be part of development team
 - ii. Charrettes Opportunity
 1. Hawf proposed the Charrettes opportunity offered through Housing Colorado conference in October to be utilized for Peak View
 2. Board suggested Castle Ridge project instead
 - e. Land Opportunity Update:
 - i. Hawf spoke with Masonic Lodge, sharing information from conversation with Town
 1. Can build approximately 5 units as is. Rezoning could potentially bring more units
 2. Property could be split, setback requirements will need to be considered
 3. Childcare with modular units could be development, this would also the Lodge to rent out the space and create revenue
8. Old Business
 - a. Audits:
 - i. 5/13 CIRSA audit. EPHA received 87% WC and 90% PC, up considerably from recent years

- ii. 6/04 Falcon Ridge received a HUD audit regarding Real Estate Assessment Center (REAC). Achieved 95%, therefore allowing our next audit to be in 3 years.

9. Additional Business

- a. MOU Package:
 - i. Hawf changed the language with Office Space to instead ask for a commitment to Strategic Planning for Housing and updated the IT Services to furnish network connectivity.
 - ii. Board suggested remove 'attempt to decrease annual amount.'
 - iii. A separate agreement will be developed for any additional services
- b. Town completed their report from Housing and Childcare Task Force – Town would like EPHA to lead the Housing Strategy Vision

10. Executive Director Report

- a. 6/4 Hawf met with Director Hunt and Attorney White to clarify management roles for the covenants at The Neighborhood
- b. 6/7 Crossroad Ministries led discussion with various entities regarding homelessness in Estes Park
- c. 6/9 EVICS family programming sessions begin for families at Lone Tree, Talons Pointe and Falcon Ridge
- d. 6/11 Land Trust led discussion on their GoCo grant to map the Estes Valley for conservation (and development)
- e. 6/13 Hawf attended Opportunity Zone Prospectus Training
- f. 6/18 Wildfire Development goes to Planning Commission
- g. 6/28 Larimer County will host its next Housing Goals meeting in Estes Park
- h. 6/28 Hawf will participate in interview with Travis Machalek
- i. 8/1 Library would like Hawf to present to their Board housing opportunities that library staff may qualify
- j. Early Childhood Education (ECE) is pleased to see that a law was passed to allow for communities to create a taxing district for funding of early childhood education
- k. All remaining Board meetings will be held in this meeting room
- l. Hawf will be out Monday June 17 and June 26-July 1

11. Adjourn: 10:05am

Submitted by Nancy McLemore 6/12/2019.