

EPHA Board Meeting Minutes: March 13, 2019.

Staff Present: Naomi Hawf, Scott Moulton, Joe Switzer, and Carrie Brown.

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

Members Absent: Eric Blackhurst.

Guests Present: None.

1. Call to Order: Phil Frank called the Estes Park Housing Authority Board of Commissioners meeting to order at 8:32 AM on March 13, 2019 at the Town of Estes Park meeting room 203.
2. Public Comment: None.
3. Reading and Approval of Meeting Minutes for February 13, 2019: Minutes were approved as submitted.
4. Complex and Development Updates:
 - A. Lone Tree: Scott Moulton reporting
 - i. Occupancy and Delinquency: Two vacancies, loss of \$2,271, delinquency of \$3,558 from two current tenants and one vacated tenant.
 - B. Talons Pointe: Scott Moulton reporting
 - i. Occupancy and Delinquency: Three vacancies, loss of \$1,094, delinquency of \$1,773 from one current tenant and one vacated tenant.
 - C. Falcon Ridge: Scott Moulton reporting
 - i. Occupancy and Delinquency: Two vacancies, loss of \$1,068, delinquency of \$6,547 from four current and four vacated tenants.
 - D. Pines: Scott Moulton reporting
 - i. Occupancy and Delinquency: No vacancy, no loss, no delinquency.
 - E. Cleave Street: Scott Moulton reporting
 - i. Occupancy and Delinquency: Two vacancies, loss of \$1,361, delinquency of \$347 from one vacated tenant.
 - F. Peak View: Scott Moulton reporting
 - i. Occupancy and Delinquency: One vacancy, loss of \$2,134, no delinquency.
5. Reports, Update, and Other Miscellaneous Items:
 - A. Unit Turnover Report:
 - i. Lone Tree- One unit turned.
 - ii. Talons Pointe - One unit turned.
 - iii. The Pines- No units turned.
 - iv. Cleave Street- No units turned.
 - v. Peak View- No units turned.
 - vi. Falcon Ridge- Three units turned.
 - B. YMCA Update:
 - i. Naomi and Scott attended interviews conducted by YMCA with potential developers, Prairie Fire America West and Doherty Financial on 2/28/2019.
 - ii. HUD loan 221(d)4 is a funding option suggested by Doherty Financial and would require meeting HUD guidelines.
 - iii. YMCA has not begun the approval process of their development plans with the Town of Estes Park.
 - C. Peak View Update:
 - i. A portion of the building will be moved forward approximately six feet to allow the neighbor directly behind the building more privacy.
 - ii. As of 3/12/2019 Plans for Peak View development have been approved and recorded with Larimer County.

- iii. EPHA is still awaiting confirmation that UTSD will make an exception to allow 13 lines instead of their customary 12 lines on the sewer main.
- iv. With a motion made by Pete and seconded by Bill, the Board unanimously voted to proceed with an appraisal of The Pines needed to refinance. Funds from a refinance would be used to help close the gap on Peak View. Cost of the appraisal is from \$3,500-\$5,000.
- v. Naomi and Steve Lane have been in contact with Guerdon Construction, a pre-fabricate builder, about modular construction for Peak View. The company has done similar projects, but this will not be a cost-effective avenue for Peak View construction. Naomi has also reached out to Palomar and ZipKit Homes to explore more avenues for modular construction.

D. Office Update:

- i. The MOU between the Town of Estes Park and EPHA will expire on 8/20/2019, therefore EPHA is actively looking for office space.
- ii. EPHA has explored 1760 Olympian Lane, but have not been able to come to terms with the seller.
- iii. EPHA is looking at space available in the US Bank building. Naomi presented a draft lease and budget outlining costs for the office space, construction costs to finish the space and other expected expenses. With a motion made by Julie and seconded by Pete, the Board voted to move forward with finalizing the lease with minor modifications.

6. Old Business:

- A. Due to consumption guidelines, Center Point Gas proved not to be an option for EPHA.
- B. EPHA will be creating a presence on social media in conjunction with the upcoming move and update to the website.

7. Additional Business:

- A. EVICS has received a \$100K grant in conjunction with La Familia and is planning an event for Lone Tree held the community center on 3/14/2019 to gain information about family needs in our community. Dinner and childcare will be provided along with a \$10 Safeway gift card for each family in attendance.
- B. The Town of Estes Park is moving forward with their broadband project.
- C. Estes Park Police Department is looking for funding for the first K-9 unit in Estes Park, sponsorship opportunities are available.

8. Executive Director Report:

- A. Naomi was asked to write article for the Colorado Municipal League magazine that article was published in the February issue.
- B. Neguse's administration is working on an Affordable Housing Bill. We provided comment to assist citing many points, but the main five are:
 - 1. Expand tax credit option to allow for higher incomes.
 - 2. Homeownership incentives for first time home buyers and workforce.
 - 3. Funding mechanisms for seasonal needs.
 - 4. Vary program standards for urban, suburban, and rural areas.
 - 5. Find ways to benefit non-home rule communities (i.e. real estate transfer tax)
- C. EPHA will post the Customer Service Specialist/Property Manager position as Carrie is leaving the position in late April, early May.
- D. A DPA loan has been approved for \$10,360.
- E. A Cleave Street family's offer was accepted on the property for sale at Vista Ridge on 1935 Wildfire.

9. Adjourn: 9:40