

a. Programs and Portfolio

- Suites packet distributed, running a high occupancy currently after months of having vacant units for rehab.
- Suites ac/heating in each unit had its first filter replacement.
- Suites is leasing up three final units.
- Suites will be converting to permanent loan in first quarter of 2018.
- Lodge painting completed.
- Spring Creek warranty period is ending.
- 615 Main, Center for People with Disabilities renewing lease for three years.
- Village Place 6th Ave plaza parking lot has been resurfaced and restriped.
- Lots of professional development trainings are being attended by staff and board members.
- HCV has 420 leased.
- Would like to get a board retreat scheduled in the next 90 days – 2 half day sessions or 1 full day session.
- Housing Colorado Now Annual conference is October 10th – 13th, Anne, Wendell and Cameron will be attending.

b. Fall River Apartments

- 4th official proforma circulated
- FirstBank has a strong interest in the deal.
- Land being donated to partnership from LHDC.
- On schedule, as long as funding can be secured from state housing board.
- Starting building permit process after October 10th.
- Plan is to break ground in March.

c. 2018 Budget Schedule and Assumptions

- Budgets are on schedule
- Will hold a finance committee meeting.
- Anticipating 6% budget cut to HCV.

d. 2018 Suites PSH Community Management and Operations Plan – Preliminary Budget

- Addressing policies/procedures.
- Plan is to have a high level supportive svcs manager, community manager, assistant community manager.
- Looking at other supportive housing buildings to review staffing needs.

e. Regional Activity

- Boulder County Regional Housing Plan*
 - Submitted in March.
 - Housing Summit for elected officials on Sept. 29th at 7:30 AM.
- Carbon Valley – Mead update, Firestone update, IGA with Frederick*
 - IGA with Frederick in negotiation.
 - Still working out Brigits Village Deal.
- Commissioner Training, Staff Training & Retreat Planning*
 - *Would like to hold a retreat before the holidays – looking at week before Thanksgiving.*
 - *Two half day session or one full day session, board is 50/50 on picking what works better.*
- Affordable Housing Credit Improvement Act*
 - New name for LIHTC (Low income housing tax credit) program.
 - Expanding credits to each state.
- Regional Fair Housing Assessment*
 - Required by HUD.
 - Have partnered with other agencies in the region.
 - Using BBC consulting to conduct the assessment.

8. BOARD COMMENTS & COMMITTEE REPORTS – None, will be holding an executive meeting in the near future.

9. Public invited to be heard (continued from earlier).

a. Hermine Ngnormie – Grew up in affordable housing through Boulder County Housing Authority. Housing Authorities do wonderful things and is very thankful for the work done by them. Shocked by the events from earlier in the year with police dog being present at the Suites. Would like to see changes made

9. Public invited to be heard (continued from earlier).

a. Hermine Ngnormie – Grew up in affordable housing through Boulder County Housing Authority. Housing Authorities do wonderful things and is very thankful for the work done by them. Shocked by the events from earlier in the year with police dog being present at the Suites. Would like to see changes made to the Housing Authority in their ethical practices, Would like to see a resident from each building on the boards. Need more advocacy for the residents and will be checking in to make sure these changes are made.

b. Coleman Peirce – Feels bullied at the Suites, feels like he is being attacked, not a safe environment for mentally impaired folks to be in, would like to see changes take place.

10. NEXT MEETING – - October 17th, 2017, 2018 HCV Resolutions, 2018 Budgets, Retreat Planning, Work Plan review for 2017 and 2018.

11. ADJOURN – Meeting was declared adjourn by Chair Anne Kear at 9:42 AM.

****Immediate following the conclusion of the LHA regular meeting, the LHA board and LHA staff hosted a public social function from 10:00 AM – 11:30 AM to celebrate the completion of the Suites Renovations. The public was welcome to attend the event, and it was a well received, joyous celebration.**

Respectfully Submitted,

Stephanie Shuler

Michael Reis

Michael Reis, Executive Director

10/17/17

Date Approved

Anne Kear

Anne Kear, Chairman

10/17/17

Date Approved

