

Date	December 9, 2009
Members Present	Eric Blackhurst, Matthew Heiser, Karla Porter, Jack Dinsmoor, CJ Jensen
Staff Present	Rita Kurelja, Mariann Pugh
Guests	Christian Collinet, Meg Corwin, Ken Bennett, John Ericson, Chuck Levine, Jerry Miller

The December 9, 2009 meeting of the Estes Park Housing Authority Board of Commissioners was called to order by Eric Blackhurst at 8:30 am in Room 203 of Town Hall.

### **APPROVAL OF MINUTES**

**Reading and approval of November 2009 minutes; one correction to note: Add the time Eric left, 9:50 am. Motion to approve the November minutes with the one correction was made by Jack Dinsmoor and seconded by Matthew Heiser. All voted ayes and motion passes.**

### **FINANCIALS**

No financials to report

### **DEVELOPMENT UPDATES**

#### A. Vista Ridge

1. Sales update: Christian: Will be restructuring the marketing, new photos, updated web presence. Current listings will be refreshed. Showings have been slow. The one affordable unit that has been under contract is now back on the market.
2. Rentals: Rita reported that she had not had much luck in getting a qualified tenant for either of the vacant Vista Ridge units. Will continue to pursue.

#### B. The Pines

1. Sales update: Have had a little more activity in showings. Closed unit 2-1 at the end of November. Unit 1-7 has been under contract and is scheduled to close before the end of the year. Building # 3 would be coming on line shortly after first of the year.
- \* Eric explained The Pines project for our guests.

### **COMPLEX UPDATES**

#### A. Talons Pointe

1. Mariann reported 4 vacant units at end of November. Having a hard time renting the higher end (price) units. Delinquencies are at \$3384.90. Some are having difficulty paying their rent.
2. New rent payment procedures. Tenants are adjusting and the reporting to Mariann is good.

### **GUEST INTRODUCTION**

Meg Corwin (from Senator Bennett's office) and Ken Bennett (from Representative Betsey Markey's office) were introduced. All others in the room introduced themselves. They had been invited to attend to listen to the issues we face regarding housing in Estes Park.

#### A. Discussion ensued on the following topics:

1. Income limit capped at 80% AMI when a good deal of the need in Estes is over 80%. No funding available for higher limits.

2. Seasonal Workforce Housing. Issues related to housing summer only workers. Lack of being able to fund.
3. Rural Development
4. Energy Outreach grant issues.
5. Vouchers: Rita discussed that the EPHA was not able to get their own allocation of Section 8 vouchers and the 50 that we do have are from Loveland. Two – Three year wait list. EPHA would like their own allocation from HUD.
6. Financing issues as they relate to The Pines and the FHA guidelines. The EPHA owns more than 50% of the project thereby making financing for individuals very difficult.

Rita will put together a Problem statement for both Meg and Ken outlining the issues discussed. Meg and Ken were thanked for taking the time to come to our meeting.

### **COMPLEX UPDATES CONTINUED**

#### **B. The Pines**

1. Town Payment: Rita presented a Cash analysis statement showing that the EPHA cash balances, currently and in the next 12 months are adequate to allow for an additional payment to the Town of \$100,000 as discussed at the November meeting and to take care of other opportunities that may arise.
2. Rentals: 6 vacancies, all in the Market Rate. Senior portion is full. Will have 2 vacancies in December and both units are rented. No delinquencies.

#### **C. Cleave Street**

1. No delinquencies and no vacancies. Will have one 2 bedroom open at end of December.
2. Grant Status: Rita reported that she is continuing to work with Energy Outreach Colorado. They are re-writing the grant guidelines and we are continuing to provide them what they need.

### **REPORTS, UPDATES AND OTHER MISCELLANIOUS ITEMS**

A. Lot 4 study session; January 22<sup>nd</sup> at 2:00. Sam will be assisting

B. Holiday party; December 15<sup>th</sup> at Wine and Cheese

C. Executive Director Report

1. Paula is gone on family emergency. Erin will be filling in 4 hours per day.
2. Down Payment Assistance: Mayor has donated \$700. Fund balance is approximately \$13000; should be ready to take applications shortly after the first of the year.

**There being no further business, Eric Blackhurst adjourned the meeting at 10:38 a.m.**

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Rita Kurelja, Executive Director