



South Metro Housing Options

*Strengthening our community by creating opportunities for diverse housing alternatives.*

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**Board of Commissioners  
Minutes of Regular Meeting  
July 8, 2021 at 6:00 p.m.**

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The regular meeting of the South Metro Housing Options (SMHO) Board of Commissioners was held on Thursday, July 8, 2021 at 6:00 p.m. MDT at 5808 S. Rapp Street, Suite 100, Littleton, CO 80120.

**Commissioners Present**

Kyle Henderson, Chairman  
Pat Cronenberger, Vice  
Chairperson  
Aubrey Ebbs, Commissioner  
Aaron Heumann, Commissioner  
Lauren Acres, Commissioner  
Sandra Petry, Commissioner

**Commissioners Absent**

Kate Peterson, Commissioner

**SMHO Leaders/Others Present**

Corey Reitz, Executive Director  
Lauren Money, Deputy Director &  
Director of Finance  
Kelly Milliman, Littleton City  
Council Member  
Jeanie Erickson, Littleton  
Community Member  
Pam Chadbourne, Littleton  
Community Member

## **Board Meeting Minutes**

### **Call to Order**

Chairman Henderson called the meeting to order on July 8, 2021 at 6:01 p.m. MDT. A quorum of members was present, and the meeting was ready to proceed with business. Upon the meeting being called to order, Chairman Henderson represented the Board of Commissioners by reading the SMHO mission statement.

### **Review of the Agenda**

Chairman Henderson reviewed the agenda. The agenda was adopted by the Board.

### **Unscheduled Public Appearances**

A member of the Littleton community, Jeanie Erickson, addressed the Board. She commented that Littleton should be available for everyone of every income to live among everyone in every different type of neighborhood. She requested an update on the previously Public Housing units that are being sold as well as the reopening of SMHO offices.

Littleton community member, Pam Chadbourne, addressed the Board next. She requested more timely replies on emails sent to [info@smho.co](mailto:info@smho.co). She also asked SMHO to be more public engaging and share meeting packets. The lack of mixed-use housing by the light rail station on Santa Fe was pointed out as a result of the inadequate and/or ineffective code.

### **Scheduled Public Appearances**

There were no scheduled public appearances.



## South Metro Housing Options

### **VOTE: Approval of the Minutes of June 10, 2021 Regular Meeting**

Approval of the minutes of the June 10, 2021 regular board meeting was tabled until the August 12, 2021 regular board meeting.

### **Staff Reports**

#### ***Demographic Dashboard***

Executive Director Reitz discussed the new demographic dashboard in progress. Although an executive dashboard is expected from Yardi in the future, SMHO hired LeanFirm to develop a dashboard now that will be utilized for grant writing, discussing the demographics of residents, and developing targeted programming. The dashboard is still a work in progress.

#### ***Housing Taskforce Update***

The Housing Taskforce has been digging into the Unified Land Use Code (ULUC), which has been challenging. Council Member Milliman advised reaching out to the designated City staff that are available for assistance if needed. Code parties are being held, as well, and could be a potential resource. The Taskforce met with the Planning Commission a few weeks ago and it went well. Further conversation will be setup with Planning Commission members individually in order to answer questions. The corridors and accessory dwelling units (ADU's) were also discussed.

The City Council study session was discussed. The work program and housing goals were contemplated along with Council's understanding of their role in making housing happen. The Board was advised to utilize public comment at Council meetings to help them understand how they are able to make housing happen through the ULUC.

The Taskforce was recognized for accomplishing one of their goals to get people mobilized.

#### ***Other Staff Reports***

SMHO will have a booth this year for Western Welcome Week. Board volunteers are needed for the booth on the day of the parade, which is August 21, 2021.

The Amity Plaza waitlist has been reopened. The anomalies with the waitlist seem to be related to COVID since it was opened a short time ago and has already been exhausted with vacancies remaining at the property.

An update was provided on the Section 22 conversion. As of May 1, 2021, SMHO was officially out of the public housing business. At least four homes will be ready for market soon. Habitat has been marketing the properties and adding interested families to a waitlist. Marketing has been focused on Littleton Public Schools, City workers, SMHO staff, hospital staff, and others than are currently living and working in Littleton. SMHO is fortunate to have partnered with Habitat, who is renovating the properties and helping to sell them to families at or below 80% area median income (AMI). This partnership will maintain the affordability of these homes in perpetuity. More residents have moved out of the homes than anticipated at this time and unfortunately, none have qualified to buy one of the homes. Those that do qualify aren't interested in purchasing them.

### **Commissioner Reports**

Options for the next book club book were discussed. The Board chose *The New Urban Crisis* by Richard Florida.



## South Metro Housing Options

The Housing Colorado Conference is scheduled for October 13, 2021 through October 15, 2021. The Board was advised to put it on their calendars as the retreat. This will take the place of the regular board meeting in October.

Council Member Milliman mentioned the Next Gen group, who are young adults that live in Littleton and are actively involved. The group addressed City Council and is very interested in affordable housing. Ms. Milliman recommended that the Next Gen group attend the Housing Colorado Conference.

The Powers and Elati development was discussed. The Board was reminded that the development was awarded the 9% low-income housing tax credits (LIHTC). The development is currently in the design phase and is making progress.

The Foster Youth to Independence (FYI) Initiative vouchers were discussed, including those that have turned down the voucher.

### **Other Business**

SMHO will be ordering shirts for Western Welcome Week. Board members should expect an email to request size information.

### **Next Meeting**

The next Board of Commissioners of South Metro Housing Options meeting is scheduled for August 12, 2021 at 6:00 p.m. MDT. The meeting will be held at the SMHO main office located at 5808 S. Rapp Street, Suite 100, Littleton, CO 80120.

### **Adjournment**

Upon motion duly made by COMMISSIONER HEUMANN, THE REGULAR BOARD MEETING ON JULY 8, 2021 WAS ADJOURNED AT 7:10 p.m. MDT. The motion carried.

ATTEST:

X

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Kyle Henderson  
Chairman

X

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Corey Reitz  
Secretary