



Strengthening our community by creating opportunities for diverse housing alternatives.

**Board of Commissioners
Minutes of Regular Meeting
July 14, 2022 at 6:00 p.m.**

The regular meeting of the South Metro Housing Options (SMHO) Board of Commissioners was held on July 14, 2022 at 6:00 p.m. MST at 5808 S. Rapp St., Suite 100, Littleton, CO 80120.

Commissioners Present

Kyle Henderson, Chairperson
Pat Cronenberger, Commissioner
Aubrey Ebbs, Vice Chairperson
Lauren Acres, Commissioner
Aaron Heumann, Commissioner (via zoom)
Sandra Petry, Resident Commissioner

Commissioners Absent

Kate Peterson, Commissioner

SMHO Leaders/Others Present

Corey Reitz, Executive Director
Gerald Humphries, Finance Manager
Pam Chadbourne, Community Member
John X, Community Member

Board Meeting Minutes

Call to Order

Chairperson Henderson called the meeting to order on July 14, 2022 at 6:04 p.m. MST. A quorum of members was present, and the meeting was ready to proceed with business.

Review of the Agenda

Chairperson Henderson reviewed the agenda.

Unscheduled Public Appearances

Community member Chadbourne expressed she would like the governmental agencies to work together in an organized system and create a plan. Ms. Chadbourne stated her displeasure with the new developments in Littleton omitting affordable units from their projects.

Minutes

VOTE: Vote to approve the June 9, 2022 minutes was tabled due to three abstentions and an absent commissioner.

Staff Reports

Executive Director Reitz presented the following updates:

The Littleton Housing Task Force has continued to work on finalizing recommendations related to the Inclusionary Housing Ordinance that will be presented to City Council on August 9th. The Task Force is examining items such as the percentage of affordability set-asides (i.e., range of zero-8% for market-rate). The challenge is to find a balance, so market-rate developers will remain interested in building in Littleton and those



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developments will contain some number of affordable housing units. The proposal to council will also include two tiers, one for market-rate developers and one for non-profit developers. The tier established for non-profit developers, if they build majority affordable, will receive robust incentives to develop units.

Staffing update—a Groundskeeper has been hired, as well as an Assistant Property Manager for Amity Plaza. There are two candidates in process for the Amity Plaza Property Manager position, which has been vacant for several months. There are currently three Director-level positions vacant.

A consultant has been hired to help address the elevator issue at Amity Plaza. He has a lot of experience with the type of elevator in question at Amity Plaza and should be extremely helpful in determining all of the issues with the elevator.

Powers/Elati project is scheduled to close next Tuesday, the 19th.

Commissioner/Committee Reports

Commissioner Cronenberger reported on a focus group she attended, along with Executive Director Reitz. The focus group was hosted by the Colorado Community Media group, and they are writing a series of stories related to housing.

There was discussion related to the annual Housing Colorado conference and Board Retreat, planned for October.

Real Estate Committee—the interest rate lock for the Powers/Elati deal expires in August, but no concern about closing before that date. Fourteen homes from the project with Habitat for Humanity have been sold. The Broadway development will be put on hold until further notice, until staffing is settled and the Powers/Elati project closes.

City Council Member Kelly Milliman Report

Council Member Milliman reported that she has met with the new City Manager, and it was a productive and encouraging conversation. Council Member Milliman is also eagerly anticipating the conversation at city council on August 9th regarding the Inclusionary Housing Ordinance, as she is also a member of the Littleton Housing Task Force.

Financial Reports

VOTE: SMHO, Powers Circle Apartments (PCALLP), & Libby Bortz Assisted Living Center (LBALC)
Financial Reports

The Finance Committee and Finance Manager Gerald Humphries presented the financial reports ending May 2022. A high-level overview was provided and changes to account balances, budget variances, and vacancies were examined. Finance Manager Humphries also provided a detailed account of the Balance Sheet. Vacancies continue to be a problem and applicants are not responding to notifications of available units. All the wait lists are very new.

Upon motion duly made by COMMISSIONER ACRES and seconded by VICE CHAIRPERSON EBBS, THE BOARD UNANIMOUSLY VOTED TO APPROVE THE FINANCIAL REPORTS AS OF MAY 31, 2022.

AYE: Chairperson Henderson, Vice Chairperson Ebbs, Commissioner Heumann,
Commissioner Acres, Commissioner Cronenberger, and Commissioner Petry

NAY: None



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ABSTAIN: None

ABSENT: Commissioner Peterson

MOTION CARRIED: 6:0:0:0

Next Meeting

The next Board of Commissioners of South Metro Housing Options is scheduled for August 11, 2022. The meeting will be held at 5808 S. Rapp St., Littleton CO, 80120. It was noted that Chairperson Henderson would not be present at the August meeting.

Adjournment

Upon motion duly made by COMMISSIONER HEUMANN and seconded by COMMISSIONER CRONENBERGER, THE REGULAR BOARD MEETING ON JULY 14, 2022 AT 7:30 p.m. MST. The motion carried.

ATTEST:

X

Kyle Henderson
Chairman

X

Corey Reitz
Secretary