



South Metro Housing Options

Strengthening our community by creating opportunities for diverse housing alternatives.

**Board of Commissioners
Minutes of Regular Meeting
August 11, 2022 at 6:00 p.m.**

The regular meeting of the South Metro Housing Options (SMHO) Board of Commissioners was held on August 11, 2022 at 6:00 p.m. MST at 5808 S. Rapp St., Suite 100, Littleton, CO 80120.

Commissioners Present

Aubrey Ebbs, Vice Chairperson
Pat Cronenberger, Commissioner
Sandra Petry, Resident Commissioner
Kate Peterson, Commissioner
Aaron Heumann, Commissioner
Lauren Acres, Commissioner

Commissioners Absent

Kyle Henderson, Chairperson

SMHO Leaders

Corey Reitz, Executive Director
Gerald Humphries, Finance Manager

Others Present

Pam Chadbourne, Community Member
John Marchetti, Community Member
Kelly Milliman, City Council Liaison

Board Meeting Minutes

Call to Order

Vice Chairperson Ebbs called the meeting to order on August 11, 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

Vice Chairperson Ebbs reviewed the agenda.

Unscheduled Public Appearances

Community member Chadbourne stated her displeasure with City Council removing the exclusion in the downtown area related to the Inclusionary Housing Ordinance. She also expressed her strong belief in integrated income housing strategies. Ms. Chadbourne also stated her opposition to changing the 71 scattered site Public Housing homes.

Resolutions

Michael Thomas from Gershman Investment Corp. joined the discussion regarding Resolutions 22-07 and 22-08 to give his perspective and context related to the Amity Plaza refinance. Mr. Thomas discussed some of the benefits, including improving accessibility in some of the units and common areas. Other benefits include the removal of interest rate risk and the ability to increase HAP income. The interest rate did increase significantly from the original timeframe to now. Gershman will reduce the interest rate if there is a substantial drop in rates at any time over the term of the loan. After questions for Mr. Thomas and additional discussion, the board



South Metro Housing Options

determined that additional questions needed be answered, and more deliberation time needed before voting on the resolutions. It was determined that once questions were answered via email, an email vote would occur.

Upon motion duly made by COMMISSIONER ACRES and seconded by COMMISSIONER CRONENBERGER, THE BOARD UNANIMOUSLY VOTED TO TABLE THE VOTE ON RESOLUTIONS 22-07 AND 22-08 AND CONDUCT A VOTE VIA EMAIL BY AUGUST 25, 2022.

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

NAY: None

ABSTAIN: None

ABSENT: Chairperson Henderson

MOTION CARRIED: 6:0:0:1

Staff Reports

Executive Director Reitz presented the following updates:

Staffing updates: Director of Resident Services/Resource Development Joanna Crosby has been promoted to Deputy Director. Mike Egan has been hired as the Director of Finance and will begin full time next week.

SMHO is working with Energy Outreach Colorado to make some energy efficiency upgrades at Alyson Court, including boiler replacements, insulation, new refrigerators in some of the units, and new exhaust fans in all the bathrooms.

Commissioner/Committee Reports

Governance Committee—The annual Housing CO Conference is sold out, but virtual attendance is still available. Committee will research a potential replacement location for the annual board retreat. Ideas for retreat topics were discussed, including Real Estate strategic plan, evaluation of committee system, work in other jurisdictions, and community engagement.

City Council Member Kelly Milliman Report

Council Member Milliman voiced her excitement for the work that has been completed on the Inclusionary Housing Ordinance, noting that it has been a lot of work and taken a lot of time to get to this point. City Council recently held a Study Session with RTD.

Next Meeting

The next Board of Commissioners of South Metro Housing Options is scheduled for September 8, 2022. The meeting will be held at 5808 S. Rapp St., Littleton CO, 80120.



South Metro Housing Options

Adjournment

Upon motion duly made by COMMISSIONER HEUMANN and seconded by COMMISSIONER PETERSON, THE REGULAR BOARD MEETING ON AUGUST 11, 2022 AT 7:27 p.m. MST. The motion carried.

ATTEST:

X

Aubrey Ebbs
Vice Chairperson

X

Corey Reitz
Secretary