



Strengthening our community by creating opportunities for diverse housing alternatives.

**Board of Commissioners
Minutes of Regular Meeting
February 8, 2024 at 6:00 p.m.**

The regular meeting of the South Metro Housing Options (SMHO) Board of Commissioners was held on February 8, 2024 at 6:00 p.m. MST at 5808 S. Rapp St., Suite 100, Littleton, CO 80120.

Commissioners Present

Kyle Henderson, Chairperson
Aubrey Ebbs, Vice Chairperson
Elizabeth Kay Marchetti, Commissioner
(arrived at 6:40 p.m.)
Kate Peterson, Commissioner
Merrill Stillwell, Commissioner
Pat Cronenberger, Commissioner

Commissioners Absent

None

SMHO Leaders

Corey Reitz, Executive Director
Kara Williams, Director of Real Estate

Others Present

Andrea Peters, Littleton City Council Liaison
Pam Chadbourne, Community Member

Board Meeting Minutes

Call to Order

Chairperson Henderson called the meeting to order on February 8, 2024 at 6:06 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 stated that she supports diverse, low-cost housing, but would like to see a 30-year housing plan for the city. She thinks affordable housing should be in all areas of the city, not just the NE corner. Ms. Chadbourne believes that SMHO should help the residents in the manufactured home park purchase their homes.



Minutes

VOTE: Approval of the Minutes of January 11, 2024 Regular Meeting

Upon motion duly made by COMMISSIONER CRONENBERGER and seconded by COMMISSIONER STILLWELL, THE BOARD UNANIMOUSLY VOTED TO APPROVE THE MINUTES OF THE JANUARY 11, 2024, REGULAR MEETING.

AYE: Chairperson Henderson, Vice Chairperson Ebbs, Commissioner Cronenberger, Commissioner Stillwell, and Commissioner Peterson

NAY: None

ABSTAIN: None

ABSENT: Commissioner Kay Marchetti

MOTION CARRIED: 5:0:0:1

Staff Reports

SMHO Executive Director Reitz presented the following updates:

The SMHO Leadership team will be participating in a Leadership Retreat at the end of February.

A 9% LIHTC application was submitted to CHFA at the beginning of February for Montview Flats. The next step will be an interview with CHFA to present the project and answer any questions. Littleton City Council also passed a formal resolution supporting the project.

Executive Director Reitz suggested moving the May SMHO board meeting to accommodate the annual Colorado NAHRO conference. It was determined the May 2024 board meeting will be held on Thursday, May 16th at 6:00 p.m.

Report from City Council Member Andrea Peters

City Council member Peters said the council retreat will start on February 9 and she will be attending the ULC Conference in Washington, D.C.

Council member Peters said she still has concerns about the potential sale of the Meadowood Mobile Home Park in Littleton.

Discussion was had regarding the Littleton Housing Task Force meetings and the preference to meet in person.

Commissioner/Committee Reports

Commissioner Peterson suggested listening to Matthew Desmond podcast on Armchair Expert.

The Governance Committee discussed inviting our general counsel attorney to a board meeting to discuss board roles, responsibilities, exposures, etc. They also presented the idea to review/update the bylaws on a more regular basis than has happened in the past.

The Real Estate Committee presented information regarding Section 22 home sales, which have been slower than expected. There was also discussion about a spreadsheet that includes some of the basic homebuyer



information (i.e. type of employment). It was also brought up that SMHO should be more connected to the DDA and the work they are doing.

The John Newey portfolio was discussed, as staff is exploring potential disposition strategies for the twenty units.

Financial Reports

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

Financial Reports

Staff and the Finance Committee presented the financial reports ending December 31, 2023. A high-level overview was provided and changes to account balances, budget variances, and vacancies were examined.

Upon motion duly made by VICE CHAIRPERSON EBBS and seconded by COMMISSIONER STILLWELL, THE BOARD UNANIMOUSLY VOTED TO APPROVE THE FINANCIAL REPORTS AS OF DECEMBER 31, 2023.

AYE: Chairperson Henderson, Vice Chairperson Ebbs, Commissioner Cronenberger, Commissioner Stillwell, Commissioner Kay Marchetti, and Commissioner Peterson

NAY: None

ABSTAIN: None

ABSENT: None

MOTION CARRIED: 6:0:0:0

Next Meeting

The next Board of Commissioners of South Metro Housing Options is scheduled for March 14, 2024. The meeting will be held at 5808 S. Rapp St., Littleton CO, 80120.

Other Business

None.

Executive Session

At 7:07 p.m., the Board of Commissioners adjourned out of the regular meeting and into Executive Session to discuss the purchase, acquisition, lease, transfer or sale of any real, personal, or other property interest.

At 7:57 p.m., Commissioner Stillwell moved to adjourn out of Executive Session and was seconded by Commissioner Peterson.

Adjournment

Upon motion duly made by COMMISSIONER STILLWELL, THE REGULAR BOARD MEETING ON JANUARY 8, 2024 ADJOURNED AT 7:57 p.m. MST.



South Metro Housing Options

ATTEST:

X

Kyle Henderson
Chairperson

X

Corey Reitz
Secretary