



**Loveland Housing Authority
October 25, 2023 Board Meeting**

Members Present:	Marc Heiser, Jenny Maeda, Tatiana Zentner, Kory Stolte
Members Absent:	Dale Doering
Staff Present:	Jeff Feneis, Tracy Hoff, Sharlet Lee, Eric Hull, Paul Christenson, Theresa Fox, Jess Hinze
Others Present:	Bruce Farkas, Mike Radcliff, Patrick Rowe, Danielle Feeney, Kelso Kelly
City Council Rep.:	Jon Mallo

Kory Stole called the October 25, 2023 board meeting of the Loveland Housing Authority to order at 4:04 p.m.

Reading and Approval of Minutes

The minutes for August 23, 2023 were approved as presented. All were in favor. None opposed.

Correspondence and Statements – Jeff Feneis reported that Senator Jeff Bridges toured Artspace. Jeff also reminded board members that the Nov./Dec. meeting will be December 6th. We will be going to City Council soon to ask to stretch the affordability limits to 80% for some of the City incentives. It helps LHA because CHFA now allows us to go to 80% AMI with income averaging and using the tax credit program we would need the City to follow suit to maximize the benefit of their fee waivers. The current AMI is 30%-60%. Where it really would help out is on our homeownership projects with our partners like Habitat and Impact Development builders.

Presentations

LHA and LHDC 2022 Audit – Rich Larson presented the LHA (included the LEGH audit prepared by another auditor) and LHDC audit. Marc Heiser made a motion to accept the LHA 2022 audit. Tatiana Zenter seconded the motion. All were in favor, none opposed.

City Council Liaison Report – Jon Mallo reported on:

- City budget 1st and 2nd readings
- City Council raises – will take place at the start of a new term
 - Mayor was \$1000 a month – now \$3000
 - Mayor pro tem was - \$800 a month \$2500
 - Councilors was - \$600 a month now \$2000 a month
 - Provide up to \$5000 in child care cost
- Began contingency budget

- Residents will vote on eliminating the sales tax for home food consumption. With the predicted removal of the sales tax, we predict a \$10.5M loss in income in the budget.
- Proposition 123

Presentations

KPI Update – Jeff Feneis reported on the KPI's.

Q3 Financial Update – Sharlet Lee summarized the Q3 financials for LHA and LHDC.

Development Update –Eric Hull reported on:

- Jacoby Meadows
- Edge Phase III – 4% tax credit project
- Legacy Crossing (formally Crossroads Project)

Jacoby Meadows Partnership Agreement – After board discussion, Tatiana Zenter made a motion to approve LHA/HousingQuest entering into a preliminary operating agreement for the partnership with Windsor Housing Authority for the Jacoby Meadows project. Marc Heiser seconded the motion. All approved. None opposed. Formal resolutions will follow at a later date.

Other Staff/Committee and/or Commissioner Reports

With no other business to discuss, Kory Stolte adjourned the meeting at 5:34 p.m.

Respectfully submitted
Tracy Hoff