Loveland Housing Authority
May 28, 2025 Board Meeting

Members Present:	Marc Heiser, Tatiana Zentner, Kory Stolte, Connie Ealey, Jenny Maeda
Members Absent:	None
Staff Present:	Jeff Feneis, Eric Hull, Jess Hinze, Misti Hudson, Paul Christenson
Others Present:	Mike Radcliff, Patrick Rowe, Bruce Farkas, Danielle Feeney, Kim Kuxhausen
City Council Rep.:	Jon Mallo for Jen Swanty

Jenny Maeda called the May 28, 2025, board meeting of the Loveland Housing Authority to order at 4:01 p.m.

Introduction of Misti Hudson – Jeff introduced Misti Hudson to the board as the new Accounting Supervisor. She has only been here a few weeks and is already making many work process changes and improvements.

Reading and Approval of Minutes
The minutes for April 23, 2025, were accepted as presented.

Correspondence and Statements
None

City Council Liaison Report
Jon Mallo reported on:

- Code update on the Metro District – 17-point plan
- Community Partnership Office – 2025 Development Block Grant – first reading
- Water and Power Bond Issuances

Presentations
Resolution #822 and Resolution #823 – Jess Hinze summarized the HUD 2025 5-Year Plan and the Annual Section 8 Annual Administrative Plan that fulfills our federal reporting requirements and strategic plan. Connie Ealey made a motion to approve resolution #822. Tatiana Zentner seconded the motion. All were in favor. None opposed. Connie Ealey made a motion to approve resolution #823. Marc Heiser seconded the motion. All were in favor. None opposed.

Edge Permanent Supportive Housing (PSH) Units – Jeff Feneis reported that when we built Edge Phase I in 2015, there was a lot of interest in housing homeless veterans. We built a 10 unit dedicated building for homeless Veterans. Our service partner is the Veterans' Administration, and they are resource constrained. We expected them to provide 20 hours a week of casework to support these veterans. We have a case worker who supports around 27 veterans, which is more than double what the state says it should be. These veterans are high need residents. These 10 units

require a lot of time from LHA staff. We are not serving the people we were intending to serve. We are not able to give these veterans the support they need and deserve. We don't have the 24/7 support and control that true supportive communities have. We've had two discussions with the V.A., and they suggested it may be time to dissolve this program. The V.A. is also frustrated like we are. We made a commitment to the 10 homeless veterans, and we will not make them homeless. We will try to move them to a community where they can get the supportive services they need. The LHA leadership team has had much discussion around this and what we would do with the current building. We currently have a relationship with Volunteers of America that has a veteran's program. They provide case management, not necessarily to homeless individuals, but preventing homelessness. Jeff asked the board if there were any objections to investigating other options. We would also need to talk to our funding partners in this project to get their agreement. After much board discussion, Connie Ealey made a motion to investigate more options. Tatiana Zentner seconded the motion. All were in favor. None opposed.

Development Update –Eric Hull reported on:

- Jacoby Meadows Phase I
    - 62 age restricted Units
    - Month 9 of construction
    - Siding is going on
    - Level one units are getting drywall and texture
    - Boilers have been installed
    - Housing team has finalized furniture selection
    - Curb and gutter being installed
    - Complete construction – Late September 2025
- Edge Phase III – 4% tax credit project
    - 66 Units in Loveland consisting of three buildings
    - Month four of construction
    - Framing on the first building is taking place
    - Complete construction – Early 2026
- Legacy Crossing (formally Crossroads Project)
    - 52-acre land development project
    - Site and civil design taking place
    - Provide right of way for a roundabout easement

Other Staff/Committee and/or Commissioner Reports

None

With no other business to discuss, Jenny Maeda adjourned the meeting at 5:02 p.m.

Respectfully submitted
Tracy Hoff