Loveland Housing Authority
July 23, 2025 Board Meeting

Members Present:	Marc Heiser, Tatiana Zentner, Connie Ealey, Jenny Maeda
Members Absent:	Kory Stolte
Staff Present:	Jeff Feneis, Eric Hull, Jess Hinze, Misti Hudson, Paul Christenson, Tracy Hoff
Others Present:	Mike Radcliff, Patrick Rowe, Danielle Feeney, Kim Kuxhausen, Kelso Kelly
City Council Rep.:	Jen Swanty

Jenny Maeda called the July 23, 2025, board meeting of the Loveland Housing Authority to order at 4:00 p.m.

Reading and Approval of Minutes
The minutes for May 28, 2025, were approved as presented. (June meeting was cancelled).

Correspondence and Statements
Jeff Feneis announced that Neighbor to Neighbor will be moving their Loveland office to some office space in the garden level of our building.

City Council Liaison Report
Jen Swanty reported on:

- Connected Vehicles Update – Snowplows and Buses will now be connected to the same green light automated system as firetrucks and ambulances.
- Shamrock West rezoning – Allowing coffee shop and/or bar
- Camping ban
- Ponderosa and Sugar Creek metro districts
- City Council Vacant Seat – will be vacant until November and then Ward III will elect two councilors in November.

Presentations
Edge Veteran PSH – Jeff Feneis reported that LHA met with the V.A. who proposed a dissolution of the program. We signed a mutual decision letter. We are not going to take former homeless Veteran's and make them homeless again in this process. The V.A. will manage the piece of moving the veterans out and LHA will manage the property management part. The V.A. has met with each veteran and have started formulating a plan. They first found out where each one would like to live geographically. From there they have different resources lined up for each veteran. LHA has committed that they can work within their own timeline within reason. As they leave, each unit has a project-based Veterans Affairs Supportive Housing (VASH) Section 8 voucher that will move with them. This impacts 10 veterans. All of our investors, like the City, were very understanding and accommodating. They are concerned about the financial health of the property

because we are losing vouchers. We have enough vouchers in our pool of vouchers to project base them to The Edge. Financially this will be neutral to the property. This gives us the opportunity to serve 30% households off our waiting list, which is the most difficult to serve. Alison Hade asked if we would consider moving general homeless in with very low SPDAT scores. I told her that we would consider it. The management team is having conversations about it to see what that might look like. If we do that, the intent will be not to duplicate the problem we have now. It hasn't been easy knowing we now know that we created an unsustainable model. It's really not PSH even though we called it that. We did a disservice to the people we were trying to serve because we couldn't do it. We don't have the budget or the means. The V.A. has been a great partner to date in their exit. We appreciate the board's support.

Finance and Accounting Presentation – Misti Hudson presented the status of the accounting department and new structure. She is building a good team, building processes, and cleaning up sloppy work from the past year. The majority of staff are now LHA staff. We have two contract staff left. One will be leaving at the end of September and the other will remain on for a few more months to help with the YARDI conversion. We are excited for the YARDI conversion since HMS has many limits to what it can do. We are seeing a culture change. When she arrived, the team did not get along. There was not a clear division on who did what. This is changing and we are having more regular meetings and reviewing each other's work. Audit information will be submitted quarterly to the auditors with the intent to complete the audit by the end of September.

Health Insurance Renewal – Jeff Feneis reported that because our current health insurance premiums were going to go up 35-38%, we had our broker search other options. We will be switching to United Healthcare. There will be a 9.9% rate increase. The deductible will go up to $7500. We will still be able to cover 100% of the cost of the healthcare premiums for staff. Next year we may not be able to do that. We are going to ask staff to pay the premium for long-term disability insurance if they elect to select it. This is about $6.00 per pay period per person. We will also let staff know that they may have to pay part of the healthcare premium next year.

Sugar Creek Development Update – Jeff Feneis reported that we are not going to work with Black Timber Development on the Sugar Creek project. We went to City Council with them earlier in the year as they are looking to parcel out a portion of the development for affordable housing and would sell us the land at market rate to develop. It will be a nice development behind Crystal Landscape. We officially said no that we are not interested because we currently have an existing pipeline that will keep us busy for the next 10-12 years.

Mobile Home Parks – Eric Hull reported that there are three mobile home parks for sale for $52M. These are the parks that are west of 287 and 57th Street that include 287 lots. Eric and Jeff reached out to Matt Long at the Division of Housing and Thistle Community housing to see if they have ideas or funds to help. LHA would like to help in any way that we can, but we do not have the means to purchase nor the knowledge to manage a park. We all want to keep this park affordable and wanted to let the board know we are trying to get more people involved to keep the park affordable if it does sell.

Development Update –Eric Hull reported on:

- Jacoby Meadows Phase I
    - 85% - 95% complete
    - Gas line to the building will be installed on 7/25
    - Parking lot will be poured soon
    - Complete construction – Mid to Late September 2025

- Edge Phase III – 4% tax credit project
    - 66 Units in Loveland consisting of three buildings
    - Roofs will be going on soon
    - Complete construction – Early 2026
    - On Schedule – On budget
- Legacy Crossing (formally Crossroads Project)
    - 52-acre land development project
    - Site plan is getting refined and finalized

Other Staff/Committee and/or Commissioner Reports

Jeff Feneis reported that he was married July 12 to Cindi Hammond, and that she recently was hired as the Executive Director for Loveland Habitat for Humanity (LHF). Jeff wanted to disclose this potential conflict of interest because LHA is the master developer of the Legacy Crossing project, and LHF is a project partner that will eventually purchase developed lots from LHA.

Eric Hull will continue to lead the design efforts for the team. To manage a potential conflict of interest, Eric will also conduct all negotiations with LHF, including determining final lot purchase costs. As a secondary level of precaution, the proforma that is used to determine these costs will be public and available to any interested parties.

With no other business to discuss, Jenny Maeda adjourned the meeting at 5:32 p.m.

Respectfully submitted
Tracy Hoff