Loveland Housing Authority
October 29, 2025 Board Meeting

Members Present:	Marc Heiser, Tatiana Zentner, Connie Ealey, Jenny Maeda, Kory Stolte
Members Absent:	None
Staff Present:	Jeff Feneis, Eric Hull, Jess Hinze, Misti Hudson, Paul Christenson, Tracy Hoff
Others Present:	Kevin Gowdy, Patrick Rowe, Danielle Feeney, Kim Kuxhausen, Kelso Kelly, Bruce Farkas, Adrian Ruckle, Mike Radcliff
City Council Rep.:	Jennifer Swanty

Jenny Maeda called the October 29, 2025, board meeting of the Loveland Housing Authority to order at 4:00 p.m.

Reading and Approval of Minutes
The minutes for September 24, 2025, were approved as amended.

Correspondence and Statements
Jeff Feneis reported the government is still shutdown, but we did receive a commitment that HUD Section 8 will remain funded through the end of the year. There may be a proposal that is coming that will keep SNAP funded. Our newest grant writer, Cory Mitchell, received a $15,000 grant from the NOCO Foundation. We are going to apply that to our Yardi conversion.

City Council Liaison Report
Jennifer Swanty reported on:

- Council approved the supplemental budget for prop123 - $160,000 from DOLA the unified development code.
- The LRC 24/7 shelter was extended through March 2026
- Jeff reported that he and Eric met with one of the City's consultants around Prop123. We had a small work session. Thankful for Council and City Staff. It's clear that Loveland is doing better than a lot of communities, especially the work coming out of the Affordable Housing Task Force, get code changes in place for density.

Presentations
2024 Audit Presentation – Jeff Feneis introduced Kevin Gowdy who presented the audit. Jeff thanked Misti Hudson, her team, and Novogradac for working hard to complete the audit. Misti Hudson summarized the changes that she is making to processes within her accounting team to get the audit completed on time next year. Kory Stolte made a motion to accept the 2024 Audit as

presented. Connie Ealey seconded the motion. All were in favor. None opposed. Normally we would present the LHDC and Aspire audit at this meeting. We will formerly approve them at our next board meeting.

Q3 2025 Financial Presentation – Jeff Feneis thanked Misti Hudson for the accuracy of the financials. Misti Hudson and Jess Hinze summarized the financials

Q3 KPI Presentation – Jeff Feneis presented the Q3 KPI update.

Development Update – Eric Hull reported on:

- Jacoby Meadows - Open house and video
- Edge III – February 6th
- Legacy Crossing – sketch plat submittal for horizontal will be submitted soon.

Other Staff/Committee and/or Commissioner Reports

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

Respectfully submitted
Tracy Hoff