

**MINUTES OF MEETING OF THE BOARD OF COMMISSIONERS OF
THE EL PASO COUNTY HOUSING AUTHORITY**

The Board of Commissioners of the El Paso County Housing Authority (the “Authority”) met on December 9, 2020, at 12:00 P.M., via the virtual Teams Meeting platform.

Members of the Authority were present as follows:	Members Absent:
Jack Beuse	N/A
Beth Diana	
Martie Stott	
Steve Posey	
Greg Basham	

Also present were:

Crystal LaTier and Eric Leonard, El Paso County Economic Development Department
Fred Marienthal, Kutak Rock
Commissioner Cami Bremer, El Paso County
Mark O’Brien and Misty Dalke, Raymond James
Nikki Simmons, El Paso County Financial Services Department
Daryn Murphy, Commonwealth Development Corporation
Mary Stegner, Partners in Housing

Crystal LaTier called the meeting to order at 12:03 P.M.

I. Consideration of Meeting Minutes of October 12, 2020

Commissioner Stott moved approval of the minutes from October 12, 2020 and, upon a second by Commissioner Posey, the motion passed unanimously.

II. Financial Items

A. Financial Reports

Ms. Simmons presented the November Statement of Net Position to the Authority. The report noted total assets for the Housing Authority of \$14,861,395 with \$3,347,940 coming in the form of cash. EPCHA has seen \$2,207,686,841 in income, although most of this comes from Turnkey “profit” which is the return of the assistance beyond the 1.75% investment into the program. Ms. Simmons also noted that the amount listed as Bad Debt Expense (\$497,590) is not half a million dollars of bad debt. It is a calculated amount based on the amount of loans that were made by EPCHA in 2020.

B. Housing Trust Fund Commitments

As of December 9, 2020, the Authority’s Housing Trust Fund cumulative balance is approximately \$3,318,071 with outstanding commitments of \$300,000, leaving an available balance of \$1,217,271 for future funding requests if a \$1.8M corpus is maintained. The outstanding conditional loan commitment is currently DBG Properties’ Academy Heights for \$300,000.

C. Monthly Turnkey Plus Update

Mr. Leonard presented the monthly Turnkey Plus Update to the Authority. The report noted that the November count of Turnkey loans was back down to a more expected level at 18 for the month (down from October's 35). The profit made from the November NOD's was 0.39% (up from October's 3.64%). The total number of loans made by the Housing Authority in 2020 has risen to 277 and the current escrow balance stands at \$172,065.

III. Village at Solid Rock Discussion

(Mr. Murphy joined the meeting at 12:12 p.m.)

Mr. Murphy gave the Authority an update on the current state of the Village at Solid Rock project. The project has received the 4% LIHTC that they had applied for earlier this year. The outstanding funding commitments to confirm are HOME funds from the City of Colorado Springs and the Colorado Division of Housing, PAB funds from the City of Colorado Springs. CHFA has also expressed interest in providing the permanent loan for the project. Ms. LaTier and Mr. Posey expressed their confidence that the project is viable and well supported by various entities throughout the state and county.

The 77-unit project hopes to begin construction in 2021 and reaffirmed their request that was made earlier in 2020 for a Housing Trust Fund loan from El Paso County Housing Authority. Mr. Murphy requested a loan of \$300,000 with 2% interest amortized over 30 years. Ms. LaTier asked what position could be expected. After discussion, the consensus was that 3rd position would be most likely.

(Mr. Murphy exited the meeting at 12:29 p.m.)

Commissioner Posey moved approval of the request by Commonwealth Development Corporation for an HTF loan of \$300,000 at 2% interest over 30 year in 3rd position and, upon a second by Commissioner Diana, the motion passed unanimously.

IV. Trailside Discussion

(Ms. Stegner joined the meeting at 12:43)

Ms. Stegner gave the Authority an update on the current state of the sale of the Trailside View property that was purchased in part with a HTF loan in 2017. Trailside View is in Fountain, CO and is a 6-pad site that is listed for \$550,000. The property has been on the market for over a year. The reason for the delay in selling is the rise in construction for a small project like Trailside and the dampening of bank interest in multifamily developments. G Light Equity has shown significant interest and Ms. Stegner is hopeful that this buyer will pull through. If G Light Equity falls through, it is likely that the price would be lowered which should renew some interest in the listing. Ms. Stegner will continue to update EPCHA via email, with a more formal update being provided in February 2021.

(Ms. Stegner exited the meeting at 12:58 p.m.)

V. **Other Business**

A. Looking Forward to 2021

Ms. LaTier shared some successes from 2020. \$1.9 million in Housing Trust Fund loans and over \$3.5 million in Turnkey assistance. The region looks forward to continuing economic recovery by having El Paso County Host the ACE Tour in 2021 and the NACCED Annual Conference in 2022. Raymond James will be providing a Turnkey update in January and further discussion about program administration fees and a new project, Zebulon Flats, will take place in early 2021.

VI. **Adjournment**

The meeting adjourned at 12:59 P.M.

Jack Beuse, Chair

Public notice for meeting posted online via the El Paso County Agenda Suite, October 14, 2020.