



**WHEAT RIDGE HOUSING AUTHORITY
MINUTES
September 28, 2010**

1. CALL MEETING TO ORDER

The meeting was called to order by Chair Brungardt at 4:00 p.m. in the City Council Chambers of the Wheat Ridge Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

2. ROLL CALL

Authority members present: Cheryl Brungardt
Joseph DeMott
Kathy Nuanes
Janice Thompson (arrived @ 4:07 p.m.)
Katie Vanderveen (arrived @ 4:05 p.m.)

Others present: Sally Payne, Deputy Director
Betty Maybin, Cornerstone Realty
(left meeting @ 4:55 p.m.)
Larry Nelson, Cornerstone Realty
(left meeting @ 4:55 p.m.)
Kathy Field, Recording Secretary

3. APPROVAL OF MINUTES – August 24, 2010

It was moved by Joseph DeMott and seconded by Kathy Nuanes to approve the minutes of August 24, 2010 as presented. The motion carried 3-0.

4. OFFICER REPORTS

There were no officer reports.

5. PUBLIC FORUM

There were no members of the public present to address the Authority.

6. NEW BUSINESS

A. Status of CDBG funds for WRHA - Status of Potential Projects

Sally Payne reported that the city is awaiting a final determination from HUD regarding CDBG funds for the 44th and Wadsworth project. The direction now is to use the \$350,000 on a project. The funds must be spent by the end of the year.

Larry Nelson reported that the market analysis report for the Fruitdale School building will be finalized on October 18, 2010. Sally Payne commented that it would be difficult to spend \$350,000 on rehab by the end of the year.

Regarding 38th and High Court, Sally Payne explained that CDBG requires property to be purchased very close to the appraisal amount. The County has indicated that CDBG funds could be used to purchase the property for the appraised amount with Housing Authority funds used to cover the difference between the agreed-upon sales price and the appraisal amount. There was consensus that no further consideration be given to this property if the seller stays at his stated price.

Larry Nelson reported on the Jefferson County single family homes. He has toured the properties and found them to be good candidates for rehab. They would also meet affordability requirements. He reviewed two scenarios that included possible purchase and sales prices. He mentioned that consideration may be given for a bulk purchase and thought it would be worthwhile to approach JCHA about a lower purchase price based on intergovernmental cooperation that would preserve the CDBG Funds. Rehab estimates have been received from Eric. CHAC would serve as the pass-through for closing costs. Two properties are in the Zone X floodplain and insurance costs would be about \$300/year.

The possibility of adding square footage to some homes and/or adapting some for handicapped accessibility was discussed. One important consideration is to keep the houses affordable.

Sally Payne mentioned that because the units are occupied, the Uniform Relocation Act will apply. However, she didn't think this requirement would be enough to stop the project. She will check with the County to see if Davis Bacon wage requirements apply to this project.

It was moved by Janice Thompson and seconded by Katie Vanderveen that the Housing Authority direct Cornerstone Realty to start the process with Jefferson County Housing Authority regarding purchase of the homes located at 3450 Upham, 4330 Yarrow, 4435 Zephyr, 4035 Nelson, 3891 Moore and 7910 West 46th Avenue, Wheat Ridge, Colorado. The motion carried 5-0.

There was consensus to grant Larry Nelson's request for permission to send a letter of intent outlining terms of what the Housing Authority's offer would likely be.

B. Follow-up from Strategic Planning session

Sally Payne asked Authority members to read through the updated goals to ensure they reflect the Authority's wishes. There were no additional comments. The goals will continue as an ongoing item for discussion at future meetings.

The tours of Florence Square in Aurora and the Lakewood project were discussed. Authority members were most impressed with the Lakewood project.

There was discussion about a possible name change for the Housing Authority. This matter will be discussed further at the October meeting.

Sally Payne suggested having a representative from the Division of Housing speak to the Authority. It would be good to know how the Division of Housing can assist the Wheat Ridge Housing Authority. Ms. Payne will schedule a speaker for the October meeting.

7. UNFINISHED BUSINESS

There was no unfinished business to discuss.


8. OTHER


There was no other business to discuss.

9. ADJOURNMENT

It was moved by Katie Vanderveen and seconded by Joseph Demott to adjourn the meeting at 5:10 p.m. The motion carried 5-0.

The next meeting is scheduled for October 26, 2010.


Cheryl Brungardt, Chair


Ann Lazzeri, Secretary