



**A G E N D A**  
**September 24, 2013**

**CITY COUNCIL CHAMBERS**  
**4:00 P.M.**

*Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. Call Heather Geyer, Public Information Officer at 303-235-2826 at least one week in advance of a meeting if you are interested in participating and need inclusion assistance.*

- A. Call Meeting to Order**
- B. Roll Call**
- C. Approval of Minutes: July 23, 2013**
- D. Officers Reports**
- E. Public Forum**
- F. Old Business**
  - 1. Update on Single Family Homes Rehab and Sales**
  - 2. Fruitdale School**
    - A. Market Study**
  - 3. Top of the Hour**
- G. New Business**
- H. Other**
- I. Adjournment**



**Minutes of Meeting  
July 23, 2013**

**A. CALL THE MEETING TO ORDER**

The meeting was called to order at 4:03 p.m. by Chair DeMott in the City Council Chambers of the Municipal Building, 7500 West 29<sup>th</sup> Avenue, Wheat Ridge, Colorado.

**B. ROLL CALL OF MEMBERS**

Authority Members Present: Joe DeMott  
Zachary Urban  
Jennifer Walter  
Thomas Abbott

Authority Members Absent: Janice Thompson

Also Present: Sally Payne, Deputy Director  
Dick Matthews, Accountant  
Henry Wehrdt, JCHA  
Ken Johnstone, Community Development Director  
Kim Waggoner, Recording Secretary

**C. APPROVAL OF MINUTES: April 23, 2013 and May 28, 2013**

**It was moved by Zack Urban and seconded by Jennifer Walter to approve the minutes of April 23, 2013 and May 28, 2013 as written.**

**Motion carried 3-0 with Mr. Abbott abstaining.**

**D. OFFICERS REPORTS**

There were no officers reports.

Chair DeMott welcomed new member Thomas Abbott and thanked him for volunteering for the Housing Authority.

**E. PUBLIC FORUM**

No members of the public were present to address the Authority.

## **F. OLD BUSINESS**

### **1. Financial Report**

Mr. Matthews reviewed the latest financial report. The balance sheet, budget vs. actual report and transactions for the 4330 Upham St. project were reviewed.

The checking and saving accounts were also reviewed. Ms. Payne stated the Program Income funds Community Development Block Grant (CDBG) have specific restrictions for use. The Housing Authority will go under contract with Jefferson County to recycle the funds for another round of single family rehabilitation projects.

### **2. Update on Single Family Home Rehab and Sales**

Mr. Wehrdt stated the home at 7910 W. 46<sup>th</sup> Avenue is under contract and will close on August 9, 2013.

Mr. Wehrdt stated the relationship between JCHA and WRHA has been fruitful and the first time homeownership program has been successful.

Mr. Wehrdt left the meeting at 4:28 p.m.

### **3. Fruitdale School Discussion**

Ms. Payne reviewed the Chronology of Events and provided a brief overview.

Mr. Abbott asked if the school can be considered for any non-housing purposes due to the Reverter Clause. Chair DeMott stated the mission of the Housing Authority is housing but it is yet to be determined if housing is a viable option. If not, the Housing Authority can consider selling it. Mr. Johnstone stated a market/housing study will be presented by Mike Rinner of BBG hopefully at the next meeting.

Mr. Matthews referred to recent developer price points for other active projects in Wheat Ridge and stated the market may have changed enough that it may be possible to convert the school into housing.

Ms. Payne provided photos of the school in its current condition from Slatterpaul Architects which detail the deficiencies for development of the construction documents being prepared through the State Historic Fund grant that was received, along with drawings for the 1927 floor plans.

Mr. Abbott asked about the \$2.2 million to make the building habitable. Mr. Johnstone stated there are no systems in the building including mechanical, plumbing

and electricity. The floor has asbestos and there is structure damage. The \$2.2 million would be required to restore the building to its historic luster as a school.

Ms. Payne will schedule a tour for the Housing Authority members.

## **G. OTHER**

### **1. Mayor DiTullio**

Chair DeMott stated the Mayor was unable to attend today but he did want to review the history of the Housing Authority.

### **2. Housing Authority Background**

Ms. Payne provided a written synopsis (Background on Formation of the Wheat Ridge Housing Authority) to each attendee which encompassed the documentation in the agenda packet.

Chair DeMott reviewed the By-Laws and the Vision Statement along with previous Housing Authority projects.

Ms. Payne spoke of the annual year-end report and 2010 strategic planning session. She stated these items will be reviewed at the next meeting.

Mr. Urban inquired about the provisions for member attendance and automatic removal from membership. Chair DeMott stated the Mayor has the authority to dismiss members.

Ms. Walters asked if the Housing Authority has ever been a landlord. Chair DeMott stated some of the program houses had renters up to one year but generally no. We buy and sell houses. It's not in our realm but it requires more resources. Ms. Walters asked if we could partner with the Jefferson County Housing Authority and they could manage the rental properties. Chair DeMott replied that may be a possibility as well as other groups that may be more competitive.

Chair DeMott stated the CDBG funds will be utilized again. We are unsure if Mr. Wehrdt will be our Construction Manager again. The process could be streamlined by forming a small committee to finalize the drawings and bids via email. Major issues could be reviewed by the Authority.

Chair DeMott suggested homeowner classes by Cornerstone Realty sponsored by the Housing Authority. Mr. Urban suggested a HUD approved counseling agency that is using the Colorado Housing and Finance Authority (CHAFA) curriculum. Colorado Housing Assistance Corporation (CHAC) also provides this service. Chair DeMott suggested advertising for CHAFA and CHAC classes.

Mr. Urban asked if the Housing Authority has any other additional CDBG money outside our current program. Ms. Payne stated the county has just started the 2014 funding cycle and the applications for funds are due in September.

Chair DeMott stated the classes don't have to be limited to affordable housing guidelines it could be a community service to everyone.

The Housing Authority has \$650,000 available to purchase homes for rehabilitation that do not have to meet the affordable housing guidelines. The funds are to be used with discretion of the Authority.

Mr. Abbott stated it is good for the community to rehabilitate properties and stop deterioration.

**H. ADJOURNMENT**

**It was moved by Zack Urban and seconded by Jennifer Walter to adjourn the meeting at 5:18 p.m. Motion carried 4-0.**

Next meeting will be August 27, 2013

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**Joseph DeMott, Chair**

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**Kim Waggoner, Recording Secretary**