



**Minutes of Special Meeting  
September 12, 2017**

**A. CALL THE MEETING TO ORDER**

The meeting was called to order at 4:00 p.m. by Chair Thompson in the Second Floor Conference Room of the Municipal Building, 7500 West 29<sup>th</sup> Avenue, Wheat Ridge, Colorado.

**B. ROLL CALL OF MEMBERS**

Authority Members Present: Thomas Abbott – arrived at 4:30 p.m.  
Tim Fitzgerald  
Chad Harr  
Janice Thompson  
Jennifer Walter

Authority Members Absent: None

Staff Present: Kenneth Johnstone, Executive Director  
Lauren Mikulak, Staff Liaison  
Tammy Odean, Recording Secretary

**C. APPROVAL OF MINUTES:**

**1. June 27, 2017**

**It was moved by Ms. Walter and seconded by Mr. Fitzgerald to approve the minutes of June 27, 2017 as written.**

**Motion approved 3-0-1 with Ms. Walter abstaining and Mr. Abbott did not vote because he was late.**

**D. OFFICERS REPORTS**

Ms. Thompson said she did a few home visits to the homes that the Housing Authority previously owned and rehabbed. She mentioned they all looked well-kept and clean and thought the Authority provided some wonderful housing for people who really needed it.

**E. PUBLIC FORUM**

There was nobody present from the public to speak.

**F. NEW BUSINESS**

Mr. Johnstone gave a brief description of the memos in the agenda packet which include a history of what has happened in the last couple of years and an explanation of the different funding sources. He let the members know that there are a few more milestones to reach to finalize Fruitdale Lofts before planning for the future of the Housing Authority. Mr. Johnstone mentioned that right now our funding sources are low and it is very hard to compete for HUD funds from the County.

Mr. Fitzgerald gave a brief report of a tour that he and Ms. Thompson went on with Britta Fisher in the City of Lakewood of CityScape at Belmar. It was developed by and is owned by Metro West Housing Solutions, which functions as Lakewood's housing authority. He is aware that the WRHA budget is low, but would like to redefine the HA goals and choose a model for the future. Mr. Fitzgerald said that to apply for funding the Authority needs to focus and would like to see the HA partner with other Housing Authorities or developers.

Ms. Thompson agreed, but said it will be hard to partner with another authority or developer if there is no funding. She also mentioned it is hard to move forward at this time because we have to pay staff for their work.

Mr. Harr added that the HA needs to figure out if there is a need for affordable housing in Wheat Ridge and if there is an opportunity in Wheat Ridge to partner with others to provide mixed income projects. He also mentioned it might be good to look at a hotel that is a problem in the City of Wheat Ridge and strategically plan to turn it into low income housing.

Mr. Fitzgerald again suggested the HA needs to partner maybe with other Housing Authorities or maybe even with Urban Renewal.

Mr. Johnstone said the Urban Renewal uses tax increment finance to underwrite projects that otherwise wouldn't work in the market. Ms. Mikulak added that Urban Renewal's visions don't always include affordable housing.

Mr. Johnstone and Mr. Abbott again said we have to bring value to the table to enter into a partnership. Right now there is limited staff time and financial resources to offer a partnership.

Ms. Mikulak added that developers don't always need housing authorities to partner with.

Ms. Thompson does not want to see the HA disbanded, but doesn't know how to make it work right now. She suggested that Executive Director Brenda Lee with Metro West Housing Solutions come speak with WRHA and help us get a vision for the future.

Mr. Fitzgerald wants to see the primary goal of the HA to be to develop partnerships with other Housing Authorities, outside agencies, financial institutions, developers and private investors to provide quality affordable housing.

Mr. Harr said the HA needs to figure out a mission statement first. For example, to create quality affordable housing. Then he would like to see Mr. Fitzgerald's previous suggestion as the primary goal.

Ms. Mikulak stated she would revise the vision and goal statements accordingly and present them at the next meeting. She and Mr. Johnstone said they would identify a guest speaker who may be able to speak to the affordable housing landscape.

There was then a brief discussion of the member's other ideas, including supporting accessory dwelling units (ADU's), programs to help the young and old live together, converting hotels to condos, and loan programs. There was discussion as to whether these are appropriate roles for a housing authority under state statutes and local enabling legislation and what knowledge and capacity the WRHA and staff would have to be successful in these new roles.

## **G. OLD BUSINESS**

### **1. Fruitdale School - Update and Next Steps**

Ms. Mikulak talked about the Grand Opening for Fruitdale on October 19<sup>th</sup> and mentioned there are 19 people on the wait list and rent prices will be in the final proforma. She also mentioned that she and Jim Hartman have and are scheduled to present at several conferences in partnership with History Colorado who is proud of the project partnership. All the members agreed this has been a great development for the City of Wheat Ridge.

Mr. Harr asked is there has been any development interest brought to 44<sup>th</sup> because of Fruitdale Lofts.

Ms. Mikulak said the Wheat Ridge Animal Hospital and Swiss Flower have redeveloped on 44<sup>th</sup> Avenue.

## **H. OTHER**

## **I. ADJOURNMENT**

**It was moved by Mr. Abbott and seconded by Mr. Harr to adjourn the meeting at 5:44 p.m.**

**Motion carried 5-0**

  
Janice Thompson, Chair

  
Tammy Odean, Recording Secretary