**Minutes**

**Colorado NAHRO**

**Colorado NAHRO Board of Directors**

**Board Meeting of September 17, 2019**

**9:30 – 11:00 am, Metro West Housing Solutions**

1. **Welcome and Call to Order**

Senior VP, Masouda Omar, called the meeting to order at 9:30 am. As there was a quorum, the following business was transacted.

Board Members Present:

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| Penny Hannegan | Tami Fischer  | Lori Rosendahl |
| Daniel Murray | Peter LiFari | Dave Martens |
| Craig Maraschky | Emily Sander  |  |
| Masouda Omar | Zach Guerin | Chad Wright (phone) |
| Ismael Guerrero | Duane Hopkins | Donald May (phone) |
| Corey Reitz | Wendy Hawthorne | Julie Brewen (phone) |

Guests- Brea Gilchrist, new CoNAHRO Outreach Coordinator

1. **Approval of Minutes from August 13, 2019**

Ismael Guerrero made a motion to approve the minutes; seconded by Duane Hopkins. All in favor.

1. **President’s Report – Masouda Omar**

**Introduce Brea Gilchrist**- Masouda introduced Brea as the new Outreach Coordinator. Brea shared her Strategic Road Map and indicated that she is in the research phase. She is starting to reach out to members to learn about the organization and its needs. She encouraged Board members to contact her to talk. Her phone number is: (303) 775-4712.

**Other News-** Masouda reported that Ted Ortiviz has resigned as Executive Director of the Pueblo Housing Authority. The reasons for his resignation were stated as “personal”. He has not made contact with anyone from CoNAHRO so we don’t know what his future status as CoNAHRO President is. Masouda will take over until the situation can be clarified. She will draft a letter to Ted requesting that he let us know his status asap but within 30 days.

Masouda then announced that Dave Martens had submitted his resignation as Service Officer from Colorado NAHRO effective December 31, 2019. Masouda thanked Dave for his service. A discussion ensued about a replacement strategy. Dave was asked to collect job descriptions from the other regions. Ismael pointed out that Dave has two contracts, one with Colorado and one with Mountain Plains NAHRO, so we will need to decide whether to continue with that strategy or re-evaluate the program. Peter indicated that the State Presidents would be meeting next week and that he could discuss the situation and strategy with them and form a transition committee. It was agreed that Colorado needed to form its own committee and that Zach Guerin would be part of that committee.

There was discussion about how to handle the conference planning aspect of the contract in the event a replacement was not in place and trained by the time of Dave’s departure in January. Peter suggested we consider a sub-contractor to get us through the 2020 event. Brea Gilchrist indicated that she had conference planning experience and that she would consider helping out.

Masouda announced that she would be out of the country attending her son’s college graduation in Europe for three weeks returning the second week in October.

1. **Financial Report-** Treasurer Carol McGrath was unable to attend due to a funeral and so the financial report was tabled until next month.
2. **Old Business Updates**
3. **DOH Vendor Fee Allocation**- Craig and Peter explained that they have been preparing a marketing piece to highlight Colorado agencies as worthy potential recipients of funding. Ismael indicated that we should add that we are uniquely positioned to help DOH achieve its funding goals and timeline. There was also a suggestion to include more agencies in the marketing piece. Wendy Hawthorne recommended we emphasize that we are able to help people with the greatest need. She indicated that a third of the money will go to people earning less than 30% AMI. She also encouraged people do the online survey on the DOH web site. She also asked for people to provide suggestions on how DOH might get the money out the fastest. Peter indicated he would give feedback to Sarah, who is developing the marketing piece, with the suggestions.

**(Old Business was interrupted to welcome Rick Garcia.)**

1. **Rick Garcia Visit- Executive Director, Division of Local Affairs-**Rick thanked the group for its work on Affordable Housing. Rick addressed the growth of the Division of Housing’s program in the past 10 years going from a $30 million program to a $100 million program. We all need to keep our eye on the ball as the new funding requires renewal after three years. Increased funding will require some readjustment at DOH including some additional staff and field offices yet to be announced. The goal is to create 3500 to 6500 units with the new funding. He indicated the Governor Polis recognizes that the state does not have control of local jurisdictions and that those local jurisdictions are best positioned to make the best land use decisions. He will encourage land swap deals in which local jurisdictions can turn unused land into affordable housing. He is also interested in incentivization of modular home opportunities in rural communities.

Question/ Answers- Lori Rosendahl mentioned the developers meeting that took place with the Governor and asked how we could get a seat at the table. She also indicated that many developers are coming to housing authorities to get vouchers. Peter LiFari encouraged Rick to explore ways to assist housing authorities to pursue long term land acquisition for development. Craig Maraschky mentioned that it would be nice to be able to access funds quickly to do gap financing on building purchases when they are competing with private developers. Tami mentioned that it would be nice for the Governor to recognize the importance of Housing Authorities and the development work that they do.

1. **Other Business**
2. **VASH-** DOH got the vouchers which were discussed at the August meeting, not housing authorities. Consider inviting the VA to a future Board meeting.
3. The remainder of the Old and New Business on the agenda was tabled until the October meeting as we ran out of time.

**IX. Adjournment**

As we ran out of time, the meeting adjourned at 11:12 am. The next meeting will take place on Tuesday, October 15, 9:30 am to 11:00 am at Metro West.