**Minutes**

**Colorado NAHRO**

**Colorado NAHRO Board of Directors**

**Board Meeting of October 1, 2015**

AGENDA ITEM 1: INTRODUCTIONS, ROLL CALL:

President, Tami Fischer, called the meeting to order at 10:09 a.m. As there was a quorum, the following business was transacted.

 Board Members Present:

 Lori Rosendahl Ann Watts Carl Musso Kimball Crangle Tami Fischer Ismael Guerrero Jennifer Eby Julie Brewen Don May Jill Klosterman (via tele) Brian Miller Dave Martens

AGENDA ITEM 2: APPROVAL OF MINUTES:

***Brian Miller moved to approve the minutes of the February 19, 2015 Board meeting. Jennifer Eby seconded the motion. The minutes were approved unanimously.***

AGENDA ITEM 3: President’s Report

Lori reported on the following:

* She spent some time in DC and visited Senator Gardner’s staff who were friendly and encouraged her to reach out to our leadership and get them to contact them about the issues they would like them to work on. She also met with Dustin at Congressman Tipton’s Office. Ismael indicated that he is also going to DC and will be working on MTW issues and will make an effort to visit these offices.
* Discussed scheduling a strategic planning Board retreat that we decided to do sometime on January 6th, 2016. Board members were asked to block the entire day until we decide on the specific timing of the meeting, which will probably be a half day.
* We agreed to conduct Board meetings on Thursday’s from 1pm to 3pm and to coordinate these meetings with the conference planning meetings whenever practical which will be held from 11 am to 1 pm.
* Lori encouraged Board members to work on identifying people in their organizations who are willing to participate on the Board or the Conference Planning Committee.

AGENDA ITEM 4: Financial Report:

**YTD Financial Report**– Carl Musso presented the financial statement for year to date as of 8/31/15. Reviewed by the Board were the following statements:

* Balance Sheet as of 8/31/2015 with 12/31/2014 balance for comparison
* Annual budget comparison to 8/31/15 for actual income/ expenses
* Member listing for 2014 dues as of 12/31/2014

The cash balance for all accounts as of 8/31/15 is $107,605.08 with a net positive income of $33,451.06.

***Duane Hopkins moved for approval of the financial report, Kimball Crangle seconded the motion, all approved.***

AGENDA ITEM 5: New Business

* Service Officer Annual Bonus Discussion- The Board went into Executive Session to discuss this issue. A committee has been formed to follow up and will report back to the Board.
* Regional Conference Future- Lori led a discussion on whether Colorado wanted to continue to support the production of the annual Mountain Plains Regional Conference. A discussion led to general agreement that the current form of the regional conference does not provide anything more than the CoNAHRO state conference provides and that budget pressures have made it more difficult to send staff when they can get the same or better training at the Colorado conference. The Board agreed that we would continue to support the regional conference but that we would like to see some kind of reformatting or restructuring, especially of content, so that it is worthwhile for leadership to attend. This recommendation will be communicated to the regional committee evaluating the regional conference, which Lori chairs. The Board also recognized that the timing of the Legislative Planning retreat in early February was necessary and should continue in some form.
* 2016 CoNAHRO Conference Site Selection- Lori reported that the Executive Committee had met before the Board meeting and discussed site selection for the 2016 conference and were recommending the Vail Marriott, May 9-13. The Board accepted the recommendation. Dave will conduct a site visit and negotiate a contract.
* Housing America October Event- Lori encouraged everyone to do an October Housing America event and indicated that the Grand Junction HA was doing a housing tour for area leaders. Ann Watts is doing training in Colorado Springs and will distribute Housing America literature if she can get it. Dave will work on obtaining the Housing America brochure from NAHRO.
* Legislator of the Year- The Board agreed to do some form of “Legislator Award” at the annual conference in 2016 and not a “Legislator of the Year” Award in October this year.
* Agency Reports-

DHA- Ismael reported that DHA was selected to be part of a “Connect Home” program, a White House initiative to showcase its housing programs. DHA is also working to create a 15 million Housing Trust Fund and doing a NEXUS study on this issue.

Gorman USA- Kimball reported that they broke ground on mixed use tax credit project in Denver and is working on a condo project. Also, the Gorman Office in Arizona just closed a RAD deal. Kimball requested that CoNAHRO draft a position statement to send to HUD on the issue of soil testing with signatures from individual agencies. She will get Dave the information he needs to draft the position statement.

Adams County- Don reported that they were awarded tax credits and will also be applying for 4% credits this fall. His agency presented the Poster Contest winner awards last week. He is doing a planning retreat with his Board; working on a inclusionary zoning ordinance with the county; and working on landlord recruitment.

MWHS- Tami reported that the Cityscape Grand Opening will take place on December 11 featuring the 130 Senior Units. MWHS is also applying for 4% tax credits.

Fort Collins HA- Duane and Julie reported that FCHA is going for Standard and Poors bond rating; got VASH payment standard exclusion from HUD; and have two RAD closings coming up.

DOH- Ann reported that they have a very big Housing Board meeting coming up that they are working on. She also reported a huge increase in deals closed in 2015.

Douglas County- Jennifer reported that she has been spending a lot of time dealing with the AFFH Final Rules Assessments Tool and that the Final Rule made in July does not have enough detail and that suggested contributing factors for examination will require hiring additional consultants or staff to implement tool. Lori indicated that both NAHRO and PHADA are actively working on these concerns and that she should contact NAHRO for details and how to get involved.

CHFA- Brian reported that there new BOD, of which Julie Brewen is a member, has been working on a Strategic Planning, Mission and Five Year Plan focusing on community development, financial and operation excellence and strategic partnerships to advance affordable housing. CHFA is also working on Preservation with partners including HUD, Enterprise, and the State. Hiring a Preservation Officer and is looking for input from CoNAHRO on possible candidates. CHFA is doing some space planning at the Office to be more reflective on their culture and is using OZ Architecture for this effort. CHFA is sharing an office in Grand Junction with the State and has executed an MOU to work creating a joint application process.

* National NAHRO Committee Reports- will get committee representative to submit written reports for distribution after the NAHRO conference in L.A..

AGENDA ITEM 6: Old Business

* Legislative Network- Don reported that the business plan for LegNet is being implemented and that he has made recommendations for restructuring the committee which are under consideration

**The next meeting** will take place on January 6th, 2016 and will be a Strategic Planning Retreat at MWHS. The specific time is TBD.

**Brian motion to adjourn the meeting and Kimball seconded the motion. The meeting was adjourned at 3:03 pm.**