

Windsor Housing Authority – Town of Windsor

November 15, 2022

CALL TO ORDER:

Chairperson Frankie Cole called the meeting to order at 3:01pm. Meeting completed via Zoom. Quorum was met with 4 of 5 commissioners present.

1. Roll Call

Chairperson	Frankie Cole
Commissioner	Jake Martin
Commissioner	Diana Frick
Commissioner	Nate Santillanes

Also present:

Eric Hull – Loveland Housing Authority
Ashley Wade – Loveland Housing Authority
Mike Hersch – Loveland Housing Authority
Sandy Mezzetti – Town of Windsor
Cameron Gloss – Town of Windsor
Resident of Windshire

2. Adoption of the November meeting agenda: Commissioner Jake Martin makes a motion, Commissioner Diana Frick seconds, the motion passes.
3. Adoption of the October meeting minutes: No changes for October's meeting minutes. Commissioner Jake Martin makes a motion, Commissioner Diana Frick seconds, the motion passes.
4. Comprehensive Plan Update 2022 w/ Cameron Gloss
The population of Windsor has grown 3 times faster than anticipated. The timeframe for this plan, is approximately 1 & ½ years, which will be completed in 4 phases. Currently in the 2nd phase now.

- 1.) Project Initiation-Done
- 2.) Public Engagement-Done
- 3.) Kickoff
 - Interviews
 - Speaker Panel
 - Visioning Survey
 - Community tour w/ staff

Residents were asked what they're best version of Windsor looks like in 20 yrs. The biggest response was less traffic!

- 4.) Plan audit-Started a week ago
- 5.) Existing conditions & trends
- 6.) Opportunities Analysis

Home prices are out of reach compared to actual wages. Current crossover of multifamily & single-family residences around June 2022, since then several more multifamily has been developed. Windsor is primarily Single detached family- 86%, Single family attached- 4%, & Multifamily- 10%. Most of the tenants that currently reside in Windsor do not work in Windsor. Looking at cost of providing services. Over time, the volumes change. More traffic to be expected towards the edges of town as development continues to rise.

Final questions/thoughts for the board:

1. Biggest challenges we are facing for the town of Windsor?
After ballot passing, what will that do to help overcome developing more affordable housing? Already in progress, just been a slow process. Need transit orientation & modify density under 3 developers. Multifamily is a huge opportunity but zoning has created some roadblocks.
2. Issues that may arise in the future if not addressed now?
3. What are the big projects or priorities working toward?
4. Best locations to consider? How to build momentum & get the community engaged? Locations to utilize the rec center, clubhouses at Century III or Windsor Meadows. As of now, we have very little diversity. How to support

a wider spectrum. Match impact fees to size of units. Construction costs more feasible. Biggest challenge, water supply. Hinze out of Ft. Collins assisting with water supply concerns, distribution & usage. As far as big projects, our Jacoby Meadows senior property, still figuring out the financial crunch. Long term residents being forced out of town because of continual rise in costs. Sandy Mezzetti with the Town of Windsor will keep us updated as the process continues.

5. Development Update with Eric:

Running parallel paths on several fronts with Jacoby Meadows. Currently in the entitlement phase with the Town while finishing out the Design Development phase with a focus on details & fixtures. Funding- Working with the Financial consultant on an ongoing basis to keep an eye on the cost & update the Performa accordingly. Currently at about \$2 million gap with the total cost of project \$21.3 million & projecting a 6.8% interest rate with the first mortgage. Weld County rents are lower than Larimer County which is contributing to the gap. On a positive note, lots of opportunities from the state with Prop. 123 passing & House Bill 1304 grant funds. Engaged with state, waiting for further instructions on how to apply & timing for these funds. Everything is being considered, even loans. Construction cost updates coming December 9th. Always looking for opportunities to cut down on costs anywhere possible. Proceeding with CHFA application for 9% tax credits in February of 2023. Will get the letter of intent to CHFA by December 1st. The fee waiver request form has been submitted to the Town & the Board will consider the request at its December 12th hearing. In the meantime, LHA recommends continuing with civil design in pursuit of final land use approvals. Going forward, if gap still exists first of January, we may need to re-evaluate whether to proceed or not. Zoning letter still needs to be prepared & submitted to LHA. Tracking construction costs & value engineering where possible are crucial at this point.

6. Board, Staff, & Management Company Communications:

Property Vacancies & Maintenance Reports:

Century III-

- A. **3** – Trash service officially switched over to Republic. Waste Management still hasn't removed bins. Water leak under unit in boiler area earlier in the yr. It has been fixed, but now there is another leak in another unit. Repair in process, but weary about a trend. Looking into preventative maintenance measures, will update soon.

Windsor Meadows-

- B. **1, possibly 2** – Trash service officially changed to Republic. Bins have been removed from property. Half of the mulch has been replaced with rock; the rest will swap out 2023.

Windsor Meadows Phase II-

- C. **None** – Trash service officially changed to Republic. Bins have been removed from property.

7. Public Communications:

Chairperson Frankie Cole's term is up April 2023. Her intent is to re-apply, but no guarantee. Officer elections also due for 2023. All members of the board present at this meeting, in favor of keeping current roles with designated Commissioners into next terms.

Chairperson- Frankie Cole

Vice Chairperson- Megan Ferguson

Secretary- Diana Frick

Commissioner- Jake Martin

Commissioner- Nate Santillanes

Commissioner Diana Frick motions, Commissioner Jake Martin seconds, Commissioner Nate Santillanes thirds, motion passes.

8. Resident Communications:

No resident communications at this time. The resident on the call earlier dropped off before this part of the meeting came up.

9. New Business:

A. 2023 Budget for Century III was approved via email.

10. Old Business:

B. Governor's Farm- No updates.

C. Meet & Greet- LHA hosted a meeting with tenants of Century III- will email board members an overview of discussion.

D. Chairperson Frankie Cole mentions the possibility of canceling the scheduled board meeting for December 20th due to the holidays, Commissioners agree to hold a Special Meeting if necessary, which would just require a 48 hour notice.

ADJOURN:

Chairperson Frankie Cole motions to adjourn meeting, Commissioner Jake Martin seconds, meeting adjourned.

The meeting adjourned on November 15, 2022, at 4:06pm

Submitted by Ashley Wade – Windsor Housing Coordinator