

MINUTES OF THE
MILLIKEN HOUSING AUTHORITY
MEETING HOUSE
December 18, 2014,

Call to Order

The Town of Milliken Housing Authority convened on the 18th of December at 1:30 p.m. at the Meeting House. Those present were Gloria Dunn, Brenda Kittilson, LeAnn Larson, Bev West, Lois Ann Onorato, Bill Selby, Dennis Reed Columbine Housing, Jeff Feneis of Loveland Housing Authority, Sam Betters, Executive Loveland Housing Authority, Kent Brown Town Administrator, Gale Amaya Town Liaison, Seth Hyberger, Community Engagement Specialist/Planner. Absent: Rich Eckwall,

Chair Gloria Dunn called the meeting to order

Roll Call

Brenda Kittilson, Bev West, Kent Brown, Bill Selby, Lois Ann Onorato, Terry Carroll, Gloria Dunn, Dennis Reed, Jeff Feneis, Sam Betters and LeAnn Larson

Minutes of Previous Meeting

Minutes approved as distributed

Reports of Officers

Chair Dunn presented Terry Carroll as a prospective member.

Informational Agenda

Resignation of Janie Lichtfuss

Action Agenda

None

Discussion Agenda

1. Discussion on Future Development and Presenting to Town Board

Chair Dunn explained that Sam Betters with Loveland Housing Authority is here to help us look at our development plan and get a road map of where we are going since we keep redeveloping the idea of Senior Housing. The Housing Assessment that was completed shows that there is a need of Senior Housing in Milliken there is a consensus on the Board and thoughts of where they would like to develop. Milliken Housing Authority is getting closer to where they need to be

and they know they are not going to develop another Dove Valley, it will have to be higher density housing.

Commissioner Dennis Reed, Columbine Housing, Johnstown would like to know if Milliken Housing Authority is going to create housing opportunities for Senior's, disabled and single family homes. The study paid for by the Town of Milliken in 2014.. Sam Betters, Executive Director of the Loveland Housing Authority, asked what kind of project does the Housing Authority want to see built in Milliken. Milliken Housing Authority does not have a focus at this time on where they want to be. Milliken Housing Authority is nowhere near ready to apply for money and they need to start at some point.

Sam Betters, Executive Director of the Loveland Housing Authority, said that the message received from the Town Board is that they are not interested in participating.

Commissioner Onorato said that the Board is not necessarily interested, they have 2 (two) projects that they are working on. The Field House is one of the projects that TRPR is working on, and also the Town is working on a water loop for safety measures for fire flow.

Mr. Betters also expressed the need for the Town to have participation in building another Dove Valley. The need for the Town's participation is in cash from the General Fund, or fee waivers and utility extensions, without some level of participation from the Town, Milliken Housing Authority will not get very far. There is only one more round for submitting an application and that will be in June. Prior for applying for Tax Credits you need to have a market study done. The study you had done recently will not suffice. Mr. Betters believes it was a very inadequate study. The study has to be very site specific to the project.

Commissioner Selby questioned the presentation that was given to the Board, and if the presentation centered more on Senior housing or family housing. Mr. Betters said it was presented as family projects. Mr. Betters also stated that it would cost approximately (eight) \$8,000.00 to (twelve) \$12,000.00 thousand dollars for a new study.

Commissioner Reed asked if it is a requirement that the land has to be market controlled. Mr. Betters said it has to be sight control, if you don't own the land it has to be under a contract that allows you to act on. There are legal, consultant surveying and architectural fees. The cost is about (55) \$55,000.00 to (70) \$70,000.00 thousand dollars for the application. Commissioner Reed questioned the committee, asking if their only interest is in managing Dove Valley and if we are only going to manage Dove Valley do we really need nine members on the Board. Commissioner Reed asked what the next step Milliken Housing Authority is planning on taking. Commissioner Kittilson said that three years ago the focus began in building the second phase of Dove Valley.

Sam Betters stated that after the Board Meeting, the Milliken Housing Authority lost a lot of steam. He asked the Authority if it was a fair assessment? Mr. Betters said that it is not about money it's the fact that we need political will if you want to see a project happen you need to develop a plan, the Town has enough resources to make it happen. This is all a question of will, we can always think of things being scarce, It is also easy to think in terms of abundance when it should be political will. This is my assessment of being in the business for 38 years and what happens and what doesn't. Housing Authorities are created for (2) two different reasons. One to insure that there is an adequate supply of affordable housing created in the community and the second reason is to make sure what kind of housing never gets created. Both can be extremely successful depending what direction they want to go, this is your choice.

Commissioner Selby questioned Commissioner Reed and his political will. Commissioner Reed said that it was because of former member, Janie Lichtfuss, who had the political will to create Dove Valley. Commissioner Selby stated that Commissioner Onorato and the Town also had the vision and helped create Dove Valley.

Commissioner Onorato said that she would like to see more Senior Housing, but she would like to see it built east of Town.

Commissioner Reed made a statement that there are not any low income Senior's out at Dove Valley. Mr. Betters commented that there are (13) Thirteen out of (20) Twenty Seniors at Dove Valley that have section 8 vouchers.

Commissioner Larson stated that the wait list for Dove Valley last year hasn't moved because no one leaves. Commissioner Reed asked if the Milliken Housing Authority is looking to build a higher density housing or another Dove Valley. When building for Senior's, you are building them a home and we don't expect a lot of turn around because we are not expecting them to go out and get a job and move. This is it for them, social security or retirement and we need to make them as comfortable as possible, even if it is for the next (10) ten years. This is why the wait list does not move as fast as you want it to. Commissioner Reed wants to know if we can afford to build another Dove Valley. Commissioner Kittilson would like to know the specific reasons why we can't build another Dove Valley, is it the financing, is it the political will or the location? Why do we need a different style of a building. Chair Dunn would like to know what the problem is with higher density and is this less accommodating to Seniors. The reason that style was built was because it fit the neighborhood.

Commissioner Reed said that the Johnstown Columbine Center does not need the garage because 50% percent of the Seniors in his building do not have vehicles. Mr. Betters commented that is not the case at Dove Valley, about (98) ninety eight percent of the Seniors have cars. Mr. Reed said they have surface parking in Johnstown.

Commissioner West said that if it came down to affordable housing or a garage, she thinks that they would choose affordable housing and a garage should not be a high priority, it should be housing and is building higher density the answer to helping more people and building units without garages.

Mr. Betters said that the units at Dove Valley are some of the choicest units that are made with State recognition. Mr. Reed would like to know if we can we afford to build another Dove Valley. I think we can serve the community better by downsizing the units.

Mr. Feneis said that he would like to remind everyone that along with all of the building we have operational costs.

Commissioner Selby would like to know how they could best get that will and communicate with the Town Board. Community Engagement Specialist/Planner Hyberger would like to see the Milliken Housing Authority ask the Town Board to set aside \$20,000.00 annually for the Housing Authority and within the next five (5) years to have what they need for years of planning and years of thought.

Jeff Feneis suggested a field trip to look at some of the units (Mirasol and Windsor Meadows) that Loveland has built. The next meeting will be held January 15th at 10:00 a.m. to see the Loveland units.

New Business

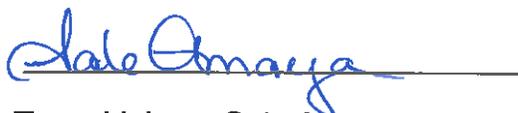
1. Valentine Party

Commissioner Onorato would like to have a Valentine's Party for the Dove Valley resident's on Feb. 12th at noon. Commissioner Onorato would also like to request money to purchase supplies not to exceed \$100.00. Bill Selby seconded

Adjournment

There being no further business the meeting adjourned at 3:04 pm. The next meeting will be Thursday January 15th at 10:00 a.m. for the tour with Loveland Housing Authority. Thursday February 12th at 11:30 a.m. for a Valentine Party with Dove Valley residents. Regular meeting on February 19th, 2015 at 1:00 p.m.

Prepared by:



Town Liaison, Gale Amaya

Approved by:



Chair, Gloria Dunn