



Agenda Memorandum

Agenda Item – {{section.number}}.A.

Westminster Housing Authority
October 14, 2024



Strategic Priority 1: Access to Opportunity

Advance access to opportunity and prosperity for all in Westminster through diverse housing choices, increased mobility options, safe and walkable neighborhoods, and strong social networks.



Strategic Priority 2: Community Empowerment and Engagement

Enhance the sense of community and connection in Westminster through engaging methods of communication and dialogue that improve accessibility, increase understanding, and encourage participation in civic and City life.

Subject: Westminster Housing Authority Budget Update

Prepared By: Stephanie Troller, CEcD; Economic Development Manager
Lindsey Kimball, CEcD, EDFP; Community Services Director

Recommended City Council Action:

This report is for information only and requires no action by the Westminster Housing Authority Board.

Summary Statement:

- A housing authority is a governmental body that governs aspects of housing to serve income-qualified residents. The Westminster Housing Authority (WHA) was created in 1977 to develop affordable housing in Westminster.
- Currently, the WHA's only sources of revenues are interest payments from a loan to the Volunteers of America (VOA) as well as bank interest on the WHA's fund balance.
- There has been no activity or proposed use of WHA budget funds in 2024. The funds will remain in reserve until the WHA deems they are needed to support the development of affordable housing in Westminster.
- The WHA Budget is included as Attachment A.

Background Information:

A housing authority is a governmental body that governs aspects of housing to serve income-qualified residents. The WHA was created in 1977 as a means of constructing and operating the Westminster Commons affordable senior apartments located at 3180 West 76th Avenue. The WHA sold those apartments on October 5, 2012, to the VOA. The proceeds of that sale were intended to promote future development of affordable housing in the area.

Regarding the Westminster Commons sale, the WHA received a payment from VOA as well as a note receivable in the amount of \$2,250,000 at 3.6 percent interest, with a maturity date of October 1, 2052. The terms in the note require payments to be made based on a percentage of Westminster Commons annual cash flow, and a balloon payment in 2052 for the outstanding balance of principal and accrued interest. City Staff and VOA staff are scheduled to discuss VOA's operation and status of the note later this year. WHA does not have any other sources of revenue beyond the payments on the note and bank interest.

For a brief time, the WHA also acquired properties in Historic Westminster as part of a broader redevelopment effort that included affordable housing objectives. Prior to 2018, those parcels were transferred to City ownership for greater flexibility in development. The WHA still has real estate interest in Panorama Pointe, a senior living community in Westminster.

It is estimated that the 2024 WHA ending fund balance will be \$914,764. These funds have not been appropriated for any projects and will remain reserved until such time as the WHA deems they are needed to support affordable housing projects. The proposed WHA budget is included as Attachment A.

The City's Strategic Plan priority of Access to Opportunity is met through the provision of housing for residents earning low and moderate incomes by providing resources that support our residents' safety and well-being. The City's Strategic Plan priority of Community Empowerment and Engagement is also met by fostering equitable opportunities that help residents feel at home and connected in their community and empowered to live their best lives.

Respectfully submitted,

Jody Andrews

Jody L. Andrews
City Manager

Attachments:

Attachment A: Westminster Housing Authority 2024 - 2025 Proposed Budget