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Longmont Housing Authority Board of Commissioners
Regular Meeting
Tuesday, March 1, 2022
Virtual Meeting

1) CALL TO ORDER & ROLL CALL

MOTION

Vice Chair Aren Rodriguez moved, seconded by Chair Joan Peck, to convene as the Longmont Housing Authority Board of Commissioners.

Approved: Susie Hidalgo-Fahring, Marcia Martin, Joan Peck, Aren Rodriguez, Tim Waters, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6 - 0

Commissioners present were:

Chair Joan Peck
Susie Hidalgo-Fahring
Marcia Martin
Vice Chair Aren Rodriguez
Tim Waters
Shiquita Yarbrough

2) AGENDA REVISIONS & SUBMISSION OF DOCUMENTS – None.

3) PUBLIC INVITED TO BE HEARD – (*Timed three minute limit per speaker*)

There were no speakers present.

4) OLD AND NEW BUSINESS

a) **Approval of Longmont Housing Authority 2022-2026 Goals** – Karen Roney, Community Services Director, stated that on the February 24 Board of Commissioners meeting, there were a couple commissioners absent and wanted to bring this item to this meeting so all could be present and discuss. Draft goals were included in the packet. Staff has taken the opportunity to add more information to the goals, adding objectives and action steps as well as outcomes and outputs. Staff will continue to refine those, however wanted to discuss the LHA goals as drafted and take comments from the commissioners and come back with any revisions.

Karen Roney reviewed the highlights of the goals for 2022-2026. The first goal is a core focus area of the Longmont Housing Authority which is managing the voucher program and developing affordable rental housing. Making sure work is reflected in housing needs and housing type's information. Staff wanted to ensure that they had the most up to date information on trends that informs the work of core areas of the LHA. Staff did submit a grant to the Department of Local Affairs (DOLA) and it was funded. Staff will be moving forward with the housing needs assessment, funded through DOLA. Staff will not need additional funding opportunities and will come back with the housing assessment.

Commissioner Tim Waters stated that he was one of the board members absent in the previous

meeting, so he took the initiative of emailing staff about his take on the Longmont Housing Authority Goals. Commissioner Waters believes all work staff is doing is important, however thinks that the last goal listed, regarding residential life, should be at the top of the list. Some of the goals are good statements, others not so well thought out. In regards to the Overarching Statement, the outputs, outcomes and tasks, need to be moved around. Chair Peck stated that if staff is setting goals, then the commissioners should be involved in the conversations about what is an outcome. Vice Chair Aren Rodriguez stated that the document is not perfect, but it does outline a number of actionable items that staff can move forward with.

Karen Roney ensured commissioners that staff understands the need to grow rental assistance vouchers. This has been the focus in the last year, to optimize and get as many vouchers out there so that the Longmont Housing Authority can go after more dollars from HUD when available.

Harold Dominguez reviewed the Rental Housing Development goal, which is to implement a plan to develop six more communities in the next six years. Action steps associated with ARPA funding included, \$1.3M in Sunset Heights. Element Properties has come in and done preliminary design work, but have also had to lag because of financing. If LHA doesn't receive tax credits from CHFA and the State, then the deal cannot go forward. If this doesn't happen, staff will try to bridge capital so they can function as a 9% project. Staff has already submitted this application in the first round last year, got denied, and waited to submit once again on February 1. Harold Dominguez said that the Crisman project was different because when inflation increases started, staff worked on how to resolve the financial gap. Staff has signed LOI with the lender, and is now with the attorneys. This process will take nine months to put things together, and nine months for the financials, after that, the development process can start. Commissioners suggested that when presenting this type of information, staff must include a glossary of terms because they are not familiar with specifics.

Karen Roney explained that staff is trying to move into the next level of partnership around how to look for opportunities for family housing. Create opportunities for early childhood education centers and after school programs as part of those developments. The opportunity to provide more on site care for children living in neighborhoods might happen during the 2024 resyndication of Aspen Meadows Neighborhood.

Commissioners expressed appreciation for having developed in less than two years the level of expertise in the city organization that makes it all possible to provide housing. The LHA Board of Commissioners agreed that staff need to revise goals and get statements laid out so that they understand the expectations, outline actionable items and then move forward.

5) INTERIM EXECUTIVE DIRECTOR REPORT –

a) Update on Operations

- i) Aged Receivables Report** – Kyndra Daniels, Accounting Supervisor, reviewed the Aged Receivables Report. Kyndra stated that when they first started, LHA was about \$52,000 in arrears. Staff was able to bring down the balance to \$33,000 and only \$20,000 in pre-payments. These are great strides getting the Accounts Receivables cleaned up and in a better cash situation. She also reviewed the cash flow, which was anywhere from \$100,000 to \$150,000 more than at the end of 2020.
- ii) Vacancy Report** – Lisa Gallinar, Regional Property Manager, reviewed the Vacancy Report. Currently LHA properties have reached a 97% occupancy at the end of January. There are two senior property waitlists open, Village Place Senior Apartments and Spring Creek Apartments. There are still a few units down for meth clean up. Had a successful Housing Choice Voucher waitlist. Over one-thousand applied for one-hundred and fifty spots. Briarwood Apartments and Aspen Meadows Senior Apartments are 100% occupied.
- iii) Property Updates** – Lisa Gallinar, Regional Property Manager, reviewed the Property Updates. Staff has hired a Maintenance Technician. There is a conditional offer for an HCV Specialist, and hiring for a Custodian and Maintenance Technician position. CHAFA has approved Aspen Meadows Neighborhood to have an employee unit on site.

- iv) **Monthly Financials** – Kyndra Daniels, Accounting Supervisor reviewed the Monthly Financials Report. Most of the Longmont Housing Authority Properties are in audit currently, and some have been finalized. The Lodge and Hover Crossing and LHA audit will start soon.

6) COMMISSIONER COMMENTS

Commissioner Waters spoke about the parking at Village Place, the operations issue. He wants to publicly clarify where staff is and where they are headed with the parking at Village Place. Staff stated that there are current assigned spaces. The intent is not to have residents fight over DDA parking spots, but rather have enough parking for residents at Village Place. The LHA is looking to partner with a tow company, put up signs, and help monitor so that residents are the only ones parking in those locations. Staff will give specifics to commissioners in email once they engage with the residents moving forward.

7) ADJOURN

MOTION

Chair Joan Peck moved, seconded by Marcia Martin, to adjourn LHA Board of Commissioners meeting.

Approved: Susie Hidalgo-Fahring, Marcia Martin, Joan Peck, Aren Rodriguez, Tim Waters, Shiquita Yarbrough

Dissented: None

Abstained: None

Carried: 6-0



Chairperson, Longmont Housing Authority



Date Approved



