



**LONGMONT HOUSING AUTHORITY
REGULAR MONTHLY MEETING
March 15th, 2016**

1. CALL TO ORDER & ROLL CALL

The regular monthly meeting of the LHA Board of Commissioners was called to order at 8:34 a.m. by Chairman Anne Kear.

Members Present: Anne Kear – Chairman
Wendell Picket – Vice Chair
Jim Ferguson
Darrin Anson
Chris Curtis

Others Present: Michael Reis – Executive Director/Secretary
Krystal Winship Erazo – Director of Operations
Stephanie Shuler – Executive Assistant

Members Absent: Jeff Moore – City Council Liaison

2. AGENDA REVISIONS & SUBMISSION OF DOCUMENTS

None

3. APPROVAL OF AGENDA

A motion was made to approve the Agenda.

Motion: Darrin Anson **Second:** Chris Curtis Approved

4. APPROVAL OF MINUTES – February 16th, 2016 regular meeting minutes.

A motion was made to approve the minutes of January 16th, 2016.

Motion: Jim Ferguson **Second:** Chris Curtis Approved

5. PUBLIC INVITED TO BE HEARD – None. Closed at 8:36 a.m.

6. UPDATES FROM EXECUTIVE DIRECTOR AND EXECUTIVE TEAM

a. Portfolio

- Emma Gonzales accepted the position of Office Coordinator – to start Monday, March 28th 2016.
- 99% YTD Occupancy
- Current Vacancies: AMN 0, AMA: 0, Briarwood: 0, The Lodge: 0, The Hearthstone: 0, The Suites: 2, Terry: 0, Village Place: 0
- Spring Creek
 - Spring Creek is 55% Completed
 - Site Manager hiring is underway
 - 167 Applicants on waitlist
 - 16 Flood impacted have applied
 - Marketing Sheet has been translated to Spanish and distributed
- Suites
 - Meth remediation's at the Suites are going smoothly

- First lower "infected" unit has been cleaned, waiting on results and release date four to six weeks out.
- Insurance claim has been filed – considered vandalism
- Questioning how we can keep meth from entering units in the first place - suggestions included random testing different units every quarter, testing upon moving out
- Village Place
 - Replacement of Automated Entry System installed, minor hiccups and few upset residents
- Fall River
 - Neighborhood Meeting scheduled for March 28th 2016 to discuss height and the plans for the 4 story design
 - No funding as of yet, but still pushing forward to make it as "shovel ready" as possible
- Crisman Apartments
 - Land had to be reappraised
 - Shooting for a May 2016 closing date

b. Operations

- Implemented WinWork software to manage and account for all maintenance work
- Anne Slezak-Glantz was promoted to the position of Accounting Clerk on February 29th
- Staff participated in the following trainings; REAC, Change Anything and are scheduled to attend NAHRO annual conference May 11th-13th 2016

c. Programs

- Housing Choice Voucher Program will no longer be mailing annual review reminders
- RISE has brought in Dr. Jennifer Martin MSW, LCSW to evaluate program to be completed in August

7. NEW & OLD BUSINESS

- Looking to understand what we want to convey in our Annual Report to the Mayor. Stay strong on the topic of who we serve in both our properties and on our HCV side
- Audits are nearing completion, will be presented at the April 2016 board meetings
- 2 new Board Members to join the Meetings starting in April 2016
- Darrin Anson will be leaving the board in June 2016 and the COL will have to reopen the position.
- LHA has been approached about the purchasing of land – executive session will be set for Thursday, March the 18th in the First Bank center on 17th and Main at 2:00 pm to discuss locations, options and pricing

8. BOARD COMMENTS AND COMMITTEE REPORTS

- Regional Housing meeting with Northern Colorado Housing Authorities took place. Studies are being done on migration of people into Boulder and Larimer County. Studies are also going on around permanent supportive housing

- Envision Longmont is looking at transit opportunities in the Longmont area and are seeking feedback
- Longmont Economic Partners has stated that Longmont provides the most affordable housing in Boulder County even with the increasing prices
- Krystal and Janene have been attending meetings surrounding the parking structure plans near Village Place
- Working with other Housing Authorities to clarify the language surrounding tax exemptions

9. NEXT MEETING: April 19th, 2016

11. ADJOURN

Chairman Anne Kear declared meeting Adjourn at 10:40 a.m.

Respectfully Submitted,
Stephanie Shuler

Michael Reis

Michael Reis, Executive Director

4/15/2016

Date Approved

Anne Kear

Anne Kear, Chairman

4/19/2016

Date Approved

