

MINUTES

Longmont Housing Authority Advisory Board

Regular Meeting

Tuesday, May 18th, 2021

Virtual Meeting

1. Call to order and roll call

The regular meeting was called to order at 8:00 a.m. by Cameron Grant.

Members Present: Cameron Grant
Tom DeBie
Jean Christopher
Lauren Cely
Arlene Zortman

Members Absent: None

Others Present: Harold Dominguez – Interim Executive Director, LHA
Karen Roney – Director of Community Services, City of Longmont
Kathy Fedler – HCI Division Manager, City of Longmont
Polly Christensen – Longmont City Council liaison (*entered at 8:09 am*)
Kyndra Daniels – Accounting Supervisor, LHA
Lisa Gallinar – Regional Property Manager, LHA
Olivia DeVere – Administrative Coordinator, LHA

2. Review and approval of April 18, 2021 Minutes

A motion was made by Jean Christopher to approve the minutes; seconded by Tom DeBie.

Motion: Jean Christopher **Second:** Tom DeBie **Approved**

Carried 5-0

3. Public invited to be heard: None

4. New and Old Business

a. Discussion on Retreat item regarding LHA

Harold Dominguez provided an overview of the agenda for the Longmont City Council Retreat. A large part of this retreat will include discussion of LHA-focused issues and Council has requested the presence of the LHAAB members. The main topics of conversation will be

goals for vouchers, goals for development, operational goals, and goals for new partnerships. Harold briefly outlined other topics of conversation that Council will have outside of the LHA focus. The new date for the Council Retreat is Friday, July 9th and will be an in-person meeting. Harold added that the LHAAB can begin considering in person meetings.

Kathy Fedler presented a variety of data to inform the LHAAB in preparation for goal setting for future development opportunities. This data included the Housing Needs Assessment from the Consolidated Plan. It was prepared in late 2019/early 2020, so much of the data is from 2018. She explained each section of the data highlighting Longmont's current rate of cost burden which at that time was showing as the highest compared to other communities. She also reviewed the income categories from HUD pointing out that the 50% income limit for Boulder County is capped because it cannot exceed the national demographic's 80% income limit.

Harold spoke briefly about the increase in market rate apartments available in Longmont and how they have continued to fill up quickly. Though this reduces some of the burden on communities for lower income households, they are still filling up quickly. Kathy added that the newest affordable project will include apartments for a higher income category to allow for lower-income category apartments with less of a subsidy. Median income figures and how they are calculated are discussed.

Kathy highlighted options included in the presentation for purchasing affordable homes. She also included a chart of affordable, deed-restricted rentals in Longmont. She discussed units that may convert out of affordable housing and what it will mean for new development requirements of new units. The new Crisman project is discussed; LHA will own and operate both Crisman developments totaling about 200 units in 2028. Building cost increases are discussed and how they have greatly impacted the housing production market.

The homeownership market is discussed by several members of the advisory board that share an interest in learning more about opportunities LHA and/or the City of Longmont may have in the future to invest in properties for purchase. Kathy added that it might be wise to ease into that market by first creating programs to assist current tenants in LHA properties by giving them the tools and knowledge needed to buy homes, before seeking investment opportunities.

Harold shared a brief presentation about new manufactured homes in Buena Vista that will be sold at affordable rates and expressed an interest for Longmont to begin exploring this type of housing option.

Chairman Grant concluded the discussion by asking advisory board members to

contemplate what LHA's focus should be going forward, and how to present that vision to Council at the July retreat.

5. City Report

a. Update on Operations

Kyndra Daniels presented Aged Receivables summary. She explained some details specifically regarding the ledgers of the HUD 202 properties, Hearthstone and Lodge. Harold added that LHA is currently seeking avenues for exiting the 202 program by transferring those units to project based vouchers, which represents the same amount of rent subsidy for residents.

Lisa Gallinar presented the Vacancy report for the previous month and provided an explanation for the few vacancies that do exist. She pointed out that, at the Suites, 8 of the 10 vacant units are associated with vouchers administered by the state Division of Housing (DOH) and managed solely by Mental Health Partners (MHP). The partnership with MHP is discussed regarding recent high vacancy rates that are impacting LHA's financials.

Kyndra then presented the budget comparisons that were requested by the board at the April meeting. Vice Chairman DeBie stated that it would be helpful to have a percentage of budget used and Kyndra agreed to provide a variance report.

Kyndra added an update that the LHA accounting team is now fully staffed with all three positions. This will allow compliance regarding separation of duties.

b. Security Update

Harold gave an update about the security at Village Place; the new camera system is fully installed and just needs to be connected to the network for remote access to video footage. Installation of the same system is being evaluated for Aspen Meadows Senior and Neighborhood. Other security enhancements considered at other LHA properties, including resident engagement efforts.

c. Property Updates

Lisa announced that she has been working with Efficiency Works to replace all indoor and outdoor lighting fixtures at LHA buildings with LED lights that will provide better lighting and reduce costs.

Harold informed the board that the LHA Main Office staff has now been moved to the Civic Center offices and the building at 1228 Main Street has been rented to Veteran's

Community Project.

d. Resident Culture

Karen Roney announced that, to further the work being done to improve culture among LHA residents, staff has identified 60 residents to be interviewed as a part of an appreciative process. The data taken from these interviews will then be analyzed for meaning and turned into goals for sustainable culture improvement. Karen outlined the opportunities for LHAAB members to be involved in this process.

6. Other business

A few updates from business at the last meeting were requested. Lisa and Harold announced that the new pendant call system has been fully implemented at the Hearthstone and Lodge. Kathy updated that the possible additional vouchers discussed at the April meeting were not awarded to LHA, although 70 were awarded throughout Boulder County (Boulder Housing Partners and Boulder County Housing Authority).

One advisory board member mentioned the idea of incorporating a daycare within our affordable properties. Karen responded with some information about how Boulder Housing Partners has implemented a model like this in some of their properties.

7. Next Meeting – June 15, 2021

8. Adjourned at 10:09 a.m.

Respectfully submitted,

Olivia DeVere

June 15, 2021

Cameron Grant, Chair

Date Approved

Tom DeBie, Vice Chair

June 15, 2021
Date Approved

