

# MINUTES

## Longmont Housing Authority Advisory Board

**Tuesday, October 10, 2023**

In Person Meeting  
Fall River Apartments  
(321 Homestead Parkway, Longmont, CO 80504)

1. Call to order & Roll Call

The regular meeting was called to order at 9:01 a.m. by Chair Tom DeBie.

Members Present: Tom DeBie  
Arlene Zortman  
Josh Stransky  
Glen Pepper  
Jenna Reed  
Lauren Cely  
Carrie Snow

Members Absent: None

Others Present: Harold Dominguez, Interim Executive Director  
Molly O'Donnell, HCI Director - 9:02 am  
Kyndra Daniels, LHA Accounting Supervisor  
Sara Aerne, Master Police Officer

2. Approve minutes from September 12, 2023 meeting – Motion to approve the minutes made by Arlene Zortman. Seconded by Josh Stransky. Passed 5-0-2 with Tom DeBie and Carrie Snow abstaining.
3. Public invited to be heard – None.
4. Organizational Updates – None.
5. Development and Project Updates – Molly O'Donnell, Housing and Community Investment Director reviewed.
  - Ascent at Hover – Staff will have interview with the Colorado Housing and Finance Authority (CHFA) on November 3.



- Village on Main – Staff has received the construction estimate, will have meeting with the design team. Full resolution packet will be going to the LHA Board of Commissioners on Tuesday, October 17.
  - Center for People with Disabilities (CPWD) Sale – Current target date for completion is November 30.
  - Zinnia Permanent Supportive Housing – Conducted a groundbreaking ceremony, will continue construction, and prepping for fall 2024 lease-up.
6. Items for input to the LHA Board of Commissioners (standing agenda item)
- a. 2024 Proposed Budget Items and General Fund Forecast – Kyndra Daniels, LHA Accounting Supervisor reviewed.
    - Hearthstone and Lodge at Hover Crossing – Staff is requesting additional funds from the United States Department of Housing and Urban Development (HUD) for assistance. Tenants will not see an increase unless their specific income changes.
    - Proposed a 5% increase for all properties due to increases in utilities.
    - The Suites Supportive Housing – Entire portfolio is subsidy based; the Department of Local Affairs (DOLA) allowed to increase to the new 2024 payment standard. Staff will match the increase to what DOLA suggested. This will not increase the tenants portion, it will increase the assistance. Staff will take this to the LHA Board of Commissioners on October 17, and then issue a notice to the tenants.
    - Add an Assistant Director, decision will come down in November.
    - Adding a Custodian for all of the properties
    - LHA will front fund for a Resource Specialist at the Hearthstone and Lodge.
      - Expectations – provide resources for residents and assist with mental health issues.
    - General Fund forecast – Amounts dependent upon developer fees, management fees, properties in Resyndication or development.
  - b. Middle Income Housing Authority Discussion – The Longmont Housing Authority would be managing the project, receiving \$200,000 in management fees plus staffing expenses for the property. The property would include 200 units and is currently under negotiations. Expected to be completed by the third or fourth quarter of 2024.

Board member Glen Pepper asked if there was anything negative by accepting MIHA. Staff explained there is uncertainty as this is a new program the state is starting.
7. Resident Quality of Life (standing agenda item) – Board Member Glen Pepper stated he had attended Coffee and Conversations at Village Place and residents had



concerns with parking assignments with their visitors. Lisa Gallinar will have a conversation with residents regarding assigned parking for visitors.

8. LHA Report –

a. Update on Operations

- i. Occupancy Report – Molly O’Donnell, HCI Director reviewed the overall occupancy at the properties being 93%. More vacants than usual at Aspen Meadows Senior Apartments due to resident deaths. Waitlist is being managed closely.
- ii. Public Health & Safety Updates – Molly O’Donnell, HCI Director stated staff worked on a Release of Information (ROI) with LHA and Mental Health Partners. Will do the same with the rest of the properties. Voluntary fire drills happening at Spring Creek and Fall River Apartments. The City of Longmont provided LHA with a Community Development Block Grant (CDBG) for cameras at the properties. Staff is buying the equipment and will integrate with the city system.

b. Update from Executive Director –

Harold Dominguez explained Ballot Issue 3E where voters are being asked to approve a property tax increase to fund the construction of a new City Recreation Center and permission to swap land with the YMCA of Northern Colorado (YMCA) at the Centennial Pool site to allow the YMCA to build a new recreation facility and affordable housing development.

Harold Dominguez also stated that he has been working closely with Sara Aerne in regards to parking at the properties. Working with residents whose vehicles are not registered, or operable and the problems occurring for code enforcement with moving them on the street.

9. Other Business – None

10. Adjourn - Chair Tom DeBie adjourned the meeting at 10:40 a.m.

