



Longmont Housing Authority
350 Kimbark Street
Longmont, CO 80501
P: 303.651.8581 | F: 303.652.2899
TDD: dial 711

www.longmonthousing.org | LHainfo@longmontcolorado.gov

Longmont Housing Authority Board of Commissioners
Tuesday, July 18, 2023
Regular Meeting

1) CALL TO ORDER & ROLL CALL – 6:18

MOTION

Motion to suspend by reference Council Rule of Procedure 25.2.A.2 to allow for Commissioner McCoy to participate remotely in this meeting.

Chair Joan Peck moved, seconded by Commissioner Marcia Martin, to approve motion above.

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

Dissented: None

Abstained: None

Carried: 7-0

Motion to allow electronic participation by Commissioner McCoy for 7/18/2023 LHA Board of Commissioner meeting.

Chair Joan Peck moved, seconded by Commissioner Susie Hidalgo-Fahring, to approve motion above.

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

Dissented: None

Abstained: None

Carried: 7-0

Commissioners present were:

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

Commissioners absent were:

None

2) AGENDA REVISIONS & SUBMISSION OF DOCUMENTS - None

3) REVIEW AND APPROVAL OF JUNE 13, 2023 MINUTES

Commissioner Tim Waters moved, seconded by Commissioner Shiquita Yarbrough, to approve the June 13, 2023 minutes.

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

Dissented: None

Abstained: None

Carried: 7-0

4) **PUBLIC INVITED TO BE HEARD** – (*Timed three minute limit per speaker*) - None

5) **OLD AND NEW BUSINESS**

a) **Sale of 615 Main**

i) **Resolution 2023-22 – Approve Purchase & Sale Agreement for 615 Main Street Commercial Property with the Center for People with Disabilities**

Molly O'Donnell, Housing and Community Investment Director, explained Center for People with Disabilities (CPWD) will be purchasing the property on 615 Main, with negotiating a reduced purchase price of \$500,000 dollars, in exchange for five years of services, targeted outreach for residents at the LHA properties. Staff will need to work an easement with CPWD for access to their building.

Commissioner Tim Waters moved, seconded by Commissioner Joan Peck, to approve resolution 2023-22.

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

Dissented: None

Abstained: None

Carried: 7-0

ii) **Resolution 2023-23 – Approve Execution of Memorandum of Understanding with the Center for People With Disabilities**

Commissioner Marcia Martin moved, seconded by Commissioner Tim Waters, to approve resolution 2023-23.

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

Dissented: None

Abstained: None

Carried: 7-0

b) **Resolution 2023-24 – Approval of Execution of Contract with Rosemann & Associates, PC for Village on Main Rehabilitation Project**

Molly O'Donnell, Housing and Community Investment Director explained they needed approval with the contract with Rosemann, as they have been operating with a letter of agreement.

Commissioner Joan Peck moved, seconded by Commissioner Susie Hidalgo-Fahring, to approve resolution 2023-24.

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

Dissented: None

Abstained: None

Carried: 7-0

c) **Resolution 2023-25 – Dedication of Project Based Vouchers**

Molly O'Donnell, Housing and Community Investment Director, explained that the Longmont Housing Authority has the ability to provide twenty-six Project Based Vouchers (PBV). Staff put out a competitive RFP process. The Ascent at Hover Crossing project applied for eighteen PBVs and the Atwood Commons project applied for eight PBVs. Both projects will apply for the Colorado Housing Finance Authority (CHFA) for 4% LIHTCs for the 2023 application round. LHA desires to conditionally dedicate eighteen PBVs to the Ascent at Hover Crossing subject to LIHTCs award, and do the same with Atwood Commons with their eight PBVs. If either project is unsuccessful in obtaining tax credit award, then LHA would revisit the offers.

Commissioner moved Aren Rodriguez, seconded by Commissioner Marcia Martin, to approve resolution 2023-25.

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

Dissented: None

Abstained: None

Carried: 7-0

d) **Resolution 2023-26 – Approve certain matters in connection with The Ascent Hover Crossing**

Shannon Cox Baker, Regional Vice President of Pennrose gave a presentation on the Ascent Hover Crossing project, and explained the unit mix, income averaging, and early childhood education facility they hope to include in the project. Shannon stated they would be submitting for tax credits through CHFA in August.

Commissioner Susie Hidalgo-Fahring moved, seconded by Commissioner Sean McCoy, to approve resolution 2023-27.

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

Dissented: None

Abstained: None

Carried: 7-0

e) **Resolution 2023-27 – Approval of Tenant Accounts Receivables Write-Off's**

Kyndra Daniels, Accounting Manager explained that LHA had to send thirteen tenants over to collections. The current write off includes \$324,757.28 of bad debt that will be sent to collections. Kyndra Daniels noted that most of the debt is attributed to meth contaminated units, totaling \$289,000.

Commissioner Marcia Martin moved, seconded by Commissioner Susie Hidalgo-Fahring, to approve the bad debt write off.

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

Dissented: None

Abstained: None

Carried: 7-0

6) **COMMISSIONER COMMENTS** – Commissioner Tim Waters noted that spreadsheets in the agenda packet were hard to read, and would like for staff to provide documents that are enlarged and legible.

7) **ADJOURN**

MOTION

Commissioner Tim Waters moved, seconded by Commissioner Hidalgo-Fahring, to adjourn LHA Board of

Commissioners meeting at 6:59 p.m.

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

Dissented: None

Abstained: None

Carried: 7-0


Chairperson, Longmont Housing Authority


Date Approved

