



**LONGMONT HOUSING AUTHORITY
&
AND LONGMONT HOUSING DEVELOPMENT CORPORATION**

**RETREAT MEETING AGENDA
HEARTHSTONE AT HOVER CROSSING
1ST FLOOR COMMUNITY ROOM
1762 COOK COURT, LONGMONT COLORADO
*THURSDAY, NOVEMBER 16, 2017
4:30 PM TO 7:30 PM***

1. CALL TO ORDER/ROLL CALL

Members Present: LHA Commissioners

Anne Kear – Chair
Wendell Pickett – Vice Chair
Peter Linder
Bruce Robbins
Jim Ferguson

LHDC Board members

Debby Paris - President
Dick Siceloff – Vice President
Darrell Beck
Donna Lionberger
Thaxter Williams
Stephen Morgan
Kristin Laubach **arrived 4:52 PM*

Others Present: Michael Reis – Executive Director/Secretary
Stephanie Shuler – Executive Assistant
Kathy Fedler - City Staff Liaison
Michele Waite – Facilitator

Members Absent: LHA Commissioners

Cameron Grant
Gay Brown

LHDC Board members

None

2. UPDATES

- A. LITHC Program is being affected by House Bill, could see a 15% reduction in corporate taxes making the future of the program unknown.
- B. House Bill affecting Private Activity Bonds has a possibility to be passed.
 - This puts Fall River Apartments in jeopardy if project cannot close this year.
- C. Fall River Apartments Update
 - Trying to close before the end of the year.
 - Bonds & Partnership documents are currently being reviewed.
 - Submitted for permit today 11/16.
- D. The Lodge Flood Update.

- 11/3 @ 2:30 AM a Pipe broke on the 2nd floor.
 - 23 units got wet, 4 units are uninhabitable.
 - 2 of the uninhabitable units were vacant, 1 Resident moved to the Suites, 1 Resident is an extended stay hotel.
- E. City of Longmont settled with the ACLU and the residents of the Suites.
- Anything to add to discussion or minutes from 11/2 --- Nothing was added.

3. BUSINESS MODEL STRATEGIES

- Will revisit in 2018 – the status and direction of which to move will change with the outcome of new legislative bills.

Pros & Cons of Current LHA – LHDC Business Model

Pros

- Have been able to reach become asset based agencies.
- Have used financial tools wisely.

Cons

- Bifurcated Boards.
- Future Success of each board and direction is foggy.
- Finding board members is difficult.
- The on-boarding process is lacking and is difficult with many members.

How would we need to go about combining Boards?

- Could become a “regional” housing authority, where efforts would be combined for local regions, ultimately becoming a 501 (C) 3?
- Have two independent boards – LHDC breaks off and LHA stays with the City of Longmont and focus on independent missions.

****Currently with everything going on in Congress and how it will settle will affect the outcome. Research will be needed, cost benefits, Pros & Cons. Will revisit in 2018. ****

4. LAND ACQUISITION

- Changed to Property Acquisition.
- Interest is strong in South Longmont, where we don't have any land, or properties.
- Land in the Prospect area and South West Hover would be ideal.
- Main Street & Hover are key corridors as transportation is easily accessible.
- Ideas to explore – Rehabbing of existing units, selling of buildings we currently have to leverage new acquisitions.

5. RELATIONSHIPS TO EXPLORE

A. City of Longmont

- Look for Opportunities to change the COL thinking of affordable housing.
- Advocate for inclusionary zoning and incentives for affordable housing.

B. Boulder County

- Partnership opportunities for land.

C. Faith Communities

- No particular faith community in mind, but explore Churches in need of consolidation.
- Doesn't have to be in the City of Longmont.

D. Longmont Private Sector

- Local philanthropists
- Banks
- Businesses

E. New Cities/Governments/Counties

- Explore Frederick/Firestone/Dacono.
- School District.
- Advocate for affordable housing in new areas that perhaps do not have many options.

6. BOARD DEVELOPMENT

- More access to online trainings, a streamlined course guide. CHFA has a curriculum as does Mountain States & HTVN. Will bring list to January 2018 meeting.
- Better orientation, implement a mentoring program for new members.
- Discuss different meeting times in January 2018 – later meetings, every other month, ect.

7. STAFFING

- Will revisit in 2018 – the status and direction of which to move will change with the outcome of new legislative bills; what becomes law and how regulations are written to carry out the adopted financial changes.

MEETING ADJOURNED 7:30 PM

Approved - December 19, 2017



Anne Kear, Chair