



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, August 15, 2023
Regular Meeting

1) CALL TO ORDER & ROLL CALL – 7:15 p.m.

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 JULY 18, 2023 MINUTES

Commissioner Tim Waters moved, seconded by Commissioner Susie Hidalgo-Fahring, to approve the July 18, 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*) –

Steve – Encouraged homeowners to rent rooms to alleviate the housing need without having to build more housing.

Stanly Tolz – Referenced the Lamplighter Motel being condemned and wanted to encourage more hotel/motel places in Longmont for people with low-income.

5) OLD AND NEW BUSINESS

- a) **Resolution 2023-28 – Management Agreement for the property located at 12336 WCR 1** – Molly O'Donnell, Housing and Community Investment Director explained City Council directed to use property for affordable rentals in 2019. In 2022, a Memorandum of Understanding (MOU) was established with Housing and Community Investment (HCI) and Parks and Public resources. Staff spent affordable housing funds to rehab the house, and will be rent ready. It is a four-bedroom house. A voucher holder will be prioritized to rent the house. The Longmont Housing Authority will be the property manager.

Commissioner Sean McCoy moved, seconded by Commissioner Susie Hidalgo-Fahring, to approve resolution 2023-28.

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 2023-29 – Approval of Tenant Accounts Receivable Write-Offs** – Molly O'Donnell reviewed on behalf of Kyndra Daniels. All debt will be sent to collections at this time due to meth contamination.

Commissioner Marcia Martin moved, seconded by Commissioner Sean McCoy, to approve resolution 2023-29.

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 2023-30 – Approval of Execution of Construction Contract for the Village on Main Rehabilitation Project with Pinkard Construction Co.** – Molly O'Donnell stated work will start in January. Modifications to the contract language are redlined in the document. Agreeing to all the general terms, and pre-purchase. Staff would like to do a demonstration unit for residents ahead of construction.

Commissioner Sean McCoy moved, seconded by Commissioner Susie Hidalgo-Fahring, to approve resolution 2023-30.

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

Dissented: None

Abstained: None

Carried: 7-0

- d) **Village on Main and Ascent at Hover Crossing pre-development funding budget modifications** – Molly O'Donnell stated the Longmont Housing Development Corporation (LHDC) gave a loan to LHA, staff is requesting to leave the \$350,000 loan as is but put aside LHA general funds to make sure to close with that money at the end of the year.

Vice Chair Aren Rodriguez moved, seconded by Commissioner Sean McCoy, to approve Village on Main pre-development funding budget modifications.

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

Dissented: None

Abstained: None

Carried: 7-0

Pennrose is putting aside \$2,000,000, LHA has to assume the HOA fees, legal fees. Staff is requesting \$150,000. Accounting has projected the budget and will not affect operations.

Vice Chair Aren Rodriguez moved, seconded by Commissioner Susie Hidalgo-Fahring, to approve Ascent at Hover Crossing pre-development funding budget modifications.

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

Dissented: None

Abstained: None

Carried: 7-0

- e) **LHDC asset transfer update and charitable organization function** – Molly O’Donnell stated the LHDC board currently has three board members. Hover land has been transferred to LHA, Village Place will be transferred during resyndication, Hearthstone at Hover Crossing and Lodge at Hover Crossing will have to exit the HUD 202 program by either doing a development project, refinancing loans, possible rehab. Staff will try to complete by 2024/2025. Spring Creek Apartments will need consent from all tax credit investors. Crisman II is currently set-up as a corporation with LHDC, however will move ahead to transfer to LHA and change it to an LLC. Fall River cannot be transferred due to a party related debt issue. If LHDC were removed, LHA would need to bring on another partner like Thistle or Boulder County Housing Authority.

Staff need a way to accept donations for resident services, development and have suggested to use LHDC as a foundation arm, as they are currently a 501c3.

Boulder Housing Partners have a foundation targeted for resident services, as well as Boulder County Housing Authority.

Commissioner Waters will connect Home Ahead with staff to possibly collaborate with the foundation and LHA’s interest.

- f) **City vehicle purchase (informational item)** – LHA has been paying for private snow removal, staff have talked to City of Longmont Fleet Services regarding purchasing a vehicle that would be going to auction. LHA will purchase a truck and sander. Staff has built in a budget to replace the vehicle in five years. Staff is exploring a second truck, however, it is currently delayed due to shipment. Staff will have Maintenance personnel at the properties manage the properties. City of Longmont Fleet Services will be doing all of the maintenance on the vehicle through an Intergovernmental Agreement (IGA).

6) INTERIM EXECUTIVE DIRECTOR REPORT

- a) **Development Updates** – Molly O’Donnell showed some renderings on what the Recovery Café located at the Suites would look like. The feasibility study was completed and showed that it is feasible. Cost estimate is 5-6 million dollars for the building. Recovery Café will be applying for Worthy Cause Funds through Boulder County. Community Development Block Grant (CDBG) and American Rescue Plan Act (ARPA) funds will also be contracted if moving forward.
- b) **Update on Operations**
- i) **Aged Receivables Report** – Included in the packet.
 - ii) **Monthly Financials** – Included in the packet.
 - iii) **Voucher Issuance Count** – Molly O’Donnell reviewed the two-year tool for voucher capacity. Staff will need to have a reduction in vouchers to increase funding for 105% of fair market rent. Staff will be having conversation with the United States Department of Housing and Urban Development (HUD) about possible increase in funding.
 - iv) **Occupancy Report** – Currently 96% occupancy rate at the properties.
 - v) **Property Updates** – Boy Scout built raised garden beds for Spring Creek Apartments as part of his Eagle Scout project. Staff communicate that Karin Lawson, Community Manager at the Suites and Aspen Meadows is no longer working with LHA.
 - vi) **Public Health & Safety Updates** – Sara Aerne stated she is attending all Coffee and Conversations at the properties. Michele Goldman, Assistant Fire Chief Fire Marshal, will be speaking at Senior Properties.

Had a successful outcome with a Spring Creek Apartments resident regarding noise mitigation.

Staff is working on removing the gazebo at Village Place Apartments.

Meth detectors data is reading consistent, staff is inquiring about the possibilities of going hard-wired rather than battery operated.

- 7) **COMMISSIONER COMMENTS** – Chair Joan Peck inquired about a message she received from a Housing Choice Voucher holder.

Commissioner Shiquita Yarbrough suggested Executive Director, Harold Dominguez go to Hawaii to assist and learn during their natural disaster.

Commissioner Marcia Martin stated County Commissioners will end the easement at Kanemoto Estates.

8) **ADJOURN**

MOTION


Commissioner Marcia Martin moved, seconded by Commissioner Tim Waters, to adjourn LHA Board of Commissioners meeting at 8:53 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

10/18/2023

Date Approved

