

MINUTES

Longmont Housing Authority Advisory Board

Tuesday, February 13, 2024

In Person Meeting
City Council Study Session Room
(350 Kimbark St., Longmont, CO 80501)

1. Call to order & Roll Call

The regular meeting was called to order at 9:00 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 – 9:01 a.m.
Molly O'Donnell, HCI Director
Lisa Gallinar, Regional Property Manager
Kyndra Daniels, LHA Accounting Supervisor
Sara Aerne, Master Police Officer

2. Approve minutes from January 9, 2024 meeting – Motion to approve the minutes made by Arlene Zortman with a correction to the land donation section stating the incorrect address. Seconded by Glen Pepper. Passed unanimously.
3. Designate the 2024 Official Posting Location for LHA Advisory Board Meeting Agendas – The 2024 official postings for LHA Advisory Board meeting agendas will be:
- The City of Longmont website, through the Agenda Management Portal.
 - The Longmont Housing Authority website, under Boards.
 - The West side entrance of the Civic Center – 350 Kimbark Street, Longmont, CO 80501
4. Public invited to be heard – None.
5. Organizational Updates – Lauren Cely has been hired to be the LHA Assistant Director for the Longmont Housing Authority. Lauren's start date will be February 26,



therefore can no longer serve on the LHA Advisory Board. Board recruitment to fill her vacancy will occur this spring.


Sara Aerne is now splitting time with public safety, development services and the Longmont Housing Authority.

6. Development and Project Updates

- Zinnia Permanent Supportive Housing – EV ready, cost estimates to see if it qualifies for the exemption.
- Ascent at Hover Crossing - Early childhood education (ECE) received American Rescue Plan Act (ARPA) funds and awarded \$150,000 from Worthy Cause. Staff has not been able to fill the gap funding, and if not filled by April the ECE will not be included in the development.
- Recovery Café – Performed a feasibility study and determined a ground lease is not feasible. Recovery Café will be purchasing a site at a different location and will be bringing their programming to the Suites. Harold Dominguez, Interim Executive Director will move ten thousand dollars from his contingency fund to assist in program funding for Recovery Café.

7. Items for input to the LHA Board of Commissioners (standing agenda item)

a. LHA Goals – 2023 Accomplishments and 2024 Focus Areas – Molly O'Donnell reviewed the LHA goals.

- *Ensure that LHA residents and properties are safe and welcoming using healthy and inclusive communication processes* – Coffee and conversations are very valuable. Extensive engagement process on Village on Main resyndication.
 - *Ensure LHA's core focus areas reflect housing needs based on demographic and housing types* - Focused on the Housing Needs Assessment. This goal has been completed. Staff has a dashboard moving forward.
 - *Increase access to rental assistance for Longmont households with low/moderate income* - HUD did not increase voucher funding this year. Staff is trying to engage HUD on what to do for the year. In 2024 will want to have conversations with regional partners.
 - *Develop up to six new affordable housing communities within the next three years to address community housing needs, through a combination of acquisition/rehab of market rate housing, land acquisition/land banking, or new construction* – Affordable Assisted Living is going to be difficult. Converting Housing Choice Vouchers to Project Based Vouchers.
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- *Preserve up to 200 existing affordable housing communities within the next three years to maintain needed affordable housing* – Village on Main was the biggest target, staff met with HUD to see what the process would be to convert Hearthstone and Lodge from the 202 programs. Resyndication of Aspen Meadows Neighborhood will likely happen within the twenty-year mark.
- *Through partnerships with service providers, residents living in LHA's senior independent living communities will have access to range of supportive services so they can age in place as long as possible* – Engaged Children Youth and Families for partnership on Ascent at Hover Crossing, worked on the Resource Specialist position to help all seniors at properties. Changed the model for Clinicians for the Suites Supportive Housing and partnered with Via Transportation Services throughout 2024.
- *Formalize a minimum of two partnerships to address the need for affordable Assisted Living units when LHA residents transition from independent living to long term care* – Working on this goal with all the senior properties.
- *Formalize one partnership with provider to establish facilities on current and/or future LHA properties for early childhood education programs* – Working on this with Ascent at Hover Crossing to implement Early Childhood Education.
- *Establish partnership that will develop homeownership pathways and opportunities* – Staff hired a Homeownership Specialist on the City side to help with this goal.

8. Resident Quality of Life (standing agenda item) – None.

9. LHA Report –

a. Update on Operations

- i. Aged Receivables Report (4th QTR) – Kyndra Daniels, Accounting Manager reviewed the fourth quarter aged receivables report.
- ii. Property Financials report (4th QTR) – Kyndra Daniels, Accounting Manager reviewed the fourth quarter property financials report. Explained there were increases due to utility costs, insurance repairs, and legal costs (evictions).
- iii. Voucher Issuance Count – Kyndra Daniels, Accounting Manager reviewed the voucher issuance count report. Based on this analysis, staff will not be adding any other vouchers for 2024.
- iv. Public Health & Safety Updates – Sara Aerne, Master Police Officer explained that she is currently in the process of getting bids for Security at the Suites Supportive Housing. Staff will purchase two new



meth detectors with the new platform and will be placing them in high signal strength areas to compare battery usage.

b. Update from Executive Director – None.

10. Other Business – None.

11. Adjourn – Chair Tom DeBie adjourned the meeting at 10:52 a.m.

