



**LONGMONT HOUSING AUTHORITY
REGULAR MONTHLY MEETING
April 19th, 2016**

1. CALL TO ORDER & ROLL CALL

The regular monthly meeting of the LHA Board of Commissioners was called to order at 8:30 a.m. by Chairman Anne Kear.

Members Present: Anne Kear – Chairman
Wendell Picket – Vice Chair
Jim Ferguson
Darrin Anson
Chris Curtis
Bruce Robbins
Peter Linder

Others Present: Jeff Moore – City Council Liaison
Kathy Fedler – City of Longmont Liaison
Michael Reis – Executive Director/Secretary
Krystal Winship Erazo – Director of Operations
Stephanie Shuler – Executive Assistant

Members Absent: None

2. ADMINISTRATION OF OATH OF OFFICE TO PETER LINDER AND BRUCE ROBBINS

Both Peter Linder and Bruce Robbins were invoked into office and accept their duties as Longmont Housing Authority Commissioners (correction to be made to oath of office document).

3. PUBLIC INVITED TO BE HEARD – None. Closed at 8:40 a.m.

4. AGENDA REVISIONS & SUBMISSION OF DOCUMENTS -None

5. APPROVAL OF AGENDA

A motion was made to approve the Agenda.

Motion: Darrin Anson **Second:** Chris Curtis Approved

6. APPROVAL OF MINUTES – March 15th, 2016 Minutes and March 17th, 2016 Executive Session Minutes.

a. A motion was made to approve the minutes of March 15th, 2016.

Motion: Jim Ferguson **Second:** Chris Curtis Approved

b. A motion was made to approve the Executive session minutes of March 17th, 2016.

Motion: Wendell Pickett **Second:** Jim Ferguson Approved

7. UPDATES FROM EXECUTIVE DIRECTOR AND EXECUTIVE TEAM

a. 2015 Audit presentation schedule

- The audit for Aspen Meadows Neighborhood is complete. The audit for LHA is in draft form and should be finalized by the May LHA meeting.
- Auditors will present the Audits in May 17th board meeting.

b. Portfolio and Programs – Updates

- Emma Gonzales accepted the position of Office Coordinator and started Monday, March 28th 2016.
- Current Vacancies: AMN 0, AMA: 3, Briarwood: 0, The Lodge: 1, The Hearthstone: 0, The Suites: 3, Terry: 0, VP: 0
- Vacancies at AMA and Lodge are due to death, 2 of the vacancies at the Suites are due to meth remediation and 1 move out.
- The 2015 SEMAP score is at 96%, back to being a “high performer” after the score dropped last year to “standard performer”
- **AMA**
 - Few roof leaks being addressed. Original roof (2002) replace the roof as part of the exit from the LIHTC LLLP in 2017..
 - 3rd floor hallway air handler for A/C failed, replacement in May.
- **Suites**
 - Meth remediation is complete, waiting on units to be released back to LHA
 - Remediation contract was about \$18,000 for both units
 - Insurance considers the meth contamination to be a form of vandalism and our policy covers it with a deductible
 - One leak has turned up in the last few weeks – complete under warranty and fixed.
- **Terry Street**
 - Sale underway, buildings have been shown 7 times. 3 offers have come in to review with LHDC at their board meeting on April 20th at 8:00 AM
- **Village Place**
 - Parking Lot is still on hold, the price of the heating system for the parking lot has lowered, but the price of concrete is still too high. The project at this point still puts us over what we have in reserves to cover

c. Spring Creek Apartments

- 65% Completed
- Site Manager hiring is underway, encountering difficulties finding suitable candidates
- 200+ on waitlist
- 10% of current waitlist are flood impacted
- Rents are being set, perhaps another press released after they are finalized.
- Spring Creek has fallen into a misrepresentation of information from Carpenters Local Union 55 – they have tried to drag Spring Creek into their dispute with drywall subcontractor.

d. Fall River

- Neighborhood meeting on March 28th, 2016 went well.
- PUD is into the City, will hear back for any changes on April 20th, 2016 and then we will resubmit.
- No funding as of yet, but still making it as “shovel ready” as possible.

e. Suites Permanent Supportive Housing Community – Update

- County Collaborative Letter prioritizing CDBG-DR came out
- Going to the state housing board in May
- Hopeful to get a partner in October and start the rehab/unit conversions

f. Crisman Apartments

- Into COL for PUD
- Enterprise is still doing the underwriting
- Shooting for a May 2016 closing date – but will most likely be pushed out

g. Agency Outreach Activities

- i. Countywide and Regional Housing Coordination
 - Survey to go out in Boulder County to see about a tax for affordable housing – but no update on timeframe.
- ii. Permanent Supportive Housing Study
 - No final on when report will be ready/released.
- iii. Longmont Comprehensive Plan
 - Draft is out for review, can be found at: www.envisionlongmont.com
 - Group is looking go back to the City Council on May 3rd 2016 to review plans/seek guidance.
- iv. Longmont Economic Partners
 - No updates

8. NEW & OLD BUSINESS

a. Land Acquisition - Parcel north of Home Depot off of Hover is about twice the price LHA was willing to offer, no more movement has been made on acquiring other parcels.

b. Legislative Updates –Senator Ulibarri introduced a measure to remove the prohibition on assessing a real property transfer tax. Michael to attend the committee in favor to remove the prohibition on transfer tax and bring it to the Colorado voters in November 2016.

9. BOARD COMMENTS AND COMMITTEE REPORTS – None.

9. NEXT MEETING: May 17th, 2016

11. ADJOURN

Chairman Anne Kear declared meeting Adjourn at 10:05 a.m.

Respectfully Submitted,
Stephanie Shuler

Michael Reis

Michael Reis, Executive Director

5/17/2016

Date Approved

Anne D. Kear

Anne Kear, Chairman

05/17/2016

Date Approved

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