

# MINUTES

Longmont Housing Authority Advisory Board  
Regular Meeting  
Tuesday, June 15th, 2021  
Virtual Meeting

**1. Call to order and roll call**

The regular meeting was called to order at 8:00 a.m. by Cameron Grant.

**Members Present:** Cameron Grant  
Tom DeBie  
Jean Christopher  
Arlene Zortman

**Members Absent:** Lauren Cely

**Others Present:** Harold Dominguez – Interim Executive Director, LHA  
Karen Roney – Director of Community Services, City of Longmont  
Kathy Fedler – HCI Division Manager, City of Longmont  
Polly Christensen – Longmont City Council liaison  
Kyndra Daniels – Accounting Supervisor, LHA  
Lisa Gallinar – Regional Property Manager, LHA  
Olivia DeVere – Administrative Coordinator, LHA

**2. Review and approval of May 18, 2021 Minutes**

**Motion:** Jean Christopher      **Second:** Arlene Zortman      **Approved**  
**Carried 4-0**

**3. Public invited to be heard:** None

**4. New and Old Business**

**a. Discussion on Retreat item regarding LHA**

Kathy Fedler identified some of the financial tools and resources LHA has available including working with the LHDC as a non-profit partner, tax exemption status, property management capacity, various investment opportunities, and project-based vouchers. She also provided an overview of land currently available to the LHA. A member of the board inquired about

the number of units to be put on the land adjacent to the Suites as well by the Hover Crossing properties and Kathy estimated 50-80 depending on the type of structure. Manufactured homes are discussed as it relates to future LHA development opportunities. Harold Dominguez mentioned the possibility that a housing manufacturing plant could soon be developed on the Front Range.

Kathy briefly presented some current LHA statistics from the Housing Choice Voucher program. She went on to discuss the goals that were pulled out from the 5-year plan. Vice-chairman Tom DeBie led a conversation about development opportunities as a main goal for the LHA. Polly Christensen added to the discussion by stating that she would like to see LHA consider options for purchase and renovation of existing motels, hotels, and mobile home parks in addition to new builds. Arlene Zortman added her opinion that providing daycare at future developments will be hugely valuable to families, specifically those with single parent head-of-households and Polly voiced agreement. Discussion followed regarding potential work with community partners to provide growth and personal development opportunities for LHA residents.

#### **i. Discussion about LHA's 5-year goals**

Kathy presented a draft of LHA's proposed 5-year goals and discussion followed regarding how these goals align with the City's goals and, furthermore, what other partnership opportunities are available to LHA through the City's resources. Jean Christopher added her opinion that LHA should have a goal, in addition to obtaining additional vouchers, to track vouchers turned back in for those that no longer need housing assistance.

Other objectives are discussed. Board members agree to separate the operations-specific goals from the overarching goals of the organization and, instead, combine them into one main goal of "maintaining a standard of high performing operations". The Housing Choice Voucher program and, more specifically, the calculations that determine the number of available vouchers are discussed. Karen Roney spoke about community partnerships and how they can be utilized to accomplish many of LHA's objectives.

Harold advised the board about how to rearrange and rephrase the objectives to more specifically outline goals for partnerships, land acquisition, and voucher increases. Chairman Grant interjected his desire to see goals for resident engagement and culture adjustments more clearly outlined in the objectives and others voiced agreement. In conjunction with ideas for resident engagement, additional programs for older adults living in LHA properties are discussed.

Kathy posed a question to the board members regarding their thoughts on entering affordable housing ownership programs. Polly Christensen shared that she would like to see LHA engage in more home ownership opportunities. Vice-chairman DeBie expressed his

desire, in response, to maintain a strong focus on providing affordable rentals. Others agreed that, while LHA can assist with connecting individuals and families to resources and home-ownership programs, affordable rentals should continue to be a priority.

**b. Options for In-person Meetings**

Chairman Grant expressed his interest to resume meetings in an in-person format and others agreed. Harold confirmed that there are currently no restrictions relating to Covid-19 that would prevent the board from meeting in person.

**5. Update on Operations**

**a. Review of Financial Reports**

Board member Christopher inquired about the discrepancy between budgeted to actual expenses for tenant services at Aspen Meadows Senior. Kyndra confirmed that these costs are related to the relocation of tenants during the interior construction phase of AMSA's recent renovation. Tenant rents as they relate to the budget are discussed.

**b. Other Updates**

Harold reported that the volume of emergency service calls to the Hearthstone and Lodge has dramatically decreased since the new pendant system was implemented. Police calls from other properties have also decreased.

**6. Next Meeting – July 20, 2021**

**7. Adjourned at 10:02 a.m.**

Respectfully submitted,

Olivia DeVere

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Cameron Grant, Chair

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Date Approved

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Tom DeBie, Vice Chair

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Date Approved

