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Longmont Housing Authority Board of Commissioners

Tuesday, May 16, 2023
Regular Meeting

1) CALL TO ORDER & ROLL CALL

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 APRIL 18, 2023 MINUTES

Commissioner Sean McCoy moved, seconded by Commissioner Aren Rodriguez, to approve the April 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)

Georgetta Johnston – Spring Creek resident addressed resident noise complaints around her unit.

5) OLD AND NEW BUSINESS

- a) **Resolution 2023-16 – Approval of Acceptance of CDBG-CV grant funds for the LHA Accessibility Project** – Molly O'Donnell, Housing and Community Investment Director explained this is the acceptance of the CDBG-CV funds that City Council approved.

Commissioner Marcia Martin moved to approve Resolution 2023-16, seconded by Commissioner Tim Waters.

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 2023-17 – Approval of First Amendment to Intergovernmental Agreement with the City of Longmont to Accept Additional ARPA Grant Funds for 1764/1780 Hover Street Development** – Molly O'Donnell, Housing and Community Investment Director explained that these are additional funds to be used on expenses for the development.

Commissioner Susie Hidalgo-Fahring moved to approve Resolution 2023-15, seconded by Commissioner Sean McCoy.

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

Dissented: None

Abstained: None

Carried: 7-0

- c) **Resolution 2023-18 – Approval of Amendment to the Zinnia Shared Use Agreement** – Molly O'Donnell explained this resolution allows construction easement.

Commissioner Tim Waters moved to approve Resolution 2023-18, seconded by Commissioner Shiquita Yarbrough.

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

Dissented: None

Abstained: None

Carried: 7-0

- d) **Review and Accept 2022 Audit** – Kyndra Daniels, LHA Accounting Supervisor reviewed the financial highlights for the 2022 Audit.
- Grant Funding - \$5.8 million, no changes there.
 - Cash and Investments – \$4.7 million, the current ratio (how well can you liquidate your funds) is at 9.95, and used to be 4.47.
 - Expendable Funds Balance – Current ratio of 9.16, and used to be 6.88
 - Net position is 22,302,394.50.
 - Current funds include, General Fund Development, Housing Choice Voucher, Moderate Rehab, Briarwood, 615 Main Street, LRA Program, and Longmont Suites.
 - All increased except for snow removal, overspent Admin in past years, and Operating Developer Fees.

There were four single audit findings.

- HQS Inspections not being complete.
- HQS Enforcement – testing for compliance, they identified two instances where there were things that needed to be inspected and did not respond within twenty-four hours.
- Printing the incorrect report for Rent Reasonables.
- Not printing quarterly reports for ARPA funding.

Commissioner Marcia Martin moved to approve the 2022 Audit, seconded by Commissioner Sean McCoy.

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

Dissented: None

Abstained: None

Carried: 7-0

- e) **HCV Program SEMAP Results** – Tracy Defrancesco, LHA Housing Compliance Manager explained that back in February staff submitted and were a high performer. Once the report is submitted, HUD will review and make any changes they see fit. Staff received a response from HUD that stated their score went from a 98 to a 92 due to HQS inspections reporting. Staff currently has an open ticket with Yardi to understand why this reporting is not generating in HUD’s system. However, even with the decrease in points, LHA is still a high performer.
- f) **Project Based Voucher Request for Proposals (Informational Item)** – Molly O’Donnell, Housing and Community Investment Director reviewed. Back in February staff opened up proposals for Senior Housing, they then awarded those vouchers to Village Place Apartments. Staff will be opening their second round for Family Housing. Currently have two proposals, Hover project, and a privately owned project. This will be brought back to Commissioners for approval.

6) INTERIM EXECUTIVE DIRECTOR REPORT

- a) **Development Updates** – Harold Dominguez, Interim Executive Director shared recognition received from Judge Martin, as he expressed praise and thanks on the team’s approach to avoid evictions. Explained that the City of Longmont alongside LHA’s team is working well together.

Boulder County Housing Authority (BCHA) and Boulder Housing Partners (BHP) are raising their payment standards, however LHA is waiting to see if this is something they need to implement. LHA is just now growing and gaining HUD funding increases, but not as high as Boulder. Staff is currently having conversations in regards to this issue.

In regards to Proposition 123, the City must submit the commitment for LHA, Habitat, Inn Between, etc. to participate. A portal just opened on May 11. City staff is working on a baseline selection. City Council agreed they would like to consider the commitment parameters before any submission.

Royal MHP property will stay with the City of Longmont for now to maintain flexibility for development partnerships associated with 1st and Main Transit Station redevelopment. Information on this item will be going to City Council on May 23.

Staff is considering moving forward with land search/purchase to spend ARPA funds for Affordable Assisted Living.

Zinnia development will be closing May 24. Things that have gone well are planning ahead on timelines, filling gap funding, and partner relationship with Element. Challenges have been the utility relocations and easements, and being first time third party property managers.

Land transfer of the Hover development will happen on May 26. Staff is working on getting the August 1 tax credit application. Present name idea for this development is Ascent at Hover Crossing.

Village Place is doing its third party design review and budget prioritization. Staff has hired a relocation team that will start work with residents in June.

- b) **Update on Operations** –

- i) **Aged Receivables Report** – Kyndra Daniels, LHA Accounting Supervisor reviewed. There is currently outstanding balances with past due tenants and will soon be written off as bad debt.
- ii) **Monthly Financials** – Kyndra Daniels, LHA Accounting Supervisor reviewed. Highlighted areas of concern, Aspen Meadows Neighborhood, and the senior apartments are over in vacancy rates (50%). The Lodge at Hover Crossing, Spring Creek Apartments, and the Suites Supportive Housing have several insurance claims. Administrative expenses are high due to an appraisal being performed.
- iii) **Voucher Issuance Count** – Kyndra Daniels, LHA Accounting Supervisor reviewed the voucher count. As of April 1 there were 430 vouchers, three additional vouchers were leased at the end of the month, eight are waitlisted, with a total of 441 vouchers.

- iv) **Occupancy Report** – Lisa Gallinar, Regional Property Manager, reviewed the vacancy rate of 93% for April. Projected to end the month at 97%. Briarwood Apartments added two more meth units to the portfolio.
- v) **Property Updates** – Lisa Gallinar, Regional Property Manager, reviewed. Will be conducting a Fair Housing Training on June 20 from 8:30 - 11:30 a.m. All properties had active festivities with Cinco de Mayo Celebrations. The Suites Supportive Housing now has building attendants who are keeping the property clean. Crisis Outreach Response and Engagement (CORE) and Law Enforcement Assisted Diversion (LEAD) have been very active at the Suites.
- vi) **Public Health & Safety Updates** – Molly O'Donnell, Housing and Community Investment Director reviewed concerns staff had with Mental Health Partners/CORE/LEAD working together to assist residents at the Suites Supportive Housing. Sara Aerne along with staff are working on reviewing bids for camera systems at the properties.

7) **COMMISSIONER COMMENTS** – Commissioners would like an update on how ARPA funds have been expended thus far.

8) **ADJOURN**

MOTION

Commissioner Tim Waters moved, seconded by Commissioner Sean McCoy, to adjourn LHA Board of Commissioners meeting at 8:51 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



Date Approved

