



Longmont Housing Authority
350 Kimbark Street
Longmont, CO 80501
P: 303.651.8581 | F: 303.652.2899
TDD: dial 711

www.longmonthousing.org | LHInfo@longmontcolorado.gov

Longmont Housing Authority Board of Commissioners

Tuesday, June 13, 2023

Regular Meeting

1) CALL TO ORDER & ROLL CALL – 7:25 p.m.

Commissioners present were:

Chair Joan Peck
Susie Hidalgo-Fahring
Marcia Martin
Sean McCoy
Vice Chair Aren Rodriguez
Tim Waters

Commissioners absent were:

Shiquita Yarbrough

2) AGENDA REVISIONS & SUBMISSION OF DOCUMENTS - None

3) REVIEW AND APPROVAL OF MAY 16, 2023 MINUTES

Commissioner Sean McCoy moved, seconded by Commissioner Susie Hidalgo-Fahring, to approve the May 16, 2023 minutes.

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

Dissented: None

Abstained: None

Carried: 6-0

4) PUBLIC INVITED TO BE HEARD – (Timed three minute limit per speaker) –

Stan Tole – Expressed concern in regards to getting denied services due to his current address.

5) OLD AND NEW BUSINESS

- a) **Appointment of Deputy Secretary** – Harold Dominguez, Interim Executive Director, explained that he was both the Executive Director and Secretary for the Longmont Housing Authority. Therefore, he cannot attest his own signature. Staff would like to create a Deputy Secretary position to attest the Executive Director's signature when need be.

Commissioner Aren Rodriguez moved, seconded by Commissioner Marcia Martin, to appoint Erica Mares Moncada as the Deputy Secretary.

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

Dissented: None

Abstained: None

Carried: 6-0

- b) **Resolution 2023-20 – Ratification of the Formation of LHA Ventures, LLC** – Molly O’Donnell, Housing and Community Investment Director explained why staff created LHA Ventures, LLC for the Special Limited Partnerships (SLP) role moving forward. The Housing Authority Law authorizes housing authorities to create entities like the one created for the SLP.

Commissioner Marcia Martin moved, seconded by Commissioner Susie Hidalgo-Fahring, to approve resolution 2023-20.

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

Dissented: None

Abstained: None

Carried: 6-0

- c) **Resolution 2023-21 – Approve Atwood Commons Property Tax Exemption Partnership** – Molly O’Donnell, Housing and Community Investment Director, reviewed the proposed Affordable Housing Project, Atwood Commons. This project will be seventy-two units of one and two bedrooms. The Longmont Housing Authority would be a Special Limited Partner and a third party regional property manager. This Project will be applying for Low-Income Tax Credits (LITC) in August.

Harold Dominguez, Interim Executive Director, reviewed the concept of income averaging, which is as long as your average Area Median Income (AMI) is at or below 60%, you can mix in 80% AMI units that offset the 30% AMI units. Properties get a mixed income community and receive more income to offset the lower AMI units. The Internal Revenue Service (IRS) allowed income averaging since 2018. The Atwood Commons Property would like to include income averaging within their project, however the current Property Tax Exemption Partnership Policy does not allow for 80% units. Staff would like for the board to consider this change.

Commissioner Susie Hidalgo-Fahring moved, seconded by Commissioner Aren Rodriguez, to approve resolution 2023-21.

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

Dissented: None

Abstained: None

Carried: 6-0

Commissioner Tim Waters moved to bring back the Property Tax Exemption Policy to review the Income Averaging Policy, seconded by Commissioner Sean McCoy.

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

Dissented: None

Abstained: None

Carried: 6-0

6) **INTERIM EXECUTIVE DIRECTOR REPORT**

- a) **Development Updates** – Molly O’Donnell, Housing and Community Investment Director reviewed. Zinnia Permanent Supportive Housing – Closed, and construction is in progress. Construction is anticipated to be fifteen months, and lease-up in fall of 2024. Staff will now be working on the specific property management plan, being first time third party management.

Hover Land – Will submit for tax credits August 1. Staff will bring visuals of concept design for the July meeting. Early Childhood Education Facility is still in the concept design.

615 Main - Negotiating with Center for People with Disabilities (CPWD) for the purchase of the

property. Staff has a draft purchase and sale agreement, and has created a Memorandum of Understanding (MOU) for services provided as part of the negotiation of the sale of the property.

Commissioner Tim Waters instructed staff for the update of the 2022 LHA goals. Erica Mares Moncada will provide the tracker that was presented at the January 31 LHA Board of Commissioners meeting.

b) Update on Operations –

- i) Occupancy Report** – Lisa Gallinar, Regional Property Manager, explained the occupancy rate is at 95%. Spring Creek Apartments are now fully leased. Aspen Meadows Senior Apartments are struggling to fill the 50% units, as most seniors are on a fixed income. The Suites Supportive Housing has four vacancies due to meth. Village Place Apartments are not leasing any units, this is in regards to the resyndication process.
- ii) Property Updates** – Lisa Gallinar, Regional Property Manager, reviewed. Susan Spaulding with mediation services is attending Coffee and Conversations at the LHA properties. Staff is partnering up with Habitat for Humanity to use their build model to remediate units. Village Place residents no longer have assigned parking, staff has been in communication with residents regarding this concern.
- iii) Public Health & Safety Updates** – Sara Aerne, Master Police Officer, explained calls for service have gone down. ROI with MHP is completed it is in MHP's hands – started with Andy Feaster with City of Longmont. Did this for multiple reasons, calls for services, property management has information, and all departments will now have access to information between organizations. Staff has now received the meth detectors. Staff is testing a meth detector within a unit that they know is contaminated to compare results and review data.

7) COMMISSIONER COMMENTS – Commissioner Tim Waters asked for an update in regards to the Enabling Caring Communities project that staff was working on with Dixon Dick.

8) ADJOURN

MOTION

Commissioner Tim Waters moved, seconded by Commissioner Sean McCoy, to adjourn LHA Board of Commissioners meeting at 8:32 p.m.

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

Dissented: None

Abstained: None

Carried: 6-0



Chairperson, Longmont Housing Authority



Date Approved