

MINUTES

Longmont Housing Authority Advisory Board

Tuesday, January 9, 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
Molly O'Donnell, HCI Director
Kyndra Daniels, LHA Accounting Supervisor – 9:05 a.m.
Sara Aerne, Master Police Officer

2. Approve minutes from December 12, 2023 meeting – Motion to approve the minutes made by Lauren Cely. Seconded by Josh Stransky. Passed unanimously.
3. Public invited to be heard – None.
4. Organizational Updates – None.
5. Development and Project Updates
- Village on Main – First resident move-outs start on Monday, January 15. Construction starts on Tuesday, January 16. There will be two move-outs per day. Construction company will be staging across the street from Village on Main. Staff had to make a last-minute flooring color change due to supply issues. Staff is working with the City of Longmont's Communications team for messaging around parking, street closures, etc.



- Ascent at Hover – Staff have communicated with Boulder County Sustainability to help fund the electric nature. Building permits will be in by July.
- Land donation – Staff will go to City Council for approval on a land donation of 9th and Terry St. for affordable housing.
- Zinnia Permanent Supportive Housing – Staff is speaking to Element about purchasing the land behind the Suites. Financially it makes sense for Element to work this out to offset the cost of the project.
- Atwood Commons – Will try to receive tax credits once again, staff have not heard of an update from the project.

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

- a. Recovery Café Services Proposal for The Suites – Recovery Café undertook a feasibility model in 2023, they discovered it to be a challenging site due to the many utilities underneath the building. Investors of the Suites were onboard with a ground lease, however wanted Recovery Café to get a mortgage to cover their building expenses. Getting approved for a mortgage was not feasible on the financing side at this time. Staff have suggested to still have a Service Model onsite for Suite residents. The packet includes a draft for a service model, space for them to office staff, and have group meetings. Once that is finalized, staff will bring back to the LHA Board of Commissioners for approval.
- b. Suites Campus Permanent Supportive Housing Discussion – Funding sources are dismal. Division of Housing (DOH) will fund but they have case management ratios that are 12/1, which are not feasible.
 - i. Zinnia Lease Up Prep – Conversations happening with staff about lessons learned and creating systems in place to make lease up as smooth as possible.
 - ii. Voucher Administration – Division of Housing agreements say that Mental Health Partners (MHP) are to provide supportive services. City of Longmont is funding three Clinician positions to help provide these services at the properties.
 - iii. Eviction Proceedings – Staff encountered a situation where an individual got released, and due to security measures, staff had to put security at the Suites for two weeks. Since the two weeks, staff have learned about a lot of situations that were occurring at the property, including; a strong metallic odor that was coming from a unit that turned out to test positive for meth contamination. Staff also discovered that 75% of the evictions at the Suites were MHP voucher holders.
 - iv. Security – Company that was hired for services did a fantastic job finding problems that staff was unaware of. Staff is considering reviewing the current structure, eliminating Building Attendant



positions to fund Security moving forward. Staff will do an RFP and look holistically on the gap funding.

Josh Stransky left at 10:35 a.m.

7. Resident Quality of Life (standing agenda item) – None.
8. LHA Report –
 - a. Update on Operations
 - i. Occupancy Report – No questions asked regarding the report.
 - ii. Public Health & Safety Updates – Sara Aerne, Master Police Officer gave the board a detailed report, updating on the calls for service at the properties and specifics surrounding the calls.
 - b. Update from Executive Director – None.
9. Other Business – Arlene Zortman inquired about solar panels at Village on Main. Staff explained that the building will be 65% energy as the boilers are currently gas.
10. Adjourn – Chair Tom DeBie adjourned the meeting at 10:57 a.m.

