



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

www.longmonthousing.org | LHainfo@longmontcolorado.gov

Longmont Housing Authority Board of Commissioners
Tuesday, March 14, 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 FEBRUARY 21, 2023 MINUTES

Commissioner Tim Waters moved, seconded by Commissioner Shiquita Yarbrough, to approve the February 21, 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*) – None.

5) OLD AND NEW BUSINESS

- a) **Hover Land Development Concept Review with Pennrose Development** – Molly O’Donnell, Housing and Community Investment Director reminded the board about their direction to focus on housing and review community services in an appropriate period after submittal of tax credits. Molly O’Donnell introduced Shannon Cox Baker, Regional Vice President of Pennrose Development Company. Shannon Cox Baker explained the challenges in regards to “right size” the development to what is available. Currently working on developing fifty-seven units. Staff is looking at an almost thirty million dollar cost for development. Timeline for this project is as followed, tax credits in August 2023, financial closing and construction by April 2024, construction complete by January 2026, leasing by May 2026, and conversion by October 2026.

Shannon Cox Baker left the meeting at 9:10 p.m.

- b) **Resolution 2023-08 – Dedication of Project-Based Vouchers for Village Place**

Commissioner Marcia Martin moved to approve Resolution 2023-08, 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

c) Resolution 2023-09 – Approval of Acceptance of ARPA grant funds for Zinnia Permanent Supportive Housing

Commissioner Tim Waters moved to approve Resolution 2023-09, seconded by Commissioner Shiquita Yarbrough.

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

Dissented: None

Abstained: None

Carried: 7-0

d) Resolution 2023-10 – Approval of Acceptance of ARPA grant funds for 1764/1780 Hover Street Development - Molly O'Donnell, Housing and Community Investment Director, reviewed. Staff will propose the approval of the land purchase at the LHDC meeting scheduled on March 22, 2023.

Commissioner Hidalgo-Fahring moved to approve Resolution 2023-10, seconded by Commissioner Marcia Martin.

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

Dissented: None

Abstained: None

Carried: 7-0

e) Resolution 2023-11 – Accept the Promissory Note for Village Place Pre-Development Costs

Commissioner Aren Rodriguez moved to approve Resolution 2023-10, 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

6) INTERIM EXECUTIVE DIRECTOR REPORT –

a) Update on Operations

- i) Village Place -** Molly O'Donnell, Housing and Community Investment Director, presented a preliminary design concept. Current changes are in regards to ADA access, new seating area and fireplace, and removing trees from the atrium due to structural issues. Staff will have conversations with the Longmont Downtown Development Authority in regards to removing the gazebo. General contractor will be Pinkard. The original tax credit investor has exited. Interest transfer is moving after Tuesday to demonstrate site control.

- ii) **Zinnia** – Molly O’Donnell, Housing and Community Investment Director, reviewed. Closing and construction will occur in early May. Partnership agreements are coming soon. Staff is prepping for lease-up and property management arrangements.

- b) **Update on Operations** – Harold Dominguez, Interim Executive Director reviewed Proposition 123 – Dedicate State Income Tax Revenue to Fund Housing Projects Initiative. This initiative created the State Affordable Housing Fund and dedicated one-tenth of one percent of state income tax revenue to fund affordable housing programs and projects. Staff needs to declare by September, and needs to understand if will be able to do so in the next six months.

Staff was informed that they received \$1.8 million from a grant for project Mustang, which was the largest asked and largest awarded.

- i) **Occupancy Report** – Lisa Gallinar, Regional Property Manager, reviewed. Currently standing at 93% occupancy. Diana Silva, Administrative Assistant, is administering all property waitlists.

- ii) **Property Updates** – Lisa Gallinar, Regional Property Manager, reviewed. Staff is organizing spring de-clutter days at the properties, along with the help of the City of Longmont’s Human Resources department providing volunteers that will assist with dumpsters.

- iii) **Public Health & Safety Updates** – Sara Aerne, Master Police Officer gave an update on cameras at the properties, status on the meth detectors that will be purchased for City facilities and LHA properties, and let the board know that she has been attending all Coffee and Conversations at the LHA properties.

7) **COMMISSIONER COMMENTS** – None.

8) **ADJOURN**

MOTION

Commissioner Tim Waters moved, seconded by Commissioner Shiquita Yarbrough, to adjourn LHA Board of Commissioners meeting at 9:39 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

4/19/23

Date Approved

