

MINUTES

Longmont Housing Authority Advisory Board

Tuesday, July 11, 2023

In Person Meeting
The Hearthstone at Hover Crossing
(1762 Cook Court, Longmont, CO 80501)

1. Call to order & Roll Call

The regular meeting was called to order at 9:04 a.m. by Vice-Chair Arlene Zortman.

Members Present: Tom DeBie – 9:06 a.m.
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, Housing and Community Investment Director
Lisa Gallinar, Regional Property Manager, LHA
Kyndra Daniels, LHA Accounting Supervisor
Sara Aerne, Master Police Officer

2. Approve minutes from June 13, 2023 meeting – Motion to approve the minutes made by Arlene Zortman. Seconded by Carrie Snow. Passed unanimously.
3. Public invited to be heard
- Georgetta Johnston – Resident at Spring Creek Apartments spoke on the noise levels at the properties.
 - Kevin McKee – Resident at Spring Creek Apartments read the nuisance/noise portion of the lease at the property and spoke on having disturbances addressed by the community managers.
4. Organizational Updates



- a. Advisory Board election results & welcome new member – Molly O’Donnell, Housing and Community Investment Director, announced that Arlene Zortman and Josh Stransky were appointed to serve on the advisory board by the LHA Board of Commissioners. Introductions were as followed:
- Josh Stransky – A Colorado native (Aurora) who graduated from the University of Denver and now lives in Erie. Started off his professional career with First Bank, then transitioned to a new banking institution where he is now the regional president. Has experience with Low-Income Housing Tax Credit (LIHTC) and Down Payment Assistance. In addition, works with a non-profit organization that helps people with disabilities and the WOW! Children’s Museum.
 - Tom DeBie – Current LHAAB Chair, accounting director and has served on the board for three years.
 - Glen Pepper – Mediator with courts, volunteer mediator with the City of Longmont, and a new board member.
 - Carrie Snow – Used to live in New Mexico, works with the OUR Center, has a legal background.
 - Kyndra Daniels – Accounting Supervisor for the Longmont Housing Authority, used to work with the City of Longmont – Disaster Recovery.
 - Arlene Zortman – Current LHAAB Vice-Chair, worked for Aging and Adult services, and has served on the board for three years.
 - Jenna Reed – Longmont Landlord with 20 rental units, and new board member.
 - Harold Dominguez – Interim Executive Director of the Longmont Housing Authority and Manager of the City of Longmont.
 - Molly O’Donnell – Housing and Community Investment Director for the City of Longmont, overseeing the Housing Choice Voucher program, Accounting, and Property Management of the Longmont Housing Authority.
 - Lauren Cely – Senior Housing Developer with Boulder County Housing Authority, involved in the Longmont community, and has served on the board for three years.



- Sara Aerne – Master Police Officer for the Longmont Public Safety Department who works closely at all of the Longmont Housing Authority Properties.
- Lisa Gallinar – Regional Property Manager for the Longmont Housing Authority, oversees all LHA properties, in addition to the compliance of two non-LHA properties.

5. Development and Project Updates

- Village on Main – Awarded tax credits for the resyndication, staff will be conducting resident meetings. Will close financing in December, start construction in January 2024. The construction will be anywhere from seven to ten months.
- Zinnia – Fifty-five units of Permanent Supportive Housing (PSH) next to the Suites Supportive Housing. Currently under construction/utility work. Gazebo near the Suites will need to be moved, therefore staff will create a temporary tent in the back for residents.
- Royal Mobile Home Park - Land was purchased from the City of Longmont's storm drainage funds and moved to the affordable home funds for land banking.
- Longmont Housing Development Corporation (LHDC) – Spring Creek, Fall River and Crisman I will be dissolved from LHDC, will need to resolve the “unrelated debt issues” that LHDC currently holds.
- 1228 Main – Veterans Community Project is inquiring about purchasing the building.
- Crisman II – Having problems with building permits and complications with Xcel Energy. Project completion is expected to happen at the end of the year.

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

- a. Sale of 615 main Street commercial property & MOU with CPWD for independent living services for people with disabilities – Molly O'Donnell, Housing and Community Investment Director, reviewed. Center for People with Disabilities (CPWD) was interested in purchasing the building since they have been leasing it for multiple years. Staff performed a market analysis, which came back at a \$642,000 value. Staff negotiated a reduced purchase price in exchange for services for residents. CPWD would provide independent living trainings at the properties for five years. Staff will build



metrics to evaluate services. Both documents will be going to the LHA Board of Commissioners next Tuesday, July 18 for approval.

Sara Aerne left the meeting at 10:00 a.m.

- b. Award of Project Based Vouchers – Molly O'Donnell, Housing and Community Investment Director, explained that the Longmont Housing Authority has the ability to award up to twenty-six Project Based Vouchers. LHA put out a competitive RFP, and received two applications. One for the LHA Hover project, and one for the Atwood project. Staff is wanting to wait for CHFA tax approvals in August to decide on who to award, however asked for board input on how allocate the Project Based Vouchers.

Board members agreed on this approach.

- c. Ascent at Hover Crossing partnership, concept design, and tax credit submittal – Molly O'Donnell, Housing and Community Investment Director stated that this would go to the LHA board of Commissioners on Tuesday, July 18 along with a Memorandum of Understanding (MOU).

This property is proposed to be seventy-two units of multi-family housing, there will be no elevator, including a corner for early childhood education, all around street parking.

7. Resident Quality of Life (standing agenda item) – None.

8. LHA Report –

- a. Update on Operations

- i. Occupancy Report – Lisa Gallinar, Regional Property Manager, reviewed all properties are at 95% occupancy. Aspen Meadows Neighborhood has added two more Meth contaminated units. Quarterly vacancy report shows units that are down due to meth, as well as bed bugs.

- ii. Public Health & Safety Updates – None.

- b. Update from Executive Director – None.

9. Other Business – None.

Lauren Cely left the meeting at 11:01 a.m.

10. Adjourn – Chair Tom DeBie adjourned the meeting at 11:02 a.m.

