

MINUTES

Longmont Housing Authority Advisory Board

Tuesday, May 9, 2023

In Person Meeting
Fall River Apartments
(321 Homestead Parkway, Longmont, CO 80504)

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
Jean Christopher
Glen Pepper
Jenna Reed

Members Absent: Lauren Cely
Carrie Snow

Others Present: Harold Dominguez, Interim Executive Director – 9:05
Molly O'Donnell, Housing and Community Investment Director
Lisa Gallinar, Regional Property Manager, LHA
Sara Aerne, Master Police Officer

2. Approve minutes from April 11, 2023 meeting – Motion to approve the minutes made by Jean Christopher with a correction to misspelled word in section 4d. Seconded by Arlene Zortman. Passed unanimously.
3. Public invited to be heard – None.
4. Organizational Updates
- a. Advisory Board applicant interviews – Interviews with staff/LHAAB for advisory board applicants will be held Monday, May 15 from 8-2 p.m. There are currently eight applicants for two vacancies. LHA Board of Commissioners will then interview applicants on Saturday, June 17.
5. Development and Project Updates



Village on Main – Staff had a meeting with architects and civil engineers to nail down design. Tax Credit application was done in April. Will be hearing in August for tax credit award. Construction to happen in November/December. Would like to invite Jean Christopher to resident meetings. Application for CDBG funds will be presented this Thursday, and will receive recommendations by the Housing and Human Services Advisory Board (HHSAB) which will then be presented to City Council.

Hover Land – LHA Board of Commissioners and LHDC have signed a purchasing land agreement. Staff is working towards tax credit applications for August, looking for different options for funding with Early Childhood Education.

Zinnia (PSH) – Closing on Wednesday, May 24. LHA will be a third party management company for this Not in the ownership structure, however managing the property (as third party). Property Management Agreement to be considered by the LHA BOC next Tuesday. Possible Ground Breaking Ceremony, and will invite the LHAAB.

Recovery Café – Staff is working on making an addition to the Suites Supportive Housing, currently in the middle of feasibility review.

CDBG Funded projects – Tuesday the board will consider accepting. ADA parking, re-doing ramps, sensory units at every property. Resurfacing concrete at HHC/LHC, security cameras at properties (currently bidding).

VCP/Briarwood – Staff is having ongoing conversation about purchasing.

CPWD – Negotiating a services agreement (providing support services for residents with disabilities).

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

- a. Voucher program strategy discussion - Molly O'Donnell, Housing and Community Investment Director, would like feedback from the board on where to take the voucher program in the next ten to fifteen years. Currently LHA has 420 vouchers. Boulder County Housing Authority (BCHA) and Boulder Housing Partners (BHP) currently have 50% of their vouchers in Longmont.

Board member, Jenna Reed, stated that as a landlord it is hard to rent to an individual with an LHA voucher in comparison to an individual with a Boulder County Housing Authority voucher due to their automated system they offer. It is easy to schedule inspections, upload documents, etc.



Currently BCHA and BHP have increased their payment standards up to 105%. If LHA would do the same, they would have to shrink their voucher program.

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. Currently at 93% occupied. Rented four units last month. Added two new meth units at Briarwood.
 - ii. Property Updates – Lisa Gallinar, Regional Property Manager reviewed. LHA Fair Housing Training is scheduled for June 20 from 8:30 – 11:30 a.m. in the City Council Chambers. All properties had Cinco de Mayo celebrations. The Suites Supportive Housing now has building attendants. All positions within the Longmont Housing Authority have been filled.
 - iii. Aged Receivables – Accounting is collecting the data and will be sending past balances. Most properties revenue expenses are 36%. Reaching the allowance quickly at the Hearthstone at Hover Crossing and the Lodge at Hover Crossing.
 - iv. Monthly Property Financials – Referred to document in the packet.
 - v. Voucher Issuance Count – Currently have four-hundred forty-one total vouchers, two port in vouchers and eight on the voucher waitlist.
 - b. Update from Executive Director – none.
9. Other Business – Sara Aerne, Master Police Officer brief the board about adding cameras to all properties and the moving factors. No updates on the meth detectors. Spent a lot of time at the Suites Supportive Housing dealing with mental health issues in assistance with CORE/LEAD.
10. Adjourn – Chair Tom DeBie adjourned the meeting at 10:49 a.m.

