



**LONGMONT HOUSING AUTHORITY
REGULAR MONTHLY MEETING
October 18, 2016**

1. CALL TO ORDER/ROLL CALL

The regular monthly meeting of the LHA Board of Commissioners was called to order at 8:38 a.m. by Chairman Anne Kear at Spring Creek Apartments, 320 Homestead Parkway, Longmont, CO 80504.

Members Present: Anne Kear - Chairman
Wendell Pickett – Vice Chairman
Chris Curtis
Bruce Robbins
Cameron Grant
Peter Linder
Jim Ferguson

Others Present: Kathy Fedler - City Council Staff Liaison
Michael Reis – Executive Director/Secretary
Lori Mora - Comptroller
Krystal Winship-Eraza – Director of Operations
Stephanie Shuler – Executive Assistant

Members Absent: None

2. AGENDA REVISIONS & SUBMISSION OF DOCUMENTS – None.

3. APPROVAL OF AGENDA – Chairman Anne Kear declares agenda approved as there were no changes.

4. PUBLIC INVITED TO BE HEARD – None. Closed at 8:40 AM.

5. APPROVAL OF MINUTES – September 20, 2016 Minutes.

6. UPDATES FROM EXECUTIVE DIRECTOR AND EXECUTIVE TEAM

a. Tour of Spring Creek Apartments – to be conducted after meeting conclusion.

b. Portfolio and Programs – Updates

- 96.8% Occupancy, 1 additional vacancy at the Suites.
- Terry Street is officially off of LHDC's books.
- Budgets are being developed with input of staff and year to date financials.
- AMA will be getting a new automatic door opener outside of elevator entrance doors to align with ADA compliance.
- **Spring Creek**
 - 37 leased up, four people moved in on Monday, four more are scheduled to move in today.
- **Village Place**
 - Parcel of land owned by the County – just South of Village Place may be home to a new affordable Housing Project.
- **HCV**
 - 428 vouchers leased up.
- **RISE**
 - Krystal and Agatha to attend the annual conference for the Council on Social Work Education: Advance Collaborative Practice through Social Work Education November 3-6 in Atlanta, GA.

c. 2016 Work Plan Wrap Up – discussion.

- Spring Creek is built – going into operational period.
- Kept a low vacancy the entire year.

- Audits are clean.
- LHDC completed the sale of Terry Street Apartments
- Crisman is closed – construction underway.
- HCV program has utilized their budget to capacity.

d. Develop draft of 2017 Work Plan – discussion

- HCV Program – High Utilization
- Portfolio – Low Vacancy
- Audits/Compliance/Policies
- Suites
- Spring Creek
- Fall River
- Fair Housing Assessment
- Sustainability Plan

7. **MOTION TO APPROVE BANK ACCOUNTS AND AUTHORIZE SINGERS FOR SUITES APARTMENTS LLLP.** - A motion was made to approve the creation of four bank accounts for the Suites Apartments LLLP for; Operating, Security Deposits, Operation Reserves and Replacement Reserves. The four signers for the accounts are as follows: Michael Reis (Executive Director), Krystal Winship-Erazo (Director of Operations), Anne Kear (Chairman) and Wendell Pickett (Vice-Chairman). ***BRUCE ROBBINS RECUSED HIMSELF**
Motion: Wendell Pickett **Second:** Cameron Grant **Approved**

8. NEW & OLD BUSINESS

- a. Local, Regional and Statewide Affordable Housing Activity
- Conversations about the streamlining process of receiving tax credit and funding for affordable housing projects under CHFA and DOH has started. Utilizing NAHRO's help.
- b. Housing Colorado Now!
- Great turn out, over 700 attendees.
 - Keynote speakers were wonderful.
 - RISE was nominated for an Eagle award, unfortunately did not win.

9. BOARD COMMENTS AND COMMITTEE REPORTS – None.

10. NEXT MEETING: November 15th 2016 - 2017 Budget, Final RISE Report, 2017 Work Plan

16. ADJOURN – Meeting declared Adjourn by Chair Anne Kear at 9:50 AM.

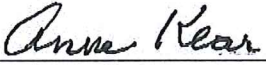
Respectfully Submitted,
Stephanie Shuler



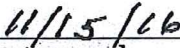
Michael Reis, Executive Director



Date Approved



Anne Kear, Chairman



Date Approved

