

MINUTES

Longmont Housing Authority Advisory Board

Tuesday, April 11, 2023

In Person Meeting
Village Place Apartments
(600 Coffman Street, Longmont, CO 80501)

1. Call to order & Roll Call

The regular meeting was called to order at 9:02 a.m. by Chair Tom DeBie.

Members Present: Tom DeBie
Arlene Zortman
Jean Christopher
Lauren Cely
Carrie Snow
Glen Pepper
Jenna Reed

Members Absent: None

Others Present: Harold Dominguez, Interim Executive Director – 10:16 a.m.
Molly O'Donnell – Housing and Community Investment Director
Lisa Gallinar, Regional Property Manager, LHA
Kyndra Daniels, LHA Accounting Supervisor

2. Approve minutes from March 14, 2023 meeting – Motion to approve the minutes made by Jean Christopher. Seconded by Arlene Zortman. Passed unanimously.
3. Public invited to be heard – None.
4. Organizational Updates – None.
5. Development and Project Updates
 - a. Zinnia – Molly O'Donnell, Housing and Community Investment Director, reviewed. This will be fifty-five units of Permanent Supportive Housing. Staff is closing on the tax credit, scheduled for May 12. Staff is working on utility easements to vacate and move water lines. Running utilities under the gazebo.



- b. 1764/1780 Hover – Molly O’Donnell, Housing and Community Investment Director, reviewed. Staff has received approval from the Longmont Housing Development Corporation (LHDC) and Longmont Housing Authority Board of Commissioners to purchase back the land and pay off the existing loan. Staff is reviewing the concept design, and will put in for tax credits in August to start construction in 2024.
 - c. The Village on Main (formerly Village Place) – Changed the name to Village on Main. Staff submitted for tax credits last Friday. Staff needs to apply for gap funding. Staff has hired a relocation specialist, who will be going to the property and conducting resident meetings. The relocation specialist will coordinate anything related to those temporary moves. With the Resyndication, critical systems will be top priority (heating/cooling, roof, parking lot drainage) interior, flooring, cabinets, windows, siding and paint, and a larger laundry room.
6. Items for input to the LHA Board of Commissioners (standing agenda item) – Staff is looking at updating the payment standards for the Housing Choice Voucher program due to the update that Boulder County Housing Authority (BCHA) made to theirs. Staff is currently conducting an accounting review to see if this is feasible.
7. Resident Quality of Life (standing agenda item) – Staff is looking for input from the board to brainstorm ideas in regards to coordinating campus-wide at the Suites Supportive Housing and the new development Zinnia.

Board member, Jean Christopher, would like to get feedback from the residents at the Suites in regards to lease up at Zinnia and the campus lifestyle.

Board members agreed that there needs to be a partnership with coordinated entry when onboarding new residents.

The City of Longmont has hired Valerie Almanzar-Garcia, Resource Specialist, for the Suites Supportive Housing, Hearthstone at Hover Crossing and Lodge at Hover Crossing.

8. LHA Report –
- a. Update on Operations
 - i. Occupancy Report – Lisa Gallinar, Regional Property Manager, reviewed. Currently at a 96% occupancy, staff have exhausted the waitlist for the properties. Diana Silva, Administrative Assistant, will give priority to those who want to move in to a unit right away to get vacancies filled. Community Manager at Fall River Apartments will be moving on-site.



- ii. Property Updates – The Suites Supportive Housing currently has two meth units down. Aspen Meadow Neighborhood has one contaminated unit. Residents at Hearthstone and Lodge at Hover Crossing are still dealing with bed bug issues. The Suites currently has two meth units down, and one leak unit going through remediation. Aspen Meadows Neighborhood has one meth-contaminated unit. Housing Choice Voucher Specialist interviews have been completed; staff is now working through next steps.
 - iii. Public Health & Safety Updates – Sara Aerne is helping create a peer support program for community managers. Sara has sent the board updates on the meth detectors. Staff needs to work with the connectivity of the sim cards with our LTE network.
- b. Update from Executive Director – Staff is working towards testing units for meth before move-in to hold accountability. Staff is looking for ways from an operational perspective on how to rehabilitate a unit without insurance dollars.

Harold Dominguez addressed concerns with Bill SB23-213 – Land Use. Spoke on why most counties/CML is opposing the bill.

9. Other Business – Board member Jean Christopher inquired in regards to the fire safety issues with the doors at Aspen Meadows Senior Apartments.

Board member Lauren Cely informed everyone that Boulder County Housing Authority has a partner agency that is currently recruiting to serve on their board. The board meets two times a year. If interested in applying, contact her directly.

Molly O'Donnell informed the board that terms for Jean Christopher and Arlene Zortman are up in June. If they would like to re-apply to be on the board, they can submit an application. Deadline to apply is April 21, 2023.

Furthermore, she informed the board that Housing and Community Investment staff would be presenting an amendment with CDBG funds to City Council in regards to funding accessibility improvements at LHA properties. Adding sensory units for visual impairments, ramps, and re-stripping parking. Staff will be putting an IGA for \$100,000 for improvements that should be complete by June.

10. Adjourn – Chair Tom DeBie adjourned the meeting at 10:44 a.m.

