



**The Longmont
Housing Authority**

**LONGMONT HOUSING AUTHORITY
REGULAR MONTHLY MEETING
APRIL 19, 2011**

1. Call to Order & Roll Call

The regular monthly meeting of the LHA Board of Commissioners was called to order at 8:35 am by Chairman Darrin Anson.

Members Present: Darrin Anson – Chairman
Anne Kear – Vice Chairman
Lynn Shirk
James Johnston, Sr.
Greg Iwan

Others Present: Michael Reis – Executive Director/Secretary
Marcia Miller – Recorder
Kathy Fedler – City of Longmont Liaison
Zenaida Delgado – LHA Housing Coordinator

2. Agenda Revisions & Submission of Documents

- Letter from HUD – LHA SEMAP score.
- The Suites brochures

3. Approval of Agenda – Approved

4. Approval of Minutes

A motion was made to approve the minutes of March 15, 2011.

Motion: Lynn Shirk **Second:** Greg Iwan Approved

5. Public Invited to be Heard – None

6. Resolution 2011-05. Establishing a Revised Utility Allowance Schedule for Use in the Administration of the Longmont Housing Authority Section 8 Rental Assistance Housing Programs.

Michael wanted to note to the board that LHA is the best PHA in the state and the region. LHA received the highest possible SEMAP score of 135 points for 2010. It is the 10th year in a row that LHA is a “high performer”. Kudos to the LHA staff. Also, in regards to the possible budget cuts, HUD increased HAP funding 2% but cut administration fees by 8%.



A motion was made to approve the revised Utility Allowance Schedule.

Motion: Greg Iwan **Second:** James Johnston, Sr. Approved

7. **Resolution 2011-06. A Resolution of the Longmont Housing Authority Approving the Adoption and Implementation of the Revised Payment Standards for the Section 8 Rental Assistance Programs.** LHA's payment standards are 95% of local Fair Market Rates set by HUD.

A motion was made to approve the adoption and implementation of the revised payment standards.

Motion: Greg Iwan **Second:** James Johnston, Sr. Approved

8. **Resolution 2011-07. A Resolution Authorizing a Borrowing by the Housing Authority for the City of Longmont from First Bank for the Purpose of Financing a Portion of the Costs of Acquisition of a Multi-Family Housing Facility to be Known as The Suites; Authorizing the Execution and Delivery of a Promissary Note, a Deed of Trust and Other Necessary Agreements and Documents in Connection Therewith; and Related Matters.** – Darrin Anson recused himself and turned the meeting over to the Vice Chairman, Anne Kear.

A motion was made to approve Resolution 2011-07.

Motion: James Johnston, Sr. **Second:** Greg Iwan Approved

9. **Resolution 2011-08. A resolution Authorizing a Borrowing by the Board of Commissioners fo the Housing Authority for the City of Longmont from Mile High Community Loan Fund for the Purpose of Financing a Portion of the Costs to Acquire and Renovate the Building at 2000 Sunset Way, Known as The Suites.**

A motion was made to approve Resolution 2011-08.

Motion: Lynn Shirk **Second:** Greg Iwan Approved

10. **Resolution 2011-09. A Resolution Authorizing the Acquisition of 2000 Sunset Way, Longmont; Authorizing the Executive of the Documents to Secure the Financing Sources Including Authorizing the First Position Debt and Subordinate Debt; and Authorizing Signature Authority on Behalf of the Authority.**

A motion was made to approve Resolution 2011-09 subject to changes on page 3 of the resolution.

Motion: James Johnston, Sr. **Second:** Greg Iwan Approved

11. **Resolution 2011-10. A Resolution of the Longmont Housing Authority to Approve the Adoption of Policy for PHA Owned Units for the Administration of the Project Based Voucher Program (PBV).** Resolution allows LHA to project base units; overseen by a third party agency, in this case Center for People With Disabilities (CPWD).

A motion was made to approve Resolution 2011-10.

Motion: Anne Kear **Second:** Lynn Shirk Approved

12. **Report from Executive Director**

- The Hammy Awards are April 28, 2011. LHA is nominated as a partner agency. Five board members said they wanted to go and were given tickets.
- Prairie Village – It would be cheaper for LHA's consultant to do the due diligence for the property. Board discussed and decided to wait until The Suites project was underway.
- Ribbon cutting ceremony for Aspen Meadows Neighborhood (AMN) is May 24 from 3-5 pm.



- Agatha Moya, case manager for AMN is putting the materials together for the RISE program and meeting with AMN residents.
- Michael suggested board members contact city council and attend next Tuesday night's meeting to sway council to opt for a 18 month moratorium on Affordable Housing Zoning issues.
- Final application for The Hearthstone at Hover Crossing is going in to HUD May 1st.
- All properties are doing well and staying occupied.

13. Motion – Authorizing the extension of the loan from Longmont Housing Development Corporation for the Dawson house to amend the maturity date to December 31, 2012. LHA was unable to sell the property.

A motion was made to authorize an extension to December 31, 2012.

Motion: Anne Kear **Second:** James Johnston, Sr. Approved

14. New & Old Business – All business covered above.

15. Board Comments & Committee Reports

- Finance and Executive Committees will meet prior to May 17 meeting.
- Anne Kear commented that LHA has become an asset based agency as it set out to do. LHA is setting up a legacy.

16. Next Meeting – May 17 at 8:30 am. Agenda items include: 2010 Audits, 2011 Financials and 2011 Work Plan update.

17. Adjourn – Meeting was adjourned at 10:35 am.

Respectfully Submitted,

Marcia Miller

Michael Reis, Executive Director

Date Approved

Darrin Anson, Chairman

Date Approved

