



THE LONGMONT  
HOUSING AUTHORITY

LONGMONT HOUSING AUTHORITY  
REGULAR MONTHLY MEETING  
AGENDA  
TUESDAY, MARCH 24, 2009  
8:30 PM TO 10:30 AM  
LHA ADMINISTRATIVE OFFICE BUILDING  
1228 MAIN STREET

PARKING IS AVAILABLE IN THE REAR OF BUILDING OFF KIMBARK

1. CALL TO ORDER AND ROLL CALL
2. AGENDA REVISIONS AND SUBMISSION OF DOCUMENTS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES OF FEBRUARY 17, 2009 REGULAR MEETING MINUTES AND THE ANNUAL MEETING MINUTES.
5. PUBLIC INVITED TO BE HEARD
6. RESOLUTION 2009 – 05 REJECTING \$15,144.00 AWARD FROM HUD OF AMERICAN RECOVERY AND REINVESTMENT ACT FORMULA CAPITAL FUND GRANT AMENDMENT TO THE ANNUAL CONTRIBUTIONS CONTRACT FOR THE LOW RENT PUBLIC HOUSING
7. REPORT FROM EXECUTIVE DIRECTOR –
  - Aspen Meadows Land Loan – Discussion and Motion to approve principal reduction and extension
  - Aspen Meadows Neighborhood Financing – Discussion and Motion to approve tax credit equity agreement and related loan financing.
  - Project, Program, 2009 Work Plan Update, and 2009 Recovery Act Strategies
8. EXECUTIVE SESSION – Executive Session pursuant to negotiating real estate matters, Legal advice, and Personnel matters
9. NEW & OLD BUSINESS – Highland Group Quick Look Report for Senior Housing Options
10. BOARD COMMENTS AND COMMITTEE REPORTS –
11. NEXT MEETING DATE AND ITEMS – 2009 Financials and 2008 Audits, Bond Issue Training, Legal RFP –
12. ADJOURN

Persons requiring special accommodations please call 303-651-8581x 21 24 hours prior to the meeting time.





A motion was made to approve Resolution 2009-05 rejecting and declining HUD LRPB award.

**Motion:** James Johnston, Sr.

**Second:** Darrin Anson

Approved

**7. Report from Executive Director – Status and update of current projects and programs.**

- Aspen Meadows Land Loan – Discussion and motion to approve principal reduction and to allow Michael to execute loan extension to March 31, 2010.

**Motion:** Darrin Anson

**Second:** James Johnston, Sr.

Approved

- Aspen Meadows Neighborhood Financing – Discussion and motion to approve tax credit equity agreement and related loan financing. Michael asked the board to allocate a total of \$55k towards this project to pay the \$40k refundable tax credit fee and \$15k loan fee. This needs to be done by March 31, 2009.

**Motion:** Ginny Walker

**Second:** James Johnston, Sr.

Approved

Darrin Anson abstained from voting due to conflict of interest.

- 2009 Work Plan Update:

- The Lodge is ahead of schedule for the end of June celebration. There are 170 people on the interest list now who will be receiving the Newsletter going out soon. LHDC will be submitting application in June 2009 for a second HUD 202 building. Anne Kear gave kudos to Joe Black, project manager of the building under Krische construction.
- Elizabeth Borden will be revising the Senior Housing study and will present it in April to a joint meeting of LHA and LHDC.
- The board gave Michael approval to submit a letter of intent and full application in September 2009 to Boulder County for funds to bring down the debt of Briarwood loan.
- Lynn Shirk asked if the board should invite a resident to sit in board meetings. Resident advisory councils have been formed at Village Place and Aspen Meadows and Krystal will get one formed at The Lodge. There could be representation from these boards in the future.
- Special transit will be submitting a proposal to run service from Village Place and Aspen Meadows each Monday, Wednesday and Friday. LHA will sell the current bus in use at Village Place. Michael and Krystal will meet with the site managers regarding the bus and the Special Transit schedule.
- Longs Peak Energy will have stimulus funds for weatherization available. Section 8 tenants that live in single family houses and duplexes will be able to request weatherization thru Longs Peak Energy.
- Michael will send all the board members a property map.
- Housing Bond training will be scheduled for April for LHA board members.
- The new Secretary of HUD and President Obama are working to get more funding for HUD from the federal government. The President supports more funding for vouchers and tax credits.
- David Herrera suggested LHA should submit an RFP for legal services. Attorney agreement should be updated every 5 years. The RFP was tabled for now until this summer.
- Marcia Miller reported that a section 8 tenant, Regina Moore, will be moving into her new Habitat House the end of April. The dedication for her house is April 5 at



