



Longmont Housing and Human Services Advisory Board Minutes of June 11, 2020 Meeting

- Members Present: Jake Marsing, Graham Steers, Polly Christensen (Council Liaison), Brian Coppom, Kaitlin Abbitt, Shaquita Yarbrough, Deanna Blair, Karen Phillips
- Members Absent: Ann Baldwin, Madelyn Woodley, Heather Brandt with the TRG Committee
- Staff Present: Karen Roney, Kathy Fedler, Eliberto Mendoza, Nicole Blair, Molly McElroy, Dawn Quintana, Susan Wolak
- Guests Present: TRG Committee – Sandy Stewart, Lori Walker, Diane Groff, Jeff King, Michelle Cregut, Jennifer Ostenson,
Affordable Housing Applicant Habit for Humanity Presenters – Dave Emerson and John Lovell
- Agenda Item 1: **Call to Order:** LHHSAB Chair Brian Coppom called the meeting to order at 7:08 p.m.
- Agenda Item 2: **Public invited to be heard:** No public present.
- Agenda Item 3: **Approve minutes from the May 14, 2020 meeting:** Deanna Blair called for a motion to approve the minutes; Jake Marsing seconded the motion. Passed unanimously.
- Agenda Item 4: **Affordable Housing Applicant Presentation**
- a. Habitat for Humanity - Staff Member Kathy Fedler provided history on the project which is a new development called Mountain Brook subdivision. Complete development will be 26 tiny homes and 8 habitat homes totaling 34 which is a less than the 12% that is required for inclusionary housing but there is a provision in the inclusionary housing program that allows for a decrease and council approved the developer's request. Tonight's presentation will focus on the 8 homes. No decision will be made tonight, TRG Committee will meet on Wednesday June 17, 2020 at 6:00 pm to discuss and complete their

recommendations and those recommendations will be brought back to the HHSAB meeting in July.

Executive Director Dave Emerson and Director of Development John Lovell presented the application on behalf of Habitat for Humanity. Habitat has provided 31 years of service to St. Vrain Valley and the City of Longmont has been involved in every project and they are very thankful and appreciative for the support. Homes will be permanently affordable at 60% AMI, fully electric, and four of the homes will be handicapped accessible. There are 8 homes in 4 duplexes. Loans are zero percent interest to homeowners and Habitat does originate all of their own loans. Total project cost is \$2,431,669 and Habitat is asking for \$120,000 from the Affordable Housing Fund, in addition to the fee waivers. Discussion and questions were held. Staff questioned the rationale for the City to fill this project funding gap to help the developer meet its Inclusionary Housing requirement. Staff explained that the developer's Inclusionary Housing obligation was reduced from 12% to less than 9% through approval of its Voluntary Alternative Agreement, yet Habitat is requesting funding from the City to provide the affordable units that the developer was required to provide under the City's ordinance. Habitat indicated they were exploring funding options available to them as a Community Housing Development Organization. They would need to explore other fundraising options if the City didn't think it appropriate to provide additional funding toward this project beyond fee waivers. The Advisory Board questioned if the 12% Inclusionary Housing requirement is too high and are we going to see more applications like this? Staff didn't feel like we were far enough along in this process to make a decision. This is the first application that has come in asking for assistance for the developer to meet their requirements.

Agenda Item 5: **Review Draft 20201 Human Service Agency Application and Timeline**

Staff Eliberto Mendoza reviewed the projected timeline for the 2021 funding process. Discussion and questions were had. Draft human services needs assessment report is expected from Root Policy by July 31, 2020. Plan is at the August advisory board meeting to start setting priorities and goal would be to release the application in September. Hearings would start in mid-October with deliberations starting at the November meeting and a January 2021 target date for recommendations to City Council. Time line is acceptable to the Advisory Board. Staff asked for clarification about the Board's desire for a simplified application; is it the application itself or the process? Discussion was held about syncing

up the evaluation process and to make sure that the advisory board questions match up with the questions that the agency is being asked. The review process should be streamlined. Application and evaluation is very technical, where is the story behind the agency? Missing is: who we are, what we do and who we help. Specifically brought up the demographic data as that doesn't really impact the evaluation. Would like less data and more information. The Advisory Board pointed out that they wanted make sure that agencies are good at serving their community and not judge them on their ability to submit a perfect application or to hire a grant writer, etc. Staff will do some work and bring back for discussion in July. Longmont will be the only entity out of the three government funders who are releasing an application so we need to be mindful about how many application changes we want to suggest.

Agenda Item 6:

Site Visit Updates:

- a. Longmont Meals on Wheels - tabled for July as Madelyn Woodley was absent.
- b. Center for People with Disabilities (CPWD) - Deanna Blair and Eliberto Mendoza visited in February. CPWD provides resources and advocacy to assist people with disabilities in overcoming obstacles. Hard to quantify what they do as it can be a phone call assisting someone with applying for social security to helping another customer find a home. CPWD assisted about 2000 people last year over 4 locations. Half of their board of directors and staff are people with disabilities. Staff Member Eliberto Mendoza completed the desk audit and only had a few questions for CPWD which they responded to. The size of their board was small compared to the size of the agency and there are not term limits on the board. Diversity on the board is a challenge as one of their requirements is that a portion of their board members have to have a disability to serve, so it can be difficult to find potential board members who meet that criteria. Overall a well-organized agency that follows the best practices for non-profits.
- c. Boulder County Legal Services (BCLS) - Eliberto Mendoza – BCLS provides legal services to low and moderate income people needing legal assistance and they have numerous offices throughout the state. BCLS is a legal organization so bylaws are very complicated but thorough. Their biggest challenge is staff turnover. Overall BCLS serves people well and they are continuing to work on how to better serve Longmont.

Agenda Item 7:

Other business: The Advisory Board discussed the need for increased funding for human services, and whether it should request that City Council consider re-directing funding from Police Services to human

services. Would the Advisory Board be willing to draft a request? The Advisory Board held a broader discussion about racism and how it can participate in in community solutions; how does this affect our work? What can we do, what is appropriate? We need to support the organizations and people who provide services that are vital to the mental health of our community. A diversity question needs to be included on the HSF application and it needs to be scored. The advisory board would like this topic added as an agenda item for the July meeting, specifically: What is this advisory board's framework and what can this advisory board do. The advisory board also wanted to further discuss a request to shift money from the police budget to our human service agency fund. Does this Advisory Board have a set of values, what outcome do we want to achieve and what are our tools? Members can send thoughts to staff members, Eliberto Mendoza and Karen Roney. Staff will send draft minutes out to members early so we don't lose conversation points. What influence does this advisory board have? How can we influence a greater diversity of community members to serve on city boards and commissions? Hope we can make a difference in 2020.

Agenda Item 8:

Adjournment: There being no other business to conduct the meeting adjourned by consent at 9:22 p.m.