

CITY COUNCIL COMMUNICATION



MEETING DATE: August 24, 2021

ITEM NUMBER: 10.A

SECOND READING:

{{customfields.ResoOrdNumber}}

TYPE OF ITEM: Second Reading

PRESENTED BY:

Kathy Fedler, CDBG, Kathy.Fedler@longmontcolorado.gov

SUBJECT/AGENDA TITLE:

Public Hearing to consider action on Amendment #20-03 to the 2020 CDBG Action Plan

EXECUTIVE SUMMARY:

This proposed Amendment is to change the eligible activity under the 2020 Community Development Block Grant (CDBG) Aspen Meadows Relocation Assistance project due to a change in need. It was originally thought that because of Covid, additional funding would be needed to relocate the residents of the Aspen Meadows Senior Apartments during the substantial rehabilitation of that building. However, because of significant project cost savings those additional costs were able to be covered within the project's rehab budget. Therefore, Longmont Housing Authority (LHA) is requesting and staff is recommending these funds be switched to a debt reduction payment to lower the final principal mortgage on the Aspen Meadows Senior Apartment building. This will allow additional operational funding for the development over the years resulting in about \$7650 per year in savings.

During the rehabilitation, almost every resident was temporarily moved out of their unit and into the Candlewood hotel in groups of 7 or so. A few lucky folks did not have to move to the hotel if they moved into a different apartment that had already been renovated (mostly because of reasonable accommodations). 11 residents that have mobility issues had to be temporarily moved twice to accommodate the significant refurbishment of the elevator for safety reasons. We arranged for PODs to be placed on-site for the seven units that were fully converted to comply with the Uniform Federal Accessibility Standards (UFAS) to ensure compliance with the LHA's Voluntary Compliance Agreement (VCA). The residents in those units were out of their apartment the longest at 11 weeks each with most of the others out only 3 weeks.

Senior Services staff (Theresa Schulte, Michele Waite, Amy Payan Aldaz, Veronica Garcia, and Melissa Losino), Recreation staff (Sam Calhoun and Kristin Rudisill) and Molly O'Donnell, HCI Project Manager, were all repurposed in 2020 and into 2021 to work on this project and were instrumental in ensuring that the residents were treated with respect, dignity and thoughtfulness during this very disruptive time in their lives. The LHA Maintenance staff, particularly Randy Pavan and Dennis McGonigal and the LHA Community Management staff Erin Robinson, Karin Lindsey and Lisa Gallinar also played a large part in not only making sure the



residents were safe, secure and had their ongoing needs met, but also in keeping the project well-managed, providing information when and where needed and in keeping the mood upbeat and positive. Managing Covid protocols within all of this was a herculean task undertaken by everyone including the Contractor, Palace Construction, and all of the subcontractors.

As required by the City’s Citizen Participation Plan if there is a change to the eligible activity citation, a public hearing must be held to solicit citizen input to the proposed changes to the 2020 Action Plan. A Public Notice was published in the Times-Call on June 23, allowing for a 30 day comment period including the Public Hearing to be held tonight. If Council approves this Amendment, staff will submit the Amendment to HUD on August 27.

Amended Projects	Approved CDBG Funding	Amended CDBG Funding	Current Estimated Beneficiaries	Change to Estimated Beneficiaries	Eligibility Citation
Relocation Services related to Covid at LHA’s Aspen Meadows Apartments renovation	\$150,000	\$0	50	0	24 CFR 570.606(d)
Principal Reduction for Loan to LHA’s Aspen Meadows Renovation project	\$0	\$150,000	0	50	24 CFR 570.202(3)
TOTALS	\$0	\$150,000	0	50	
Change		(\$0)		No change	

COUNCIL OPTIONS:

1. Approve Amendment #2020-03
2. Suggest changes to the proposed recommendation

RECOMMENDED OPTIONS:

Approve Amendment #2020-03 changing the eligible activity from Temporary Relocation of Residents to Debt Reduction to Principal Loan for Aspen Meadows Senior Apartments.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

There is no impact to the General Fund. All funding is contained within the CDBG program.

BACKGROUND AND ISSUE ANALYSIS: NA

ATTACHMENTS:

Att 1 - Summary of Proposed Changes through Amendment #2020-03

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