

## NGLA meeting

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The meeting on February 19, 2026 was mostly taken up by a presentation by City Manager Harold Dominguez. He talked about the state of the City and how the City is doing more system analysis of decisions. The City is looking at how different decisions affect many other parts of the City and also using human-centered design. The new affordable housing development is starting to sell houses. He pointed out that the cost of land was previously the driving point of selling prices, but now, even with land donated, it is difficult to get housing costs into the affordable range due to the high cost of materials. He said he had talked with Habitat for Humanity and they are having to subsidize their houses as well to keep them affordable.

Most conversation and questions centered on the closing of the YMCA and whether the City will take over that property. The City has been looking at the cost impacts to other projects and parks and also how much money would be needed to fix structural problems and other costs to get the building up to current standards, plus the added maintenance and the purchase costs. If the City took over the building it could be closed for up to 2 years to fix all the issues.

Another issue that prompted a lot of discussion was all the apartment buildings going up in Longmont. Part of that issue is the "use by right zoning" which allows developers to put up whatever buildings the site is zoned for. Changing that zoning to stop building invites lawsuits and major costs to the City. So far the additional rentals have flattened the trajectory of rents rising, but as apartments fill up rents will start rising again. No real discussion was held regarding the impact on local roads with the increased traffic.

The legislature recently passed legislation that says HOA's cannot prohibit the construction of ADU's in their neighborhoods. Lawsuits are pending regarding this due to the impact of home rule for cities.

The rest of the meeting was spent giving out awards for members of the NGLA. It was noted that the Rainbow Ridge got an additional \$100 for their NAF grant due to using battery powered lights in their lumenaries.

The first listening meeting will be held on March 5, at the Senior Center, and will cover HOA Board Basics. Another meeting for Mediation Strategies for HOA Boards will be held on March 30, in the City Council Chambers, from 10-11:30.

Julie Emo