

# AFFORDABLE HOUSING COMMISSION

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The special meeting of the City of Loveland Affordable Housing Commission was held at the Loveland Municipal Building in the City Managers Conference Room on May 16, 2012

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## **PRESENT AT THE MEETING:**

**Commissioners:** Chris Jessen, Marija Weeden-Osborn, Renee Salza, and Pamela McCrory

**Staff Liaison:** Alison Hade

**Guest:** Mike Todd, resident

**Council Liaison:** John Fogle

## **ABSENT FROM THE MEETING:**

**Commissioners:** Debbie Doyel, Jenny Mishler, Angie Shafranek, Ted Schlagenhauf, and Scott Bader

*These minutes are a general summary of the meeting.*

## **CALL TO ORDER**

Chair Jessen called the meeting to order at 5:20 pm.

## **APPROVAL OF FEBRUARY MEETING MINUTES**

Commissioner McCrory made a motion to approve the April 12<sup>th</sup> meeting minutes. Vice Chair Weeden-Osborn seconded the motion, which passed unanimously.

## **PUBLIC COMMENTS**

None

## **CITY COUNCIL LIAISON UPDATE**

None

## **ARTSPACE DISCUSSION**

Staff Liaison Hade handed out ArtSpace's reply to the Commission's questions (attached). Chair Jessen stated that the Commission has had an adequate discovery period and ArtSpace answered most questions of concern during their presentation. Councilor Fogle stated that ArtSpace needs to include the Housing Authority in the selection process and not jeopardize the work that the Housing Authority has established in Loveland.

Commissioners were still concerned over the eligible categories and in what order tenants would be chosen. A call was placed to Felicia Harmon with ArtSpace to find out what ranking the eligible categories would be given. She said she thinks priority would be given to local eligible residents who are artists. The Commissioners asked that she get a letter from ArtSpace that stated that.

## **CDBG ALLOCATION ON 2011 CARRY-OVER AMOUNT**

Staff Liaison Hade stated that she called every current grant recipient for 2011-2012 grant year to see if they could use more money for the same or a similar project. Most agencies responded that they could and the result was that the carry over amount of \$54,897 would be reallocated for the attached projects. Chair Jessen made a motion to take \$3,023 from the 2012 allocated amount for

Habitat for Humanity and adding it back into the 2011 reallocated amount, making the 2011 amount for Habitat \$13,025 and the 2012 amount \$24,977 and adding the overage from the 2011 amount of \$327 to Larimer Home Improvement Program Emergency Funds making the total for LHIP Emergency Funds \$3,327. The motion was seconded by Commissioner Salza and passed unanimously.

**DISCUSSION OF A POTENTIAL SENIOR HOUSING PROJECT**

Staff Liaison Hade informed the Commissioners of a potential Senior Housing development being proposed. It will have 120 units at 60% Area Median Income qualified. It will be located near the NW corner of Taft and 8<sup>th</sup> Street. She will present it to the AHC for approval when the developer has completed the application.

**NEW BUSINESS**

Commissioner Thompson has resigned. His appointment expires 6-30-2014. The AHC currently has two open positions.

**ADJOURNMENT**

Chair Jessen adjourned the meeting at 6:00 p.m.

Respectfully Submitted,  
Beverly Walker

# artspace

## **Artspace Loveland Response 5.16.12**

Thank you for inviting Artspace to provide additional clarification about the resident selection process for the Artspace Loveland affordable housing project.

To review a bit about the intended residents of Artspace Loveland, of the 410 artists who responded to the Artspace Market Survey in 2010, 139 indicated an interest in living in an Artspace project in Loveland.

More than half of all the respondents currently live in Loveland.

More than one quarter of the 139 interested in Artspace housing have household family incomes of less than \$25,000; nearly half have incomes at or below 60% AMI. More than half earn less than 10% of their incomes from their art which means they must all work at other jobs, sometimes multiple jobs, to provide for their families.

As outlined in our presentation to the Commission, there will be two parts to the resident selection process. The Housing Authority of Loveland (HACOL) will be a partner in this Artspace Loveland project and will manage the project for Artspace. HACOL will do the first vetting to ensure that those submitting applications are eligible for the housing within the HUD guidelines and will also conform with Section 42 (Low Income Housing Tax Credits) requirements.

In their vetting process, HACOL will use their own guidelines to develop a list of HUD eligible applicants which include a point system with preference for anyone that lives and/or works in Loveland at the time of application.

This HACOL-developed list will result in four eligible categories:

- Local eligible residents who are artists
- Local eligible residents who are not artists
- Non local eligible residents who are artists
- Non local eligible residents who are not artists

When the initial vetting is complete, HACOL will provide that list to Artspace where a second review group made up of Artspace, community members, and local artists who will not be living in the project will review all those on HACOL's eligible list. This group will make the final selection of 30 artists and artists' families to live in the Artspace project.

Based on what the Market survey shows, we have every confidence that the first category in the HACOL list, "local eligible residents who are artists," will provide more than enough candidates to fill the 30 units. To assure fairness, the Artspace selection group will include all eligible applicants in their review.

In the 27 other affordable housing projects that Artspace has developed around the country, the vast majority of residents live or work in the local area.

Regarding the Commission's question about homeless applicants, Sam Betters and Moofie Miller with HACOL provided the following information:

"It is our experience that most (not all but certainly the vast majority) of homeless individuals and families don't have the income sufficient to qualify for even a 30% AMI unit without some subsidy such as a Section 8 Voucher. (HACOL does) give preference on our Section 8 Voucher program. Under the Section 42 guidelines we are not permitted to refuse to accept a Section 8 Voucher holder; however that doesn't mean they move ahead of everyone else on the list."

To summarize,

- Artspace Loveland is intended to provide affordable housing for Loveland's artists and creative sector workers who are eligible for, and in need of, housing assistance under HUD rules.
- In addition to affordable housing, Artspace Loveland will provide entrepreneurial opportunities for artists in the project to grow their own careers and create new creative small businesses.
- CDBG support will provide a critical demonstration of community support in the highly competitive process of Low Income Housing Tax Credit allocation.
- CDBG's \$35,000 will leverage more than **\$5.6 million in LIHTC** funds and help ensure the project's success.
- Artspace Loveland will serve the mission of Artspace to **create, foster, and preserve affordable space for artists and arts organizations.**
- Artspace Loveland will further the City of Loveland's goals of growing our Creative Sector and of revitalizing Downtown Loveland.
- Artspace Loveland will support the City's partnership with Artspace Projects in this ground-breaking project for Loveland and for Colorado.

We will be happy to answer any further questions the Commission may have.