

## AFFORDABLE HOUSING COMMISSION

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The regular meeting of the City of Loveland Affordable Housing Commission was held at the Loveland Municipal Building in the City Manger's Conference Room on December 12, 2013

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### PRESENT AT THE MEETING:

**Commissioners:** Chris Jessen, Ted Schlagenhauf, Angie Shafranek, Pamela McCrory, Vendia Berg, Barb Irelan, and Diann Rice

**Council Liaison:** Ralph Trenary

**Staff Liaison:** Alison Hade

### ABSENT FROM THE MEETING:

**Commissioners:** Marcy Hoerster and Will Gresham

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

### **CALL TO ORDER**

Commissioner McCrory called the meeting to order at 5:20 pm.

### **APPROVAL OF MEETING MINUTES**

Commissioner Rice made a motion to approve the November 14th meeting minutes. Commissioner Berg seconded the motion, which passed unanimously.

### **PUBLIC COMMENTS**

None

### **CITY COUNCIL LIAISON UPDATE**

Councilor Trenary thanked the commissioners for volunteering their time in the service of the City.

Ahead in 2014 – Impact of the City of Loveland's transition to Priority Based Budgeting. Councilor Trenary encouraged commissioners to attend meetings and advocate for their interests. The Council will need to decide which items will be a priority; priority based budgeting requires cuts. The process will be similar to 2011 when the community was involved in the areas to cut budgets. Councilor Trenary stated that Priority Based Budgeting is a sophisticated proven system where all expenditures are traced back to a program in the budget. There will be multiple presentations on the new budgeting system, including the Boards and Commissions Summit and the Council Advance planning session. Priority Based Budgeting was recently featured in the Colorado Municipal League magazine. The City has consulted with other cities that are using PBB, like Fort Collins and Wheatridge.

Questions the Commissioners had:

Do goals get recognized by the council as priorities?

Should the AHC look at the issue of homelessness in light of the new budgeting?

Councilor Trenary said the difficulty will be how far to subdivide and define the basics like

public safety, infrastructure and quality of life. Loveland does so much more than most communities, so they will need to be careful of all the unique programs the City provides. Commissioner Rice stated that now is a good time to begin since the best time to implement a new process is when there are no financial constraints.

#### **COMMUNITY PARTNERSHIP OFFICE UPDATE**

Staff Liaison Hade updated the commission on the disaster recovery. HUD is giving almost \$63 million to the state of Colorado Flood Recovery, of which about \$50 million will be given to Larimer, Boulder and Weld Counties for recovery. Staff Hade submitted a proposal showing \$7 million in needed funding yesterday, but it could be June before it is known if the grant is approved. Buildings affected in Loveland: approximately 1,000 structures were looked at by inspectors, 100 structures were damaged within city limits, 33 were homes, most were commercial/industrial. Of the 33 homes all were damaged from the flood. None of the buildings were destroyed beyond the rehab mark. In Larimer County, the first priority will likely be housing. The City is waiving building permit fees and use tax fees. Case Managers are working with clients on what the needs are, housing vouchers will be available for families that were displaced.

#### **RE-ALLOCATION OF CDBG FUNDS**

CDBG funds that remained unspent at the end of 2012-2013 year came to about \$1,000 from the Larimer Home Improvement Program through the Loveland Housing Authority. Although not pressing, we need to inform the housing authority if they can spend the balance or if the AHC wants to reallocate it to another group. Discussion and motion by Chair Jessen to let the housing authority keep it, seconded by Commissioner Schlagenhaut. Discussion from Commissioner McCrory that she would like a report to know that it was spent in 3 months. The vote passed unanimously.

The AHC also needs to make a decision about the allocation of \$270 that was not allocated during the current grant year and \$75,000 from water rights from the Mirasol project that was returned to HUD. Timing will be fine for the 2014 grant process. Staff Hade will look into if the ratio will be a problem. Commissioner McCrory moved to put the money in the 2014 grant cycle. Seconded by Commissioner Berg. Discussion ensued, motion passed with 6 ayes and 1 nay.

Another potential issue is the \$155,240 grant to HNS. HUD's legal department is considering whether there is a conflict of interest. CPO is still waiting to hear from HUD.

#### **AHC MISSION GOING FORWARD**

Chair Jessen read the goals from the Con Plan:

- 1) Increase affordable rental housing units.
- 2) Develop an initial outline for transitional housing for homeless Loveland citizens.
- 3) Propose a city sponsored fund for rehabilitation and maintenance of affordable housing.
- 4) Identify and develop initial incentives or housing/shelter concerns for homeless youth.

Discussion ideas of projects:

#### **Homeless Youth in Loveland**

-McKinney Vento Act, definition of homeless youth if you're sleeping at someone else's house

you're considered homeless. Staff Liaison Hade stated that over 400 youth in the Thompson School District are homeless (families that are homeless).

-Outreach and advocacy roles. The AHC could advocate providing housing with wrap around services to youth.

### **Transitional housing**

-Look at the homeless issue and research best practices.

-Housing is the foundation of the commission, look at providing housing for homeless.

-Transitional housing in Loveland is two years, but that may be too long. Cut the time frame from two years to one year and you double the amount of transitional housing.

Action Items:

Chair Jessen made a motion to work on an outline for transitional housing for homeless Loveland citizens seconded by Commissioner Irelan.

Discussion:

-Take a half hour from every meeting to figure out the plan. Hopefully have a plan by the end of 2014.

-Supportive housing for chronic homeless, mental health issues, this would a significant impact on the community and public safety etc.

-Long term housing is difficult to come by, the mind set of organizations in Loveland are not for long term.

-Study for the most appropriate approach for housing needs in Loveland. Right now there is temporary shelter and hope that the homeless get back on their feet.

-Transitional housing with wrap around services.

Motion failed 5 nays and 2 ayes.

Commissioner Rice made a motion that the AHC develop a plan for transitional housing and supportive housing with research in best practices to address homelessness in Loveland.

Seconded by Commissioner Berg.

Discussion ensued. Passing with 6 ayes and 1 nay.

Chair Jessen would like the commissioners to come prepared to work on timeline and tasks.

### **GRANT PROCESS REVIEW**

Staff Liaison Hade went over the changes to the grant proposal. She asked if the commission thought that there should be another budget for operating expenses and a question for conflict of interest. The Commissioners agreed those two item should be included in the proposal.

Commissioner Rice made a motion to adopt the revised CDBG proposal package with the amendment seconded by Commissioner Schlagenhauf. Discussion ensued regarding why the operating budget is a concern prior to voting. Passing unanimously.

Scoring changes - Staff handed out three scoring options.

The first option: a score for each question with the scores weighted.

The second option: a score for each question with the weights taken out.

The third option: simplified questions that align with the CDBG goals and timeline of project completion.

Commissioner McCrory made a motion to accept the third option with Chair Jessen seconding. Passing unanimously.

**NEW BUSINESS**

Boards and Commissions Summit will be Feb 27<sup>th</sup>. If more than two want to attend, a vote will be taken at the January meeting.

**ADJOURNMENT**

Chair Jessen adjourned the meeting at 6:45 p.m.

Respectfully Submitted,  
Beverly Walker