

# 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 Manager's Conference Room on July 10, 2014

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## **PRESENT AT THE MEETING:**

**Commissioners:** Vendia Berg, Barb Irelan, Pamela McCrory, Will Gresham, Diann Rice, Marcy Hoerster

**Council Liaison:** Ralph Trenary

**Staff:** Deb Callies

## **ABSENT FROM THE MEETING:**

**Commissioners:** Jill Angelovic

**Staff Liaison:** Alison Hade

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

## **CALL TO ORDER**

Staff Liaison Callies called the meeting to order at 5:15 pm.

## **ELECTION OF OFFICERS**

Commissioner Irelan nominated Commissioner McCrory to serve as Chair. Commissioner Berg seconded the nomination, and Commissioner McCrory accepted the nomination. Motion passed unanimously.

Commissioner Berg volunteered for Co-Chair nomination. Commissioner Gresham seconded the nomination. Motion passed unanimously.

## **APPROVAL OF MINUTES**

Commissioner Rice made a motion to approve minutes from June 12, 2014 with an amendment that the minutes include presentation of a certificate of appreciation to former Chair Jessen for his years of service on the Commission. Commissioner Irelan seconded the motion. Motion passed unanimously.

## **PUBLIC COMMENTS**

Commissioner Irelan shared the article about Redtail Ponds in Fort Collins with the Commission.

## **CITY COUNCIL LIAISON UPDATE**

Council Liaison Trenary gave the update:

- Council Liaison Trenary, Staff Liaison Hade and Staff Callies visited former Commissioner Shafrank at her office to present her with a certificate of appreciation for her years of service.
- Council Liaison Trenary attended the Colorado Municipal League Meeting. Presentations were available on the website and he will forward this information to the AHC.
- If anyone is interested in touring the ATV safe house property, they do tours on Wednesday afternoon with prior notice.

## **COMMUNITY PARTNERSHIP OFFICE UPDATE**

Staff Callies gave the update:

- Alternatives to Violence has had some interest from the open market for the lots they purchased for the safe house. There have not been any formal offers or contracts to date.
- Commissioner Schlagenhauf has resigned from the commission to pursue other interests. He has served a total of three years, with the first year in an alternate position.
- The CPO will be working on the Consolidated Plan per HUD guidelines. The current plan will expire in 2015. The new plan is due August, 2015. The CPO will bring back requests from the AHC for information or assistance in completing the Consolidated Plan.
- The CPO has begun a GIS mapping project to identify affordable housing in Loveland.

## **AHC PROJECT DISCUSSION**

Discussion about next steps in the AHC project that was brought up during last month's meeting. The following motion stands:

*"Commissioner Rice made a motion that the Commission focus within the current goal of addressing the chronically homeless, who are very low income, in provision of permanent housing for this population. Commissioner Irelan seconded the motion, which passed unanimously."*

Commissioners discussed the following ideas to move forward:

- Prepare a report to City Council on the status of affordable housing in Loveland.
- Review market studies and demographics information for Loveland.
- Determine public cost for NOT addressing the chronic homelessness of some of our citizens?
- Identify best practices to address homelessness.
- Develop a plan at the August meeting to include:
  - Schedule of activities
  - List of agencies/entities who should be invited to be a part of a focus group(s)
  - Questions we would ask the focus group, what do we want to know?

## **AFFORDABLE HOUSING DEVELOPMENT**

John Giuliano is requesting a modification for their Affordable Housing designation agreement for Enchantment Ridge to include the multi-family units.

Description of the Proposed Development: The development is Giuliano Addition (aka Enchantment Ridge). The Giuliano Addition General Development Plan (GDP) was approved in February 2000. Subsequently, the Final Development Plan (FDP) was approved in October 2005. Affordable housing designation required that 20% of the 356 units (71 units) be offered to households with income 70% or less of the Median Family Income (MFI). Giuliano Second did not receive the affordable housing designation on any of its 60 multi-family units at that time.

To date, the CPO has recorded 25 affordable units sold in Giuliano First. This leaves 46 remaining affordable units.

The applicant is suggesting to encumber Giuliano Second with the 20% affordable requirement, adding an additional 12 units to the overall affordable requirement for Giuliano Addition. The total affordable requirement is therefore, 83 units (71+12) and the remaining requirement is 58 (46+12).

Commission discussion brought up the concern that if there was hardship to find eligible buyers before how would this improve those chances. Price points for the multi-family units are believed to be more desirable for lower income individuals and families to purchase. Information was also offered by Staff

Callies that this is the developer that is negotiating the sale of some of the Enchantment Ridge development to Habitat for Humanity.

Commissioner Rice made a motion that the AHC approve the application for Affordable Housing Designation for the “for sale” multi-family units. Commissioner Hoerster seconded the motion. 5 in favor, 1 opposed. Motion passed.

**NEW BUSINESS**

- There are currently 2 positions open on the AHC and one pending application. Staff Liaison Hade will contact that applicant for an interview with Chair McCrory and Council Liaison Trenary.

**ADJOURNMENT**

Commissioner Irelan motioned to conclude the meeting. Commissioner Rice seconded. The meeting was adjourned at 6:55 p.m.

Respectfully Submitted,  
Deb Callies