

AFFORDABLE HOUSING COMMISSION

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
May 12, 2016

PRESENT AT THE MEETING:

Commissioners: Diann Rice, Barb Irelan, Will Gresham, Ranae Alaniz, Janeen Sepulveda, Pam McCrory

City Council Liaison: Leah Johnson

Staff Liaison: Alison Hade

ABSENT FROM THE MEETING:

Jill Angelovic, Mechelle Martz-Mayfield, Marcy Kasner

These minutes are a general summary of the meeting.

CALL TO ORDER

Chair McCrory called the meeting to order at 5:15 pm.

APPROVAL OF MINUTES

Commissioner Rice made a motion to approve minutes from March 10, 2016. Commissioner Irelan seconded the motion. Passed unanimously.

Commissioner Sepulveda made a motion to approve minutes from April 27, 2016 (CDBG Allocations). Commissioner Rice seconded the motion. Passed unanimously.

PUBLIC COMMENT

None

CITY COUNCIL LIAISON UPDATE

- South Catalyst Project demolition has been approved.
- City of Loveland and Larimer County are in negotiations with the Larimer Humane Society for fee waivers on their new facility.
- Youth Advisory Commission presented at a study session recently to include vaping in the smoking ordinance.
- Study Session on budget recently prompted discussion about affordable housing.

COMMUNITY PARTNERSHIP OFFICE UPDATE

Staff Callies gave the update:

- Title VI survey to Boards and Commissions.
- Walking audit invitation from CANDO for Affordable Housing Commission on May 19th.

AFFORDABLE HOUSING CODE

Real estate and mortgage professionals Kurt Albers, Alan Salter, Meagan Griesel, and Jerry Beers attended the meeting for this discussion.

Review to date of potential changes to the Affordable Housing Code (see attached).

Construction defects bill failed in legislature today. Discouraging building of condominiums due to the legal ramifications of potential building defects. City of Loveland did pass an ordinance recently that would provide a more palatable solution to the defects law.

Discussion on possible real estate transfer tax being implemented to fund affordable housing. A flat fee per transaction might be more well received, however due to the volatility in the market many sellers are withdrawing from their buyers when they themselves cannot find a replacement home.

Other possible solutions discussed: Housing trust fund; supplemental budget; annual line item for enterprise fee back fill; annual predictable fee waiver amount; Care housing, Mercy Housing.

Staff Hade will have a draft of the July 12th study session presentation ready for the next regular AHC meeting for review.

CONTINUED ALLOCATION ISSUES

The day after the allocation meeting in April, two residents at the Lago Vista Mobile Home Park attempted to access funds from LHIP emergency to replace their furnaces. The CPO believed this was an eligible expense. Neither resident was able to obtain funds for this need. The CPO will meet with LHA to discuss prior to issuing grant funds.

VOA Handyman program is not able to use the \$8,000 for emergency repair or replacement because they only serve seniors and those with a disability. Many who are low income are not in those categories.

Commissioner Sepulveda made a motion to grant LHIP the \$68,000 CDBG award provided they are willing to work with a sub-committee of the Affordable Housing Commission and staff in the Community Partnership Office to address removing barriers in access to services. Commissioner Alaniz seconded the motion. Passed unanimously.

NEW BUSINESS

PRIVATE ACTIVITY BONDS

Madison Avenue Apartments (Retirement Housing Foundation) and Maple Terrace (currently Loveland Housing Authority, will be selling to a for profit company) have both requested Loveland's private activity bonds. At this time the Affordable Housing Commission declined to make any motion to support a private activity bond for either project due to not fully understanding whether residents would be displaced. Staff Hade will do more research into potential rent increases and will request a special meeting of the Affordable Housing Commission to discuss these requests further.

ADJOURNMENT

The meeting was adjourned at 7:25p.m.

Respectfully Submitted,
Deb Callies