

# 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 August 11, 2016

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## **PRESENT AT THE MEETING:**

**Commissioners:** Diann Rice, Will Gresham, Mechelle Martz-Mayfield, Barb Ireland, Gil Barela, Jerry Beers, Janeen Sepulveda.

**City Council Liaison:** Leah Johnson (via phone)

**Staff Liaison:** Alison Hade

## **ABSENT FROM THE MEETING:**

Ranae Alaniz, Marcy Kasner, Jill Angelovic

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

## **CALL TO ORDER**

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

## **APPROVAL OF MINUTES**

Commissioner Martz-Mayfield made a motion to approve minutes from July 14, 2016. Commissioner Gresham seconded the motion. Passed unanimously.

## **PUBLIC COMMENT**

None

## **CITY COUNCIL LIAISON UPDATE**

- Recent study session on the capital portion of the budget
- Flexible zoning overlay- was approved on 1<sup>st</sup> reading at a recent City Council meeting

## **COMMUNITY PARTNERSHIP OFFICE UPDATE**

- Maple Terrace has been sold and the \$59,786 CDBG award from 2009 has been returned to the City. The funds will be returned to HUD and will be ready for the AHC to reallocate either this fall or during the 2017 grant process.
- Habitat for Humanity is currently unable to complete the wetland mitigation and parking projects at Sierra Valley. Their 2015-2016 award of \$45,000 will need to be re-allocated by the commission either this fall or during the 2017 grant process.
- Projects to consider that were not fully funded from the last two rounds of allocations are: Housing Authority- The Edge, LHIP Emergency, Housing Authority rehab projects, and Elderhaus. Past precedent is that returned funds could be applied to approved projects that needed additional funding. Information about these projects will be presented for commission review during the September meeting.

## **AFFORDABLE HOUSING CODE**

July 12<sup>th</sup> study session with City Council was originally designed as a discussion on Affordable Housing Code. Homelessness was also highlighted in the discussion. City Council members recommended changing the Affordable Housing Code to only be applicable for **Non-profit entities**.

Commissioner Irelan made a motion to recommend that the affordable housing code continue to include for-profit entities. Commissioner Barela seconded the motion. Discussion centered on the diversity needed in housing options for affordable housing to be available for low income citizens. While some projects have not worked as well as others, the Commission discussion included the for-profit development projects that have worked well to provide affordable housing. Passed unanimously.

Discussion on various **repayment options** for affordable housing properties being transferred to market rate under the 20 year restriction included the chart used by Habitat for Humanity and the chart used by Giuliano at Enchantment Ridge. The AHC will continue this discussion in September.

Discussion about **hardship waivers** remaining in the affordable housing code. Commissioner Sepulveda made a motion to modify the hardship waiver process to be submitted to the Affordable Housing Commission first and if approved by vote it would move to the City Council for final approval. Hardship Waivers that did not gain approval by the AHC would NOT move to the City Council. Commissioner Barela seconded the motion. Passed unanimously.

Discussion about **length of deed restrictions**. City of Loveland deed restrictions for affordable housing and public facilities are 20 years. HUD expects 5 years. Neighboring municipalities vary from 5 years- to 90. Commissioner Martz-Mayfield made a motion to recommend to the City Council that they NOT decrease the length of deed restrictions for any CDBG award or affordable housing project (public facility or residential) to protect the City's investment. Commissioner Sepulveda seconded the motion. Discussion included potentially extending the deed restriction. Passed Unanimously.

#### **NEW BUSINESS**

- 2017 CDBG grant guide review
- More information requested on flexible zoning

#### **ADJOURNMENT**

The meeting was adjourned at 7:00 p.m.

Respectfully Submitted,  
Deb Callies