

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 September 8, 2016

PRESENT AT THE MEETING:

Commissioners: Diann Rice, Will Gresham, Mechelle Martz-Mayfield, Barb Ireland, Gil Barela, Janeen Sepulveda, Ranae Alaniz, Marcy Kasner, Jill Angelovic

City Council Liaison: Leah Johnson

Staff Liaison: Alison Hade

ABSENT FROM THE MEETING:

Jerry Beers

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 Ireland made a motion to approve minutes from August 11, 2016. Commissioner Sepulveda seconded the motion. Passed unanimously.

PUBLIC COMMENT

The Larimer County Office on Aging initiated a study on "Home Share". The program is designed for people who want to age in place but need help with expenses and typically will rent out space in their home to others. Neighbor to Neighbor will take the lead. A commissioner asked if zoning ordinances pose any problems.

CITY COUNCIL LIAISON UPDATE

- A certificate of appreciation was awarded to Janeen Sepulveda for her time on the Affordable Housing Commission.
- City Council continues to work on the budget process.
- Hot air balloons can now be flown in Loveland.

COMMUNITY PARTNERSHIP OFFICE UPDATE

- A supplemental budget for affordable housing fund was submitted for the 2017 budget in the amount of \$400,000
- September 27th House of Neighborly Service will do a study session with the CPO on homelessness.
- October 18th the question of affordable housing incentives, including for-profit developers/builders, will be discussed at the City Council meeting.
- October 25th study session will include a Bridges out of Poverty mini training and the needs of the shrinking middle class.
- Loveland Connect is October 14th. Volunteers can register online or in person.
- Discussion on the RV project to house the homeless idea.

AFFORDABLE HOUSING CODE

For-Profit Developers/Builders Incentives: Commission voted in August 2016 to recommend to City Council that for-profit entities continue to be included in the affordable housing code, however approval of projects remains with City Council.

The commission discussed the need for contracting/development agreements and rent certifications (specific to rental housing only) for any incentives offered by the City of Loveland. While this was not always the case in the past certainly this should be the procedure moving forward.

Density Bonus: Commission believes a density bonus could help create affordable housing without an exchange of money with a developer/builder. Commissioner Angelovic made a motion to provide the Longmont density bonus incentive to City Council during the discussion about changing the Affordable Housing Code. Commissioner Kasner seconded the motion. Passed unanimously.

Length of Deed Restriction: Commissioner Sepulveda made a motion to recommending to City Council a change in the length of deed restrictions for multi-family developments with affordable housing incentives to 50 years and to continue single-family deed restrictions at 20 years with both including a repayment of a percentage of net proceeds if the owner sells to a non-income eligible buyer prior to expiration of the restriction. Commissioner Barela seconded the motion. Discussion included that increasing the multi-family restriction to 50 years can differentiate between developers that are mission driven and developers that are profit driven. Passed unanimously.

Fee Waivers: Commissioner Angelovic made a motion to recommend to City Council that the Affordable Housing Code include a modified version of the fee waiver table by eliminating the percentage/number of units needed and instead only offering the fee waivers on units that are affordable (i.e. 30% AMI- 60% AMI). Commissioner Ireland seconded the motion. Passed unanimously.

2017 CDBG GRANT GUIDE REVIEW

Commissioner Sepulveda made a motion to keep the grant guide the same except to update it for the upcoming grant year. All content should remain. Commissioner Angelovic seconded the motion. Passed unanimously.

CDBG RE-ALLOCATION

The Commission has just under \$105,000 to reallocate from returned or unspent funds. All projects approved for 2015 and 2016 grant years could be eligible for additional funding.

Commissioner Martz-Mayfield made a motion to grant the **Loveland Housing Authority** and additional \$31,610 for security in **The Edge**. Commissioner Kasner seconded the motion. 8 ayes, 1 abstain. Motion passes. UPDATE: LHA will not be able to use this funding for security.

Commissioner Sepulveda made a motion that no additional funding would be granted to **LHA** for an **un-scoped project**? Commissioner Gresham seconded the motion. Passed unanimously.

Commissioner Martz-Mayfield made a motion to grant an additional **\$8,751 to Volunteers of America Handyman project**. Commissioner Gresham seconded the motion. 5 ayes, 4 nays. Motion passes. On the record at least one commissioner stated the opposition to the additional funds was not due to any concern of VOA as an agency.

Commissioner Sepulveda made a motion to not grant any additional funds for **Elderhaus** for the **4th or 5th HVAC units**. Commissioner Barela seconded the motion. Passed unanimously.

Commissioner Gresham made a motion to not grant any additional funding for **Loveland Housing Authority's Larimer Home Improvement Program**. 1 abstain, 8 ayes. Motion passes.

Commissioner Kasner made a motion to further investigate the current rehab stage of **Loveland Housing Authority's Silver Leaf 1 and The Meadows projects** to determine if these projects have already begun which would make them in-eligible for funding. Commissioner Sepulveda seconded the motion. 1 abstain, 8 ayes. Motion passes.

NEW BUSINESS

- Not for profit developers/builders affordable housing code recommendations
- Public facilities affordable housing recommendations

ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

Respectfully Submitted,
Deb Callies