

# 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 10, 2017

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## **PRESENT AT THE MEETING:**

**Commissioners:** Will Gresham, Amanda McDonald, Jerry Beers, Diann Rice, Gil Barela, Ranae Alaniz, Barb Irelan, Chris Thorp

**Staff Liaison:** Deb Callies

**City Council Liaison:** Leah Johnson

## **ABSENT FROM THE MEETING:**

Alison Hade, Marcy Kasner, Lauren Daley

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

## **CALL TO ORDER**

Chair Rice called the meeting to order at 5:17 pm.

## **APPROVAL OF MINUTES**

Commissioner Beers made a motion to approve the minutes for June 8, 2017. Commissioner Barela seconded the motion. Passed unanimously.

Commissioner Irelan made a motion to approve the minutes for July 27, 2017. Commissioner Barela seconded the motion. Passed unanimously.

## **PUBLIC COMMENT**

None

## **CITY COUNCIL LIAISON UPDATE**

- Broadband survey available online for public participation as City Council considers this for the City of Loveland.
- Budget season, heavy focus on capital expansion with a potential sales tax increase to assist in the 10 million shortfall. Discussion about museum expansion and additional rec center.
- Settled the feeding squirrels issue.
- Winter Wonderlights was approved unanimously. Funds are to enhance tourism in areas affected by the flood. All of the Hwy 34 corridor was impacted by the road to Estes being closed as long as it was. Controversy was not having it downtown, however Council felt that the Centerra location was in fact an economically impacted area and appropriate location.
- Golf course improvements will be considered.
- Foundry project business names have not been released yet but there are several tenants in the works.

## **COMMUNITY PARTNERSHIP OFFICE UPDATE**

- Food Bank warehouse project is moving forward with the fee waiver agreement and 500k matching grant from City Council.
- Loveland Connect planned for Oct. 13, 2017. Registration will be out soon.
- Community Resource Connection meeting is growing. Emphasis on building relationships between agencies/services for better referrals and wrap around services.

- Alison and Loveland Housing Authority have submitted a proposal for 9 vouchers for housing homeless youth.
- Grant guides are almost due for updates, should consider at an upcoming meeting.
- CPO met with the Larimer County Dept. of Health and Environment about their 2017 Community Health Assessment and 2018 Community Health Improvement Plan. Affordable housing is one of the considerations for these plans, will invite them to come meet the commission at a future date.

Recent Allocation Decisions- AHC			Update:		
	Project	Allocated Amount	Balance	spend in 2017?	Notes/Updates
ATV	Plumbing	\$8,000	\$8,000	Yes	2016 Reallocated Funds- contract executed July 5th- all spent on safehouse
N2N	Metal work	\$28,250	\$28,250	Yes	2016 Reallocated funds- contract sent July 19th
N2N	Metal Painting	\$5,000	\$5,000	Yes	Sale of Maple Terrace- contract sent July 19th
ATV	Basement	\$49,950	\$49,950	No	Sale of Maple Terrace- Need to contract
VOA	Handyman	\$25,000	\$25,000	No	2017 Funds-Allocation 8/15/17- \$25,000
MH	Purchase facility	\$0	\$0	N/A	
LHA	Mirasol	\$325,304	\$325,304	No	2017 Funds & 2016 Reallocated funds- Allocation 8/15/17- \$185,447; Allocation 9/19/17- \$139,857
RC	Facility Rehab	\$15,000	\$15,000	No	2016 Reallocated Funds-Allocation 9/19/17- \$15,000
LHA	SilverLeaf1	\$101,244.50	\$ 101,244.50	No	2016 Reallocated Funds- Need to re-contract with new amount.
LHA	LHIP				Amount remaining after draws- \$54,101.50

Sam Betters from Loveland Housing Authority made a request to consider that pulling LHIP 2016 funds impacts their HOME funds from DOLA. Our CDBG award serves as a matching award that enables them to receive the HOME funds. Sam mentioned \$27,000 as the amount needed. Alison had mentioned \$24,000 as the amount needed to Chair Rice.

Discussion: Concern that Sam's email references "\$100,000 un-allocated CDBG funds" when in fact there are no un-allocated funds. Councilor Johnson suggested a joint meeting of the Affordable Housing Commission and the Loveland Housing Authority board. Chair Rice would prefer the commission meet with Sam Betters first and then with the LHA board as there were project manager concerns involved in the decision to pull funds from both LHIP and Silver Leaf I and give said funds to Mirasol III.

Commissioner Irelan made a motion to take \$25,000 from the Mirasol III award and give to LHIP. Commission Gresham seconded the motion. Vote: 4 yeas, 3 nays. Motion passes.

**AFFORDABLE HOUSING CODE CHANGES**

Multifamily code recent changes created a problem for preferred affordable housing vendor Loveland Housing Authority with regard to number of 30% AMI units vs. 60% AMI units. Additional units at 60% AMI are necessary to cover the rent shortfall created by 30% units.

Sam Betters requested a change from the following:

**16.43.070 Exemption from capital expansion fees – designated affordable housing developments and affordable housing units.**

B. Exemptions granted pursuant to this section shall be done in accordance with the following tables:  
1. A new development that will contain rental housing and will not include market-rate units for rent may be eligible for a waiver of 100% of capital-related fees and charges, at the discretion of council, if the development meets the following criteria: (a) 100% of the units will be available for rent by persons earning 60% of the area median income or lower, and (b) **at least 60% (change to 50%) of the units will be available for rent by persons earning 50% of the area median income or lower.**

Commissioner Beers made a motion to reduce from 60% to 50% number of units provided for 50% AMI or below. Commissioner Barela seconded the motion. Passed unanimously.

Single Family for sale affordable housing code changes discussed. Ideas so far generated by Alison are in response to City Council requesting incentives to improve housing affordability for not only the low AMI households, but also up to 100% AMI as the cost of homes in Loveland has exceeded affordability in many income levels.

In simple terms the current path is a fee waiver reduction amount directly correlated to price affordability based on AMI level:

AMI	Reduction
30-60%	100%
70%	80%
80%	70%
90%	60%
100%	50%

No motion was made as further considerations should be vetted: zoning, density, assets test for buyers, price equation for development agreements, requirement for live/work in Loveland for past 12 months. City Council will need a specific recommendation from Affordable Housing Commission and Planning Commission once all considerations have been made.

Affordable Housing Commission does feel that continuing to develop these ideas is a good direction for the Community Partnership Office, in preparation for further discussion with the Commissions and City Council.

**NEW BUSINESS**

Councilor Johnson suggested looking into efforts of Breckenridge in their workforce housing projects.

Chair Rice will be out of town during next month’s meeting Vice Chair Gresham will be conducting the meeting.

**ADJOURNMENT**

The meeting was adjourned at 6:55 p.m.

Respectfully Submitted,

Deb Callies