



City of Loveland

AFFORDABLE HOUSING COMMISSION MEETING MINUTES

1 The regular meeting of the City of Loveland Affordable Housing Commission was held at the Loveland
2 Municipal Building in the City Council Chambers on
3 September 9, 2010

PRESENT AT THE MEETING:

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5
6 **Commissioners:** Peggy Sue Klein, Chris Jessen, Marija Weeden-Osborn,
7 Wayne Thompson, Renee Salza, Debbie Doyel, Connie Ealey, and
8 Vince Ealey
9 **Staff Liaison:** Darcy McClure
10 **Council Liaison:** Carol Johnson
11 **Guests:** Carol Rush, League of Women Voters
12 Darwyn Kietzmann, potential commissioner
13
14

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

16
17 **CALL TO ORDER**

18 Motion to call the meeting to order at 5:15pm was made by Chair Thompson.
19

20 **APPROVAL OF JUNE MEETING MINUTES**

21 Commissioner Doyel made a motion to approve the August 12th meeting minutes. Commissioner Salza
22 seconded the motion, which passed unanimously.
23

24 **PUBLIC COMMENTS/INTRODUCTIONS**

25 Staff Liaison McClure introduced Darwyn Kietzmann, who is interested in becoming a member of the
26 commission.
27

28 **CITY COUNCIL LIAISON UPDATE**

29 Councilor Johnson informed the commission that the new city manager was picked. Bill Cahill starts on
30 Nov. 1st.

31 September 14th - The next study session will be on the 2011 budget

32 September 21st - Art Space looking for a downtown space of around 50 units of housing where artists will
33 be able to live and work.

34 September 28th - Working on draft RFP to revitalize downtown and look for developers across the nation
35 to bring capital projects to downtown, Rialto Bridge Project and the council will discuss the capital
36 expansion fees.

37 September 15th - Business Appreciation event

38 October 12th - Rialto Bridge- Operations and Maintenance
39

40 **ASHLEY ESTATES APARTMENT HOMES UPDATE**

41 Staff Liaison McClure spoke to Mike Byron with Pedcor Investments, their project, Ashley Estates, did not
42 receive an award of CHFA tax credits. Pedcor will probably not move forward with the project, for a
43 number of reasons: not a lot of tax credit deals being done right now locally and nationwide, the proximity

1 of other tax credit projects affect the decision to award credits, Provincetown in Fort Collins too close to
2 the Ashley Estates project, and the Denver market has more need, so most tax credits are being awarded
3 to their market.

4

5 **AFFORDABLE HOUSING CHAPTER - DRAFT**

6 Staff Liaison McClure went over the memo of the Executive Summary and Background of Affordable
7 Housing Chapter for a second-tier density bonus (attached). Senior City Planner, Bob Paulson will attend
8 the October meeting to answer questions the commissioners may have.

9 Staff reminded the commission of Density Bonus and Lot Reduction provisions to the Chapter.

10 Density Bonus- proposes that 10% be added to maximum allowable for a site. Minimum requirement is that
11 20% of units be affordable. Second-tier items will be eligible for an additional 15% density bonus.

12 Lot Reduction-proposes shrinking minimum lot size for providing affordable units. Projects would be
13 considered on a case by case basis not a one size fits all approach.

14 Councilor Johnson stated that the density bonus applies to new construction and redevelopment, not to
15 downtown projects.

16

17 Questions for the Senior City Planner:

18 What would be the minimum amount of second-tier items to be eligible for an additional 15% bonus?

19 How do the additional items (memo) work in a practical manner?

20 How will the percents work, will each item be weighted differently?

21 Will there be a garage door requirement of not more than 40% of front of house?

22 Set back changes for older lots?

23 Send additional questions to Staff and they will be addressed at the October meeting.

24

25 Staff Liaison has discussed with the Development Services Director, Greg George, that fee waiver requests
26 would be reviewed on a case by case basis, for example, Boise Village North. It was a good idea to reduce
27 fees on a couple of lots, instead of requiring 20% of lots in the subdivision to be affordable. Having a few
28 units makes affordable housing less visible, since they must meet the architectural requirements of the
29 subdivision.

30

31 Commissioners discussed whether it would be beneficial to submit a budget request to City Council even
32 though it would be unlikely to be approved. Councilor Johnson stated that most of the council reserve is
33 being spent on downtown projects.

34

35 **RE-ALLOCATION OF \$7,500 IN CDBG FUNDS**

36 Neighbor to Neighbor received an additional one year extension on their grant balance for the Willows
37 rehab in 2009 and they were not able to spend the \$7,500 by Sept. 15th. Staff went over a list of the
38 projects that agencies applied for this year. Commissioner Jessen motioned to add the \$7,500 to ATV's
39 grant, seconded by Chair Thompson, vote failed with 3 ayes- 5 nays. Discussion ensued of the agency's
40 projects on the list. A motion to divide up the amount between ATV-\$5,000 and VOA-\$2,500, made by
41 Commissioner C. Ealey and seconded by Commissioner Jessen, vote passed with 1 nay-7 ayes.

42

43 **NEW BUSINESS**

44 Chair Thompson and Staff Liaison McClure handed out information on the ballot issues at the request City
45 Council. If all 3 pass it will reduce city revenue by \$4.78 million annually, a 20% budget reduction. Each of
46 the city departments were required to prepare 2 budgets in case all 3 pass.

47 Proposition 101 will reduce K-12 education services and transportation.

48 Amendment 60 will reduce property tax which will reduce local revenue & school funding. The city has

1 used funds for street maintenance, the police and courts building, Boys and Girls Club, fire department,
2 and the Fairgrounds Park.
3 Amendment 61 will prohibit state borrowing, affecting building of roads, schools and public buildings.
4 Staff will email links to both pro and con websites to the commission.
5 Discussion regarding the Affordable Housing Commission to present a resolution against the ballot issues
6 ensued. Commissioner C. Ealey motioned to vote for a resolution at the October meeting seconded by
7 Commissioner Salza. Discussion that early voting starts October 18th and the next meeting is October 14th it
8 would be too late by then, vote failed unanimously. Motion made by Commissioner V. Ealey to vote for a
9 resolution against the issues seconded by Commissioner Doyel, vote passed with 1 nay- 7 ayes. Staff will
10 draft the resolution.

11
12 Chair Thompson wants to start talking about next steps in Affordable Housing. Commissioners bring ideas
13 to the next meeting. Invite to future meetings the Loveland Homeless Taskforce and the Housing
14 Authority of the City of Loveland to talk about their needs, plans and goals.

15
16 Carol Rush with the League of Women Voters invited the commissioners to a Non-partisan, Old Fashioned
17 Political Rally October 12th 5:30-9:00pm at the Ranch. She stated that the League of Women Voters is not
18 supporting the ballot issues. There will be an informational meeting of the ballot issues on October 11th at
19 the Harmony Library from 7:00-9:00 pm.

20

21 **ADJOURNMENT**

22 Call for a motion to adjourn was made by Chair Thompson, motion made by Commissioner V. Ealey and
23 seconded by Commissioner Jessen, passing unanimously at 6:40 p.m.

24

25 Respectfully Submitted,

26

27 Beverly Walker