



AFFORDABLE HOUSING COMMISSION MEETING MINUTES

The regular meeting of the City of Loveland Affordable Housing Commission was held at the Loveland Municipal Building in the Parks and Rec Large Conference Room on November 4, 2010

PRESENT AT THE MEETING:

Commissioners: Wayne Thompson, Chris Jessen, Connie Ealey, Vince Ealey, Renee Salza, Debbie Doyel, and Marija Weeden-Osborn
Staff Liaison: Darcy McClure
Council Liaison: Carol Johnson
Guests: Carol Rush, League of Women Voters

ABSENT FROM THE MEETING:

Commissioners: Peggy Sue Klein

These minutes are a general summary of the meeting.

CALL TO ORDER

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

APPROVAL OF JUNE MEETING MINUTES

Vice Chair C. Ealey made a motion to approve the October 14th meeting minutes. Commissioner Jessen seconded the motion, which passed unanimously.

PUBLIC COMMENTS

Carol Rush with the League of Women Voters reminded the commission of the informational meeting on November 8th regarding the ranked voting.

CITY COUNCIL LIAISON UPDATE

Councilor Johnson invited the commission to attend next Tuesday's City Council Study Session since one of the presentations will be by the Human Services Commission on the grant process. City Council will be requested to make a decision on three tough issues: Wilson Commons/Aspen Knolls Request, Loveland Arts Economic Development Center and the Revolving Loan Fund.

WILSON COMMONS & ASPEN KNOLLS REQUESTS TO COUNCIL AND THE PUTLACK UPDATE

Staff Liaison McClure went over the power point presentation she will present to City Council on November 16th. The direction from Council was to have staff and developers go back and reach a compromise.

- City of Loveland's Affordable Housing Definition – at least 20% of units in development to be sold to buyers at or below 80% AMI
- History of when the city incentive was offered – fees locked as of the date a development is designated Affordable, no expiration.

- 1 • Fee Adjustment History – since 1999 over 1,100 units built, 75 units are affordable.
- 2 • Fee Waiver History – 170 units have had fees waived totaling \$2,160,386 with \$737,966 backfilled.
- 3 Mr. Putlack has requested to sell his units at market rate instead of as affordable, because he is
- 4 having a hard time finding qualified buyers. Commissioner Doyel suggested he sell to 80% AMI
- 5 buyers, would he be able to make it work. Staff will ask if he would like to try 80% AMI with
- 6 reduced fees. He has until April to find qualified buyers.
- 7 • Pending AH Developments – Waterford Place, Wilson Commons, South Village Annexation, Mirasol,
- 8 Aspen Knolls, and Willow Park.
- 9 • Code Changes – Designation expires after 12 years unless one affordable unit receives certificate of
- 10 occupancy. Developer can request extension through AHC then City Council.
- 11 • Why are developers requesting extensions – Market driven
- 12 • Builder /Developer Costs – Total costs=\$216,256

13 Wilson Commons Request agreement:

- 14 Extend designation to 10/25/22
- 15 Extend use of 2000 fee schedule to 2022 when one affordable unit to five market rate units ration
- 16 maintained
- 17 If 1 to 5 ration not maintained current schedule used until ratio is obtained
- 18 5 year rolling fee lock begins 10/26/22

19 Aspen Knolls Request:

- 20 Extend designation to 11/29/2018 (5 years) with the following conditions:
- 21 Implement 12-year fee lock beginning 11/29/2013
- 22 12-year lock continues indefinitely if one affordable unit is constructed prior to 11/30/2018
- 23 Extended takings claim until Dec. 15, 2010

24 This is the compromise the staff, city manager, city attorneys, developers and their attorneys agreed to.

25 Discussion among commissioners ensued regarding the likelihood of being able to comply and what the

26 possible outcomes would be for the developers.

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29 **NEXT STEPS**

- 30 Look at Affordable Rentals - Partnerships with VA, Housing Authority, Interfaith Hospitality Network,
- 31 House of Neighborly Service
- 32 Housing homeless with wrap around services
- 33 Transitional housing for homeless for identified resident's not transient homeless
- 34 Recondition/ rehab units
- 35 Purchase foreclosure and rehab to be used as rentals
- 36 Adopt an annual goal: city couldn't be only financing part
- 37 Purpose collaborative efforts so no duplicating of funds
- 38 Demographic? Mothers with children, teens and vets
- 39 Shift commission focus away from new construction
- 40 Need to change zoning and planning to allow for multifamily (in single family residential areas)
- 41 Listening session with nonprofits and possibly encourage the type of grant applications that help the
- 42 homeless, focus on partnerships, financing partnerships, single room occupancy, etc.

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45 **NEW BUSINESS**

46 Vice Chair C. Ealey informed the commission that 100 Section 8 Housing Vouchers for disabled are available

47 through the Fort Collins Housing Authority as of Monday, November 1st.

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1 **ADJOURNMENT**

2 Call for a motion to adjourn was made by Chair Thompson, motion made by Commissioner V. Ealey and
3 seconded by Commissioner Jessen, passing unanimously at 7:00 p.m.

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5 Respectfully Submitted,

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7 Beverly Walker