



AFFORDABLE HOUSING COMMISSION MEETING MINUTES

The special meeting of the City of Loveland Affordable Housing Commission was held at the Loveland Municipal Building in the City Council Chambers on August 12, 2010

PRESENT AT THE MEETING:

Commissioners: Peggy Sue Klein, Marija Weeden-Osborn, Wayne Thompson, Renee Salza, Debbie Doyel, and Leo Wotan

Staff Liaison: Darcy McClure

Council Liaison: Carol Johnson

Guests: Mike Byron, Pedcor Investments
Mark Betz, Housing Authority
Moofie Miller, Housing Authority
Betty Jacobs, Citizen
Carol Terrell, Citizen

ABSENT FROM THE MEETING:

Commissioners: Connie Ealey, Vince Ealey, Chris Jessen

These minutes are a general summary of the meeting.

CALL TO ORDER

Motion to call the meeting to order at 5:17pm was made by Chair Thompson.

APPROVAL OF JUNE MEETING MINUTES

Commissioner Salza made a motion to approve the June 10th meeting minutes. Commissioner Wotan seconded the motion, which passed unanimously.

MEMBER UPDATE

Two new commission members, who recently were approved by the City Council, introduced themselves. Peggy Sue Klein, a technologist with the Thompson School District and a Habitat for Humanity home owner. Marija Weeden-Osborn, the Pathways Past Poverty Coordinator for the United Way of Larimer County.

PUBLIC COMMENTS

No comments

CITY COUNCIL LIAISON UPDATE

Councilor Johnson updated the commission on the Art Space project, they are currently looking for a space downtown for artists to live and work. Councilor Johnson is also the liaison for the Community Marketing Commission and they are planning on working with a consultant to spend the lodging taxes on

1 branding and a strategic marketing plan for the City. Regarding the new city manager progress, Councilor
2 Johnson invited the commissioners to attend the Public Forum on August 19th at 6:30pm in the City Council
3 Chambers.
4

5 **FEE WAIVER REQUEST**

6 Staff Liaison McClure introduced Mike Byron with Pedcor Investments, a national development company
7 based out of Indiana. Pedcor, experienced with tax credit units, has applied for Fee Waivers under the
8 City's Affordable Housing Designation. They want to build 80 multi-family units in the Wintergreen Second
9 Subdivision which is west of Walmart on Hwy 287 on approximately nine acres. The development would
10 consist of five apartment buildings, a club house, a pool and a playground. They plan to rent 24 of the
11 units at 30% AMI and 56 of the units at 50% AMI. The land is under contract and contingent on a tax credit
12 award from the Colorado Housing and Finance Authority. If Pedcor is awarded the tax credits they plan to
13 start construction in June of 2011 and hope to be completed in the spring of 2012, if they are not awarded
14 tax credits this month, they will reapply in January. Staff will calculate different scenarios to show how
15 much of a fee waiver they would receive according to the different credits available, firm up numbers on
16 other fees, and have them at the September meeting. A motion for a general consensus to approve a
17 recommendation to the city council pending the award of tax credits was made by Commissioner Wotan
18 and seconded by Chair Thompson and passed unanimously.
19

20 **AFFORDABLE HOUSING CHAPTER DRAFT UPDATE**

21 Staff Liaison McClure went over the draft and the density bonus provision in the city code. Staff asked that
22 the commission review the draft prior to the September meeting, as Bob Paulsen the Current Planning
23 Manager will attend to answer questions and talk about the next steps. Councilor Johnson asked if Bob
24 Paulsen could give the commission an executive summary of what he is hoping to accomplish with the
25 density bonus provision to help the commission understand the technicalities of the draft.
26

27 **WILSON COMMONS, ASPEN KNOLLS AND JUNIPER PLACE UPDATE**

28 Staff Liaison McClure updated the commission on Juniper Place's deadline having expired, the developer
29 has not been able to build the property. The City Council approved an 80% fee waiver, of \$175,000, which
30 was good for one year. The developer has expressed wanting to re-apply for the waiver.
31 Wilson Commons is still being negotiated by their attorney and the city's attorney.
32 Aspen Knolls is ready to be presented to the City Council as it was recommended by the commission.
33 Council Liaison Johnson suggested that the commission update the council annually on how things are
34 going with both developments.
35

36 **ADJOURNMENT**

37 Call for a motion to adjourn was made by Chair Thompson, motion made by Commissioner Salza and
38 seconded by Commissioner Doyel, passing unanimously at 6:30 p.m.
39

40 Respectfully Submitted,
41

42 Beverly Walker