



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 May 6, 2010

PRESENT AT THE MEETING:

Commissioners: Chris Jessen, Connie Ealey, Vince Ealey, Renee Salza, Debbie Doyel, Leslie Duchene, Leo Wotan, and Don Zook

Council Liaison: Carol Johnson

Staff Liaison: Darcy McClure

Guests: Carol Rush, League of Women Voters
Alan Krzmarik, Economic Advisor, City of Loveland

ABSENT FROM THE MEETING:

Commissioners: Wayne Thompson

These minutes are a general summary of the meeting.

CALL TO ORDER

Motion to call the meeting to order at 5:28pm was made by the commissioners.

APPROVAL OF MARCH MEETING MINUTES

Commissioner Jessen made a motion to approve the March 11th meeting minutes. Commissioner C. Ealey seconded the motion, which was passed unanimously.

PUBLIC COMMENTS

Carol Rush with the League of Women Voters reported on, "Families at Risk: the Changing Face of Homelessness" and gave handouts from the meeting. The handout gave statistics on the number of people sheltered at The Mission and stats on the number of homeless school children. The panel discussed how homelessness has changed in Larimer County since the Great Recession began December of 2007. Ms. Rush stated that the meeting made people attending more aware of the problems that exist. More families are homeless and so many youth between the ages of 17-21, all due in large part to the economy.

Chair Wotan informed the commissioners of HART Center, a sober living environment across from CSU in Fort Collins. They provide in house residence, counseling and support services for at risk students.

FEE DETERMINATION PRESENTATION

The City of Loveland's Economic Advisor, Alan Krzmarik, spoke to the commission on the history and rationale of how Loveland determines its development fees. He stated that the city won an award in the mid-80's for being an innovator of capital expansion fees also known as impact fees. Loveland was one of the first cities in the nation to come up with capital expansion fees. Our fees are among the highest in the state and in the nation. From the 70's forward Loveland was growing very quickly and in 1981 voters rejected tax increases on the ballot to cover capital improvements. The city council at the time put

1 together a task force on Loveland's growth to study the issues for a couple of months and they came up
2 with impact fees. In 1984 fees were set in place. The fees stayed the same the first 10 years and in 1994
3 they realized they needed to adjust for inflationary costs. In the late 90's adjustments were set for the
4 equipment needed for police, fire, etc. as well as the number of people served. Permits are down
5 significantly compared to our historical trend. The city council is looking at temporarily or permanently
6 reducing fees at their September meeting. Fees are not based on square footage they are based on levels
7 of service and population. He and the city planners have been working on basing some of the fees on the
8 square footage of a house. He stated that when all is said and done we will continue to collect fees,
9 although they may be scaled back.

10

11 **CITY COUNCIL LIAISON UPDATE**

12 Councilor Johnson reported on the Housing Authority and the City of Loveland's joint study by a consulting
13 firm and the decision to go with Request for Proposals (RFP) for housing and commercial development in
14 downtown, which is comprised of 4th Street and surrounding blocks. The study showed the need for 383
15 housing units. The study is not broken out by affordability, but by rental and for sale units. They will start
16 with city owned property and this summer the consulting firm plans to do outreach to interest private
17 owners.

18 She informed the commission that the application deadline for City Manager is the end of May and the City
19 Council hopes to hire a new City Manager by September.

20

21 **CDBG & EECBG ALLOCATION RECOMMENDATIONS**

22 Staff Liaison McClure went over the commissioner's overall scores and how the average scores are
23 determined. The scores are put on a spreadsheet in order of ranking with variations of allocating the
24 requested amounts in several different percentage options for the commissioners to choose from or
25 amend to how they would like to see the moneys distributed.

26 The commissioners started with the recommendation for the Energy Efficiency & Conservation Block Grant
27 (EECBG) since the funds available were more than the requested amounts. A motion to adopt option 3, to
28 fund all applicants with the overage going to the highest scoring applicant and IHN receiving more than
29 they requested for window replacements, was made by Commissioner Jessen and seconded by
30 Commissioner V. Ealey passing unanimously.

31 Discussion ensued on the Community Development Block Grant (CDBG) allocation with the commissioners
32 adding alternate options. A motion to adopt Commissioner Zook's option, which funded all but the two
33 lowest scoring applicants, was made by Commissioner Jessen and seconded by Commissioner C. Ealey
34 passing unanimously.

35

36 The AHC's recommendations for grants will be presented to the City Council on June 1st, the council
37 meeting will begin at 6:30pm. Chair Wotan and Staff Liaison McClure will present to the council, all
38 commissioners are welcome to attend.

39

40 **DISCUSSION ON JUNE MEETING ITEMS**

41 Staff Liaison McClure informed the commissioners of June's meeting discussion of grant applications,
42 scoring, etc. bring ideas and suggested to next year's grant process.

43

44 **NEW BUSINESS**

45 Staff Liaison McClure reminded the commission that there will be three vacancies on the commission and
46 officer elections will be held at the June meeting. Chair Wotan suggested the commissioners write letters
47 for the newly appointed members regarding their thoughts on being on the commission.

48

1 Staff Liaison McClure spoke of fee waiver requests that may be coming to the commission. She also let the
2 commissioners know of the timing of budget request to city council and that the commission would need
3 to formally submit a request to set aside money for fee waivers by June's AHC meeting to be considered
4 for the 2011 budget.

5
6 Staff Liaison McClure handed out an email from Kelley Hammel requesting grant money to repair the roofs
7 on the buildings he recently purchased from Neighbor to Neighbor. Discussion ensued as to the timing of
8 the request, the lack of information and the CDBG rules and guidelines required for projects to go forward.
9 Motion to deny the request to repair the roofs was made by Commissioner Jessen and seconded by
10 Commissioner C. Ealey, passing with 7 ayes and 1 nay.

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12 **ADJOURNMENT**

13 Motion to adjourn was made by the commissioners at 7:11 p.m.

14 Respectfully Submitted,

15

16 Beverly Walker