



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 City Council Chambers on December 9, 2010

PRESENT AT THE MEETING:

Commissioners: Wayne Thompson, Chris Jessen, Connie Ealey, Peggy Sue Klein
Vince Ealey, Renee Salza, and Marija Weeden-Osborn
Staff Liaison: Darcy McClure
Council Liaison: Carol Johnson
Guests: Carol Rush, League of Women Voters
Alison Hade, Alternatives to Violence
Bente James, House of Neighborly Service
AnnMarie Arbo, Interfaith Hospitality Network
Crystal Yates-White, Volunteers of America
Bill Patterson, Volunteers of America
Wendie Robinson, Neighbor to Neighbor

ABSENT FROM THE MEETING:

Commissioners: Debbie Doyel and Jenny Mishler

These minutes are a general summary of the meeting.

CALL TO ORDER

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

APPROVAL OF NOVEMBER MEETING MINUTES

Commissioner Salza made a motion to approve the November 4th meeting minutes. Commissioner V. Ealey seconded the motion, which passed unanimously.

PUBLIC COMMENTS

Carol Rush with the League of Women Voters informed the commission that the Fort Collins petition for ranked voting was approved by the CO State Secretary. Fort Collins Council will have the option of ranked voting put on the April ballot for use in the November elections. Ms. Rush, handed out information on the Affordable Housing Coalition's update website, www.fortnet.org/AHCOLC.

CITY COUNCIL LIAISON UPDATE

Councilor Johnson stated that the City Council was concerned about the original affordable housing ordinance and that it was drafted poorly. Staff Liaison spoke of the Mayor and the City Manager having asked staff and AHC to work on new draft addressing the issue of timing and add to the code verbiage that would remedy the out of balance percentages. Councilor Johnson suggested the commission wait about six months to bring the Density Bonus to the City Council, since they were not happy to be put in a position

1 of approving the extension or being sued. Councilor Johnson stated that John Giuliano threatened to drop
2 affordable housing in his new subdivision.
3 Art Space is looking for space for affordable units and wants to apply for tax credits this year, so need
4 something in the downtown area.
5 Lightning Hybrid's new building is complete.
6 The Community Marketing Commission is working on the branding for Loveland and will be hiring a
7 consultant at the beginning of 2011.
8 Downtown RFP is going out.
9 City Council will review Capital Expansion Fees at the December 14th meeting.
10 Chilson grand opening is Saturday, December 18th.
11 Council will start public outreach meeting on the Budget, because in 2013 the general fund will no longer
12 cover maintenance and operations costs and they will need to be cutting costs somewhere.
13 Home Depot Foundation has 4 funding programs for rehabbing homes.
14

15 **WILSON COMMONS & ASPEN KNOLLS UPDATE**

16 Staff Liaison McClure reported that Council approved the extensions as recommended by staff and the
17 Affordable Housing Commission. There is an end date in sight to the reduction of fees. City Attorney is
18 working with developer to work on Development agreement.
19 Troy McWhinney requests time on January agenda, he has some ideas and may want to build affordable
20 units sooner in another location and possibly use the fee waivers for Aspen Knolls.
21

22 **NONPROFITS – DISCUSSION OF NEXT STEPS**

23 Staff Liaison McClure gave an overview of why the agencies were invited to the meeting, stating that at
24 the AHC's November meeting there was discussion of how CDBG will be allocated in 2011 and encourage
25 discussion of collaborative grant applications. Chair Thompson stated that the commission is trying to get
26 a better idea of where we go in the future. Should the commission try to get more into rehab and away
27 from single housing units for affordable housing? We would like to see more collaboration among
28 agencies.

29 Commissioner Jessen commented that the commission would like to hear what the agencies' big picture
30 plans are. What are they seeing, what are the needs?

31 **Alison Hade with Alternatives to Violence** stated that they are rehabbing the Transitional Living Center
32 and building the Safe Place, so they are several years out from doing additional transitional housing.

33 **Bente James with House of Neighborly Service** spoke of the homeless situation. Of the chronic homeless
34 around 30 people in Loveland are native, total around 100 with the youth numbers increasing. Homeless
35 families, without some type of program, probably wouldn't succeed. There is a strong need for case
36 management to have a connection. House of Neighborly Service is looking at SRO's, Single Room
37 Occupancy, and provide wrap around services. Want to meet with other directors to find out how to
38 partner with them. Longmont's shelter has 12 agencies to assess their client's for them. Murphy Center's
39 capacity is maxed out, they are sending 2 pathways counselors twice a month to do assessments at 137
40 Homeless Connect.

41 **AnnMarie Arbo with Interfaith Hospitality Network** sees homeless situation as two types, ones that don't
42 have the incentive or desire and the "other situation" where people lost their jobs and don't want to be
43 with the first group. She sees that the increase in rent in last 6 months has been so bad for people.
44 Landlords can be very picky and won't take them if they have a felony, bad credit or a previous eviction.
45 Landlords want the biggest amount for their units, even though they would get a tax break, if they rent to
46 agency's clients. She would like to see cooperation with the City of Loveland to purchase a vacant lot and
47 do the in-fill. Average rent for a 2 bedroom is \$807 and that's FMR-Fair Market Rent. She stated that there
48 are no jobs in Loveland for entry level positions.

1 Bente James toured Inn Between, the Longmont transitional housing program, they stated they have a
2 70% success rate among the people who finish the program, they have 52 units and 7 full time staff, a 1 to 7
3 ratio.

4 **Crystal Yates-White with Volunteers of America**, stated that VOA works on keeping Seniors and Disabled
5 in their homes. VOA's focus is on making their homes safe.

6 **Bill Patterson with VOA**, commented that what we're seeing in last 2 years is an increase in need and
7 paying for basic things. VOA provides free labor, ask clients to pay for supplies, if possible. They worked
8 with DRS to install 5 wheelchair ramps. They are trying to come up with different ways to help people.
9 VOA is running into requests from non-English speaking families more and more, so they are looking for
10 Spanish speaking volunteers. 75% of clients are able to stay in their homes because of VOA's Services. Their
11 RSVP program helps other big agencies with volunteer needs. VOA has reached out to contractors to
12 donate grab bars, etc.

13 **Wendie Robinson with Neighbor to Neighbor**, informed the commission that they would like to use funds
14 to purchase more units, housing counseling, and rent assistance to prevent homelessness. Neighbor to
15 Neighbor helped 440 Loveland clients with emergency rent assistance. It's hard for clients to meet N2N
16 criteria, so they refer them to House of Neighborly Service. The criteria is federally based, so it's hard to
17 change it.

18 Discussion ensued on the homeless issue. What does the community need to make it work, how many
19 units are needed, SRO's, single housing units, what is the magic number? How much responsibility is on
20 the clients? Is there a way to help people make the effort? Homelessness is expensive for the whole
21 community. We would like to error on the side of grace. If you don't help, the situation gets worse.
22 We need to think in quality, not quantity right now. We need to look at best practices and get off on the
23 right foot. Is the homeless issue about building buildings or is it about education?

24 The population were looking at is just surviving day to day.

25 Commissioner Jessen stated, this commission is looking to make the biggest bang for the buck. We have X
26 amount of dollars, who do we give it to? What's the best way to help?

27 Chair Thompson stated, making sure that everyone knows what other agencies are doing is necessary and
28 we're searching for ways to move forward so send emails with ideas.

29

30 **NEW BUSINESS**

31 Staff Liaison McClure informed the commission that the 5 Year Consolidated Plan allows for projects of
32 public facilities to apply for CDBG funds. She met with the Chair of both the Human Services Commission
33 and the Affordable Housing Commission to discuss how those proposals will be reviewed. If any proposals
34 are submitted for public facilities a subcommittee will be formed made up of two commissioners from
35 each commission to review the projects, with the final funding decision going through the AHC.

36

37 **ADJOURNMENT**

38 Chair Thompson adjourned the meeting at 7:25 p.m.

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40 Respectfully Submitted,

41

42 Beverly Walker