



Housing Advisory Committee Minutes: January 11, 2021

virtual meeting via Google Hangouts
made accessible [via Google Meet link](#) or phone (US) +1 478-331-6240 PIN: 613 650 262#

Committee Members:

Present: Chair Anthony Kassel, Joy Castillo, Linda Fahrenbruch, Alan Feinstein, Barbara Kelly, Bob Munroe, James Peters, Mindy Quiachon, Councilmember Sharon Tessier

Absent: James Peters
Councilmember Elizabeth Law-Evans

Others Present:

Staff Members: Anna Bertanzetti, John Hall, Jennifer Hoffman, Debbie Hughes, Branden Roe, Jeff Romine, Cheryl St. Clair, Lisa Sacker

Guests: Marrton Dormish, The Refuge

Proceedings: The meeting was called to order at 11:02 a.m. by Chair Anthony Kassel

1. Roll Call and Approval of Minutes

Motion to approve the minutes from December 14, 2020; seconded and passed.

2. Introductions and Guest Comments

No guest comments. Chair Kassel acknowledged the consensus of the committee's decision for Option 1 for the Garrett property proposal.

3. Proposed Use of CDBG-CV3 Funding

Housing Programs Manager St Clair proposed retaining the city's current Housing Programs. The first Covid19 (CDBG-CV1) supplemental funding was \$161,181 and focused on Covid-19 related items including Meals on Wheels, Covid testing, and Rental Assistance. The second Covid19 (CDBG-CV3) was allocated later in 2020 for \$248,336. It is recommended that the CDBG -CV3 funds focus on rental assistance, eviction assistance and non-communal hotel vouchers based on existing Covid19 restrictions. St Clair reminded the committee that funds need to be spent within 3-years.

It is anticipated that CDBG-CV3 funds in collaboration with FISH, PD, The Refuge, and Towneplace Suites will assist Broomfield residents with 460 hotel nights. Staff proposes to continue expanding hotel vouchers in response to the eviction moratorium being lifted by January 31, 2021. Expectation is a definite uptick in rental assistance.



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Questions/Comments:

Committee member Feinstein inquired about income qualifications, restrictions, and methods of communication.

St. Clair explained that in order to receive CDBG-CV funds, citizens have to meet the following requirements:

- a) must be a Broomfield resident
- b) income restriction is 80% AMI before lost jobs
- c) must show that the decrease in income was Covid related
- d) must apply for unemployment

Broomfield FISH is providing screening services to determine program qualification. HHS can assist with up to three months rental assistance.

Guest Marrry Dormish confirmed that The Refuge has been busier lately. The nightly capacity is limited to 20 and they are near maximum capacity. With that, more and more people are asking for resources.

A Community Conversation is scheduled for Thursday, January 14, from 6 - 7:30 pm. It will be accessible via Zoom link. Tony will be discussing these items.

Councilmember Tessier added that more and more people will be needing assistance if the state does not address the 10-day demand (Notice to Quit). With current staffing capacity, it is not possible to serve all that need to be served.

Tessier added that FISH has paid for damages incurred at the hotel facility and therefore, background checks were instituted.

Broomfield shelters require:

- No violent background
- No children
- No felony/thefts

Citizens are given a list of other shelters if background check is not OK.

St Clair noted that the first allocation of Covid vaccines include mobile facilities. If Broomfield should require mobile vaccination facilities, the CDBG-CV3 funds may be used for this. Motion moved and seconded to accept the proposed use of CDBG-CV3 funds.



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4. *Subcommittee Updates*

a.) Communications - Linda Fahrenbruch

- Met with Tiffany and Becka in Communications to discuss an overall communications plan
- Prepared a messaging calendar for things to be published
- Social media messaging could include (examples):
 - Lafayette Program
 - Tiny Homes Project in Detroit
 - Link to Broomfield Voice → to look and provide public feedback

Additional suggestions:

- Shoutout to FISH
- Eventually, additional communication could be published in the FISH Newsletter
- Questionnaire with Meals on Wheels
- Partnership Recognition; examples:
 - Cottonwood Townhomes
 - Anchor House
 - Academy Place
 - Additional comment: Anchor House looks amazing. Habitat for Humanity is the contractor and it is going up quickly.
- Century Project Interlocken (finalized 2019) - Brandon
- SRB is working with seniors to get tablets; eventually, connect surveys to this? - Tessier
 - Fahrenbruch replied that a press release is planned as well.

b.) Independent Housing Authority - Alan Feinstein

- Karl is meeting with the new City Attorney and will work on the presentation for City Council update
 - Planned Work Study Session for April 20, 2021
 - Topics to be addressed
 - Relationship between CCOB and IHA
 - How to institute the new entity
 - Control, roles of each involved party
 - Services provided by each party
- A copy of Lakewood's document was received by Feinstein and forwarded to St. Clair and the CAO for reference.
- Chair Kassel requested that Councilmember Tessier make known informally of what is coming (preparation for something that could be technical).



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c.) Programs/Finance - Bob Munroe

- Covid-19
 - Reviewed voucher work and various uses of that money
- Tax-credit Legislation at the Federal level → nice boost (50% bump); great for Baseline; calculation was previously at 3% and now it is at 4%
- Review Rentals: Cash in lieu
- Are we looking to balance between cash in lieu vs. units?

Munroe inquired as to timing when Developers go before Council?

Branden explained that typically the HAC hears a Developer Presentation 3-4 weeks before the Concept Review. Generally, it takes at least three months from HAC Presentation to Council Approval. Branden offered to add a section to the HAC Staff Updates section each meeting giving a brief update on the status of current projects.

5. *Other Staff Updates*

Jeff Romine provided an update that Broomfield Business Program is reaching out to the community.

Tessier said that she would reach out to Colorado Law & Policy and clarify the 'emergency capacity'.

Additional overarching comments around Council Update:

- On the Council Calendar for March 9, 2021
- Include recommendations to Council on the cash in lieu ordinance
 - Tessier highlighted the committee's preference for 'brick and mortar' over cash in lieu for new development projects but also asked that the benefits cash in lieu can provide be included in the update.
 - Kassel noted that outlining how the money received will be used will help move projects before Council
 - Branden stated that in the Planning Pre-app Meetings it is explained that the cash in lieu is the default but the Planners do highlight ALL options that the Developers have.
 - St. Clair reminded the committee that when Developers present at a HAC meeting, it is the opportunity to make recommendations on how Broomfield can support a project.

6. *Next Meeting Date*

February 8, 2021, at 11:00 a.m. Currently, HAC meetings will continue to be held virtually until further notice.

Meeting adjourned at 12:04 p.m.