



Housing Advisory Committee Minutes: January 14, 2019

12:00 p.m., George Di Ciero City and County Building

Committee Members:

Present: Anthony Kassel (Chairman); Robert Munroe; Allison Daley;
Linda Fahrenbruch; Deysi Neidig; Councilmember
Elizabeth Law-Evans; Councilmember Sharon Tessier

Absent: Jack Devereaux; David Manley

Others Present: Cheryl St. Clair; Kevin Standbridge; Brandon Roe; Stefka Fanchi,
Elevation Community Land Trust; Developers / Planners / Builders for the
Broadcom Mixed Use Project; the Brownstones at Palisades Park Project; and
the Springs at Vista Highlands Project

Proceedings: Meeting called to order at 12:00 p.m. by Chairman Kassel

1. *Roll Call and Approval of Minutes*
 - Motion to approve Minutes from the December 10, 2018, meeting; seconded and passed.
2. *Presentation by Stefka Fanchi, CEO, Elevation Community Land Trust*
 - Ms. Fanchi presented the committee information on her company and described how a community land trust operates. Ms. Fanchi said her company would like to create a “bridge” for people to purchase homes and the goal is to work alongside city and state governments to make this happen.
 - Concept is to take the land asset portion and make it available to families that otherwise cannot afford a home. Land remains with the trust (it is a 99-year lease) and the home becomes more affordable. Always 80% AMI, a family gets to keep equity they put into the home and a portion of the increased equity.
 - Discussion with the committee members ensued and the committee members agreed that they would like to continue to pursue the concept further and are open to exploring future opportunities with the land trust in Broomfield.
3. *Committee Discussion Regarding Sub-Committee Work and Future Meetings.*
 - The committee discussed the format of their regular meetings, as over the past few months discussion with developers on proposed residential projects has taken the majority of meeting time, and has limited the time for the regular business of the committee.
 - Options were discussed, the committee unanimously decided to make monthly meetings one hour longer and start at 11 am. Committee will discuss regular business during that time, and developer presentations would be limited and possibly scheduled outside the business meeting time.
 - A community ADU open house will be discussed and planned further at the February regular business meeting.

4. *Developer Presentation - Broadcom Mixed Use, 11800 122th Avenue - Bonner Gilmore, Enertia Consulting Group, LLC; Garrett Baum, Kavaram LLC; Ward Ritter, Taylor Morrison*
 - Presentation given on project. Broadcom has 80 acres; will be 30 acres commercial and 50 acres residential and project will tie into Skystone. Developer is proposing three different products: Single story home, not age restricted, 1,200 square feet - three bed, 2 bath, targeted \$350 price range; along with other larger designs priced in the \$425,000-\$450,000 base price range.
 - Comments from the committee encouraged the developer to continue to work on the attainable housing aspect, however the overall proposal, design and price ranges met with positive response.

5. *Developer Presentation - Brownstones at Palisades Park - Bonner Gilmore, Enertia Consulting Group, LLC; Garrett Baum, Kavaram LLC*
 - Developer stated the want to build a unique product catering to employees of Children's Hospital.
 - The proposed design is a mix of four bedroom and three bedroom units, and one bedroom units, all rental. The one bedroom rental units could ultimately fit into affordability plan.
 - The entire site would contain retail, large park, office buildings, medical offices, residential on north side.
 - Comments from the committee members were centered around more thought into affordability throughout the project and alternatives if the feasibility of the project cannot sustain an increase of affordable rental units.

6. *Developer Presentation - Follow-up from December Presentation - The Springs at Vista Highlands, 169th Avenue/CR7 - Eric Gumm, Continental Properties; James Spehalski, Marathon Land Company; Joe Stanock, CRL Associates*
 - The developers wanted to give the committee an update since last month's meeting, and update on the changes they were looking at following the committee's suggestions. The plan is to strive for a goal of more units affordable to persons at 60-80% AMI but want to keep quality and amenities the same. Discussion regarding size of parks and real estate tax reduction will help achieve 20% goal of 54 units (18 studio / 26 one bedroom / 10 two bedroom), versus the 12 studio units proposed earlier.
 - Comments from the committee were supportive of the proposed changes, and encouraged the developer to proceed with defining the plan in greater detail.

Next Meeting Date - February 11, 2019, 11:00 a.m.

Meeting adjourned at 2:00 p.m.

Minutes submitted by Regina Terry

