



Housing Advisory Committee Minutes: February 8, 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, Bob Munroe, James Peters, Mindy Quiachon, Councilmember Elizabeth Law-Evans

Absent: Councilmember Sharon Tessier

Others Present:

Staff Members: Anna Bertanzetti, John Hall, Judy Hammer, Debbie Hughes, Khari Hunt, Josh Olhava, Branden Roe, Nancy Rogers, Jeff Romine, Cheryl St. Clair, Lisa Sacker

Guests:

Marrton Dormish, The Refuge
Barbara Kelly, Resident
Brandon McMahan, Habitat for Humanity, Community Relations Mgr
Lee Busse, Fairfield Residential
Jared Carlon, Norris Design, Principal
Ed McCoy, Fairfield Residential
Leanne Vielehr, Norris Design, Senior Associate
Kimball Crangle, Gorman & Company, Colorado Market President
Nate Stark, Gorman & Company
Elliot Marks, Hines, Director - Multifamily Development
Chris Crawford, Hines, Managing Director - Development & Acquisitions
Jay Despard, Hines, Senior Managing Director
Shahid Hemani, Hines
Caitlin Quander, Hines

Proceedings: The meeting was called to order at 11:00 a.m. by Chair Anthony Kassel

1. *Roll Call and Approval of Minutes*

Motion to approve the minutes from January 11, 2021; Linda Fahrenbruch moved and Alan Feinstein seconded.

2. *Introductions and Guest Comments*

No guest comments.



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3. *Developer Presentation - Arista Parcel M, (Transit Way), Fairfield Residential - Lee Busse/Leanne Vielehr/Ed McCoy*

[Arista Parcel M \(Transit Way\), Site Develop Plan HAC 02.08.2021](#)
[Arista Parcel M \(Transit Way\), Project Description HAC 02.08.2021](#)
[Arista Parcel M \(Transit Way\), HAC Project Info Sheet 02.08.2021](#)

The project site is 12.59 acres located in the Arista PUD in the northeast corner, between Transit Way and Hwy 128, just west of US 36. Arista consists of three different neighborhoods. Seeking to maintain an urban, walkable feeling.

The project will consist of:

- 18 total buildings
 - mostly 3-story
 - some 2-story
 - parking
 - surface (335 spaces)
 - tuck-under (250 spaces)
 - tandem (61 tandem spaces)
 - contemporary, /urban design architecture to complement the existing surrounding buildings
- 380 multifamily units
 - Studio - 48
 - 1-Bedroom - 188
 - 2-Bedroom - 144
 - rent range \$1625 - \$3400
- Amenities
 - Clubhouse
 - Pool/Leasing area - located on southwest corner of site for greatest visibility
 - Outdoor amenity area
 - Circular walkaround
 - Connection to park - not yet defined

Fairfield Residential is also currently working on Vista Highlands in Broomfield. Fairfield Residential is a full-service company - will serve as the property manager for project.

Affordable Housing Component:

- Developer voiced confusion while trying to interpret and calculate what would be required of them to fulfill the affordable housing component. Reference was made to BUTV ARISTA PUD noting an exemption from limitations imposed by chapter 17-62.
 - Plan originally called for 436 units; project is now below original number and questioning whether the affordable housing requirement would be based on the new number or the originally approved number.



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- Planner Director, Anna Bertanzetti, addressed the Developer's question. There is a difference between a PUD Plan vs Site Development Plan. If having a PUD plan in place as a Residential Developer would exempt a Developer from inclusionary housing, that would change the way future developments are handled in Broomfield. Precedence could potentially reduce the number of developments having to do inclusionary housing. Staff reviewed the applicant's arguments and disagree with the applicant's assessment that inclusionary housing is not required.
 - *3/8/21 - STATUS UPDATE: CCOB attorney did review the developers argument and did concur that they are exempt from the affordable housing ordinance. However, the developer has agreed to make a donation in the way of a cash-in-lieu. The amount is still not yet defined. When determined, Bertanzetti will update St. Clair for the next HAC meeting on 4/12/21.*

- Councilmember Law-Evans voiced concern about the committee weighing in on a policy issue. The item is more a legal question.
 - Developer apologized for any misinterpretation. Currently looking for an open discussion on the calculations that the Developer did put together. The calculation assumed that the PUD was exempt (25 units/acre), everything above that was calculated per the housing ordinance.
 - Committee member Bob Munroe confirmed that, based on the interpreted definition, the calculation is correct. The question to answer is whether the existing PUD is exempt or not.
 - Housing Programs Manager St. Clair reminded the committee about a previous similar situation with Steadfast Arista. Although not exactly what the developer originally proposed, a cash-in-lieu was negotiated to what made sense. Just because the PUD was previously approved did not exempt it from inclusionary housing requirements.
 - Legal Counsel, Nancy Rodgers, would prefer to review separately before making any official statement.

- At the same time, Planner, Josh Olhava, had provided comments that affordable housing for the project would need to follow the same ratio and calculations used with the recently approved Steadfast MF site for consistency in how we are handling multifamily projects within Arista.

- Developer proposes cash-in-lieu payment in the amount of \$378,286.88 in the place of 76 affordable units (based on proposed 380 total units).

- Developer is not requesting any additional variances at this time.



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4. *Developer Presentation - Arista SLB Parcel (Wadsworth Pkwy/Uptown Ave), Gorman & Company - Kimball Crangle*

[Crosswinds at Arista - Project Description - 02.08.2021](#)

[Crosswinds at Arista - Presentation - 02.08.2021](#)

[Crosswinds at Arista - HAC Project Indo Sheet - 02.08.2021](#)

In business for 34 years. Colorado Group has been located in Denver since 2014. Over 900 affordable and workforce housing apartment homes, primarily in the Denver area. Mission aligned for-profit developer. Role is to assist where non-profits do not have capacity to move large-scale development projects forward where jurisdictions are not interested in taking on development risk.

Parcel in the Arista area owned by the State Land Board. Plan is to create a 100% affordable housing community, use covenant deeds restricted long-term. Broomfield is becoming out of reach for mid-range households. The plan is to provide different apartment homes at different income ranges in order to maintain flexibility for workers in the Broomfield community.

Plans are still fluid. Just found out about a new funding pool that is available and are continuing fine tune details to make the project financially feasible.

Project details:

- Three-story walk-up buildings
 - no elevator
 - ADA on ground floors
 - modern/contemporary design
- 159 units
 - 59 - 1-Bedroom
 - 89 - 2-Bedroom
 - 11 - 3-Bedroom
- Surface parking
- Playground
- Dog park

Inclusionary Housing requirement:

- Targeted income between \$21,000 - \$86,000/yr → 30%-80% AMI
- All incomes and rents would be averaged to 60% AMI
- 100% of units would be deed restricted



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Questions/Comments:

- Vice-Chair Munroe commented on the amount of slope away from Wadsworth. inquired about the handling of the placement of the main building in placement to Wadsworth.
 - Crangle acknowledged that the topography is challenging but seen as opportunities. Easements require the setback. The soil itself will be the most challenging. Noise will not be as much of a concern beings that they are only going to be 3-story instead of 4-story.
- Committee member Feinstein inquired about receiving any additional income from the state aside from the 4% CHFA tax credit.
 - Crangle the 4% is not competitive, it is a first-come, first-serve basis. Felt that this was necessary to move on as quickly as possible. Hoping for some funding and beneficial treatment from Broomfield to bridge the gaps.
 - No special allocations for special state land-owned property.
- Feinstein asked whether any project-based units be considered? Vouchers of any kind?
 - Vouchers that are available are not best fit for the site; instead income averaging will be used → cross-subsidize will allow for 30% AMI units. Approximately 5% of unit mix will be specific to 30% AMI.
- Committee member Fahrenbruch asked whether buildings would have elevators and whether any units would be retro-fitted with ADA functionality?
 - Crangle answered no, not currently. Any time there is a possibility to add an elevator without compromising any fair-housing laws, they would try to make it happen. They have discussed possibly trying to have an elevator in at least one of the units, but at this time they are planned as walk-ups.
 - Will follow ADA guidelines and will set aside a certain number of units as 'Type A units'.
- It was a unanimous expression of excitement from the entire committee for the project and bringing affordable housing to Broomfield.
- Crangle's team is working fervently to apply to CHFA by March or April 1. Entitlement timeline has their goal to close by February 2022.
- St. Clair noted that Gorman & Company would be seeking a Special Limited Partnership with BHA for property tax exemption in order to apply to CHFA.
 - Concept Review is scheduled for Council for March 30. St. Clair will attempt to plan the HA piece to go to council the same night.



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5. *Developer Presentation - The Retreat at Broomfield (400 Interlocken), Hines - Elliot Marks*

[400 Interlocken Crescent - Presentation - 02.08.2021](#)

[400 Interlocken Crescent - HAC Info Sheet - 02.08.2021](#)

Hines has been in business since 1957. They are headquartered in Houston, TX. They do business in 25 countries. Hines has been in Colorado for 40 years and has a local team of 85 team members.

Project details:

- Five buildings
 - with elevators
- 234 Units
 - 136 - 1-Bedroom units @ 748/sq ft
 - 74 - 2-Bedroom units @ 1191/sq ft
 - 16 - 3-Bedroom units @ 1404/sq ft
 - 10 - 3-Bedroom townhomes @ 1710/sq ft
- Two rows of five townhouses
- Clubhouse (7,000 sq ft)
- Two access points
- Parking access gates/parking cards for residents
- Dog park
- Similar project already built in San Antonio, TX → Retreat @ The RIM
 - experience of building this similar project allows the confidence that a quality project may be delivered

Inclusionary Housing Requirement:

- All inclusionary housing requirements were reviewed and are well documented in the presentation. Hines currently concluded with cash-in-lieu in the amount of \$1,392,100.

Comments/Questions:

- Committee member Feinstein inquired whether benefits of Broomfield concessions had been considered? How can Broomfield be of assistance?
 - Marks explained that Broomfield concessions such as property tax, etc were reviewed at high level. They are open to explore these options closer and explain how they came to their calculations.



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- Committee member Fahrenbruch questioned whether the 3-bedroom units had 2 bathrooms? If yes, could offer co-housing solutions.
 - 3-Bedroom units have 2 bathrooms.
- Chair Kassel inquired about whether Hines does their own property management?
 - Yes, they own their own property management company.
- Vice-Chair Munroe clarified their interpretation of land dedication. Just to make sure that it is understood that the land would not have to be adjacent to the development site and the Hines does not have to development the site.
 - Hines did understand that the land did not have to be adjacent and did spend some time looking at land. However, after looking into other potential risk factors, chose not to pursue the land dedication option.
- Planner Roe brought to the committee's attention that this project is scheduled to go to Council for project review on 2/16. This project requires an amendment to the PUD plan → non-residential to residential; does impact long-range financial plan.
 - Proceed to concept review with committee's approval.

6. *Subcommittee Updates*

Communications - Linda Fahrenbruch

- Jan 14 - Linda attended the virtual Community Conversation and provided an update to that group on the committee's priorities.
- Jan 26 - Submitted proposed content to Communication Dept to publish on Attainable Housing Page; will set up public engagement on housing
- Connected with Councilmember Tessier to learn how HHS and works together with Broomfield FISH
- Jeff Romine suggested outreach to the business community; eventually listening in to the Mayor's Roundtable Discussion; Linda has received permission and looks forward to hearing this group
- Reached out to Sam Taylor from the Chamber of Commerce and asked about doing a piece for their newsletter
- Prepared a draft questionnaire for distribution via Senior Resources Board
 - Chair Kassel spoke with David Flannery, CEO Magill Strategy, specializing in outreach to communities. Company that assists with finding out how info is being perceived by the community.
 - Jeff Romine requested the info be sent to him as well; Economic Vitality is thinking through some of the same questions. Could be something beneficial on a larger scale.
 - St. Clair shared that a community survey was done on council priorities recently. Perhaps there are some results from that as well that may be helpful. Cheryl will follow up and connect with Linda.



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IHA - Cheryl St. Clair

With regard to attorney selection:

- Nancy Rodgers reviewed and gave permission to contract with Lee Applegate to get things started.
- Cheryl and Karl have a Next Steps Meeting scheduled for February 9.
- Cheryl requested that all put April 20 on the calendar for a special study session for council discussing the pros and cons of an independent housing authority.
 - Tony highlighted that in order for details to be tight before the April 20 meeting with council, perhaps having Lee Applegate meet with subcommittee.
 - Goal for upcoming subcommittee meetings → outline for an agreement for Study Session on April 20
 - Before Study Session, the entire committee needs to understand and be onboard for an Independent Housing Authority
 - Questions that need to still be explored:
 - What control the city government has, how does the level of control affect liability, what to do with a rogue commissioner or rogue board, how to dissolve, is there a limit to debt, ability to be sued, insurances, exposure level???

Program/Finance - Bob Munroe

- Will pick two additional programs at the Wednesday, February 10, subcommittee meeting to propose to the full committee.
- Bob highlighted that today's meeting with all the developers shed a lot of light on how the Inclusionary Zoning and financial piece may be coming together and how it is intertwined.
- St. Clair suggested putting together a few examples to show the financial for council update

7. Other Committee/Staff Updates

Linda inquired as to whether it would be beneficial to identify barriers to items that may be blocking inclusionary housing in any way. Linda also requested that the committee keep repurposing of empty buildings on the committee's radar.

Alan is requesting feedback from the Police Department about their experience with the Homeless Voucher Program after receiving some disturbing news about the program.

Homeless Vouchers are not covered 100%; we only cover the vouchers for persons proving ties to Broomfield.



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Brandon said the Planners now have a better idea of the Inclusionary Housing Ordinance as a whole. The Planners explain that while cash-in-lieu is the default obligation but also explain the other options and that the developers are able to bring a proposal with alternatives. Brandon verified that the developers are commenting on higher costs across the board, both residential and commercial

Committee does need to evaluate the inclusionary housing and assess tweaks that may be required.

Dillon Point discussion was continued and will be heard again at a special meeting on Thursday, February 11. Committee members were reminded that they cannot make comments but are welcome to listen in.

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

Meeting adjourned at 1:09 p.m.