Committee Members:

Present: Anthony Kassel, Linda Fahrenbruch, Robert Munroe, Alan Feinstein, Councilmember Sharon Tessier, Councilmember Elizabeth Law-Evans

Absent: David Manley, Jack Devereaux, Allison Daley

Others Present: Staff Members: Cheryl St. Clair, Kevin Standbridge, Karl Frundt, Branden Roe, Lynn Merwin

Guests: Marrton Dormish, John Bosio, Kyle Harris, Andrew Knudtsen

Proceedings: Meeting called to order at 11:00 a.m. by Chairman Kassel

1. Roll Call and Approval of Minutes
   Motion to approve the corrected minutes from the January 13, 2020, meeting; seconded and passed.

2. Guest Comments - Chairman Kassel asked for guest comments: Mr. Dormish gave an update on the Cold Weather Shelter program, and reported there are facilities prepared to provide shelter as needed during the upcoming anticipated cold weather nights, as a result of the new ordinance passed by City Council to allow certain facilities to open as temporary cold weather shelters.

3. John Bosio, chair of the Anchor House partnership, the project for youth aging out of the foster care system, gave an update on the status of the project. Mr. Bosio stated the anticipated ground-breaking date is April 11, as they are waiting on final funding commitments. Mr. Bosio requested the HAC recommend to City Council to provide Anchor House with an interest free, $100,000 bridge loan to cover the gap between approval and actual release of grant funding from the Colorado Division of Housing (CDOH). Mr Bosio stated the Broomfield bridge loan would be retired as soon as the partnership received the funds from CDOH, this would allow construction to begin in the spring. The loan would not be made until the funding commitment from the CDOH was issued.

   The committee was in unanimous agreement to proceed to City Council with a recommendation to make a loan from the Housing Development Fund, and asked Mr. Bosio to work with Ms. St.Clair on a written proposal detailing the request.

4. Presentation and Discussion by Kyle Harris and the McWhinney development team regarding the Baseline project:

   After the discussion with the HAC in January, Mr. Harris and team presented an update to the proposed agreement regarding affordable housing for the overall Baseline master
planned community. Discussion included addressing the affordable housing component at the Baseline project holistically rather than by parcel. Discussion also included why the committee is requiring deed restricted units for-sale units. The consensus by the committee was the only way to preserve the units for future first time buyers or moderate income buyers, as well as preserve those units as owner-occupied and prevent investors from purchasing and renting the units, was to require deed restrictions to be recorded with the sale documents. The development team proposed a structure for “partial” credit attributed to the overall affordable housing requirements with a somewhat higher area median income allowance for some of the units. The HAC was open to review such a proposal in greater detail, however, the overall consensus from the HAC was before we recommend a change in the ordinance structure, the progress of the project should be reviewed in the future. The development team said they would put together an updated proposal and send it to staff for distribution to the HAC and further discussion.

5. Update on Proposed Ordinance regarding Residential Development Requirements:

Mr. Frundt reviewed the latest draft of the proposed ordinance and discussed with the clarifying language and other details from the comments made by City Council at the study session. The ordinance is scheduled for first reading on February 11th. Mr. Kassel, Mr Munroe and Ms. St.Clair will present the ordinance to the City Council.

Next Meeting Date - March 9, 2020, at 11:00 a.m.

Meeting adjourned at 2:00 p.m.