



APPROVED

Housing Advisory Committee Minutes: March 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, Vice-Chair Bob Munroe, Joy Castillo, Linda Fahrenbruch, Alan Feinstein, James Peters, Mindy Quiachon, Councilmember Elizabeth Law-Evans, Councilmember Sharon Tessier

Absent: None

Others Present:

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

Guests:

John Bosio, Flatirons Habitat for Humanity, President
Brandon McMahon, Flatirons Habitat for Humanity, Community Relations Mgr
Kyle Harris, McWhinney, VP of Community Relations/GM of Baseline
David Andrews, McWhinney, Baseline Project
Alisha Hammett, Norris Design, Senior Associate
Kevin Murphy, McWhinney, Baseline, Strategic Finance & Dev Mgr

Proceedings: The meeting was called to order at 11:01 a.m. by Chair Anthony Kassel

1. *Roll Call / Approval of Minutes (approval of minutes happened after item 4)*

Roll Call determined that a quorum was present.

Approval of minutes: Joy Castillo motioned to approve the minutes from February 8, 2021; seconded by Alan Feinstein, unanimously approved.

- Chair Kassel inquired as to whether there was an update on Arista Parcel M from the Feb 8, 2020 meeting.
 - ***Arista Parcel M UPDATE - Anna Bertanzetti***
 - CCOB attorneys 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.
 - City and County Manager, Jennifer Hoffman, added that existing projects with pre-approved PUDs, though not many left, will need to be reviewed individually. Hoffman assured the committee that in the initial conversation with Developers, that the importance of the Inclusionary Housing Ordinance is emphasized.



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Housing Advisory Committee Minutes: March 8, 2021

2. *Introductions and Guest Comments*

No guest comments.

3. *Flatirons Habitat for Humanity - John Bosio and Brandon McMahon*

[Cottonwood Land Loan Payoff Request March 2020 03.08.21](#)
[Cottonwood Townhomes Due Diligence Report 03.08.21](#)

Flatirons Habitat for Humanity (FHFH) bought the Cottonwood Group Home and the vacant lots adjacent to it about 1 ½ years ago. A new PUD is currently being developed for the land portion. Planned to have a new PUD in early 2022 and to begin construction shortly after approval. This project is proposed with 15 townhomes. FHFH is carrying a note in the amount of \$720,000 for the land that will become due in June 2021. *Note: Cottonwood Group Home is financed separately.*

The note is accruing interest at \$60,000/year. Because the land use is planned to contain affordable housing units and in the attempt to keep costs low and maintain affordability, FHFH is coming before the BHAC to propose options and request assistance to reduce/relieve the amount of interest on this land in order to carry over to build phase which is estimated to be approximately two years.

FHFH reported on the multiple projects currently ongoing, and there was further discussion on the past financial support by Broomfield to the various projects, the status of the Cottonwood PUD submission and the occupancy of the Cottonwood co-housing. A number of possible options were discussed and it was determined that there would be further research done on potential ways to restructure or resources available to retire the existing loan. A follow up meeting will be scheduled.

4. *Update on affordable unit development within the Baseline project - Alisha Hammett, Kyle Harris and team*

[210301 Baseline Southlands Concept-reduced 03.08.21](#)

The purpose of this meeting was to simply introduce the next neighborhood in the Baseline project. This has not been submitted to staff yet but wanted to walk through the project and how it relates to the East Village neighborhood with the committee and get some feedback.

Baseline Southlands is directly south of the East Village neighborhood. Promenade will be extended to 160th.



APPROVED

Housing Advisory Committee Minutes: March 8, 2021

Proposal:

- ≈ 234 Units
 - for rent duplexes with community/amenity center
 - for sale townhomes
- additional two-acre site for affordable housing
- good connectivity to the park area
- similar concept as that being used in East Village
- Factor that was calculated for Baseline affordable housing units per market-value was 12.6%.
 - 168 affordable units required between East Village & Southlands
 - 269 affordable units currently planned between East Village & Southlands
 - McWhinney is trying to 'get ahead' on the affordable housing requirement
- McWhinney is exploring the possibility that Medici would build the affordable units in Southlands at the same time as East Village
- Southlands is planned to be a one-phase build
- If Southlands is received well by council, the construction of Preble Creek Parkway could take place earlier than originally planned; increasing the overall feasibility of the project
- Both projects are subject to CHFA funding

Discussion was held and various questions were raised by committee members, and answered by the development team. Chair Kassel assured the support of the HAC in moving this project forward and in moving forward to council, and thanked McWhinney for the update and for getting ahead on the affordable housing requirement.

5. *Subcommittee Updates*

A. IHA - Alan Feinstein

Karl and Cheryl met with consulting attorney Lee Applegate. A draft of the May 4th study session presentation will be reviewed by the IHA sub committee and discussed at the HAC regular meeting on April 12th.

B. Program/Finance - Bob Munroe

Mr. Munroe introduced a proposal to focus funding on four programs - [2021](#)

[Proposed Programs and Funding](#)

Rental Housing
Homeownership
Housing Stability for Homeless
Senior Housing



APPROVED

Housing Advisory Committee Minutes: March 8, 2021

Committee discussed using survey results to prioritize future programs, funding recommendations, and a possible application cycle rather than a first come first served process. Vice-chair Munroe commented that CCOB will need to work together with developers in concert with CHFA and DOH. The likelihood that CHFA approves multiple projects in the same area is much slimmer. Could depend on AMI mix, proximity issue, competition with serving the same target market.

C. Communications - Linda Fahrenbruch

Ms. Fahrenbruch informed the committee of the [BHAC Affordable Housing Comms 2021 - Communications Timeline 03.08.21](#) and welcomed review and comments.

Housing Survey:

Senior Services Manager, Nicole Crouse, spoke on the subject of the Senior Services Survey and the collaborative effort between Senior Services and BHAC in the effort of surveying on housing topics. Crouse reminds all that we may need to be cognizant of the Community Needs Assessment at the same time.

The committee discussed various options regarding a specific survey and it was determined that a simplified survey will be prepared and a request made to distribute via Senior Services or the Meals on Wheels Program.

Chair Kassel suggested that the committee consider a separate meeting or carving out time in future meetings for conceptual discussions around necessary topics, such as surveys, communication topics and program planning. Staff will send a poll to propose a potential planning meeting time.

6. *Other Committee/Staff Updates*

Update on P & Z Commission - Cheryl St. Clair / Branden Roe

- Informational piece: Planning and Zoning Commission is being separated into two boards with separate responsibilities. Both will be citizen boards. Advertisement and recruitment is open until March 16, 2021.
 - Land-use Review Commission
 - Assuming more of the planning and zoning for land-use applications
 - Foreseen changes to the process; some approval authority will be granted for smaller projects
 - Goal is to reduce the number of items requiring to go through P&Z and City Council
 - Board of Adjustment
 - Approval of variances
 - Goal is to free up agendas



APPROVED

Housing Advisory Committee Minutes: March 8, 2021

Update on Townhome Project in East Village at Baseline - Branden Roe

- Concept review came in. The affordable housing component is satisfied via Medici. Project is moving forward. Neighborhood meeting later this week. Branden will bring the site plan to committee at a later date.

Update on Dillon Point - Branden Roe

- This project was finally approved by Council on Feb 11, 2021 with a 6-4 vote. The project will be moving forward. Construction will start late in 2021 quarter 4 or early 2022.

Next meeting, April 12, 2021, at 11:00 a.m. Currently, HAC meetings will continue to be held virtually until further notice.

Meeting adjourned at 1:10 PM