



Housing Advisory Committee Minutes: April 8, 2019

11:00 a.m. George Di Ciero City and County Building

Committee Members:

Present: Anthony Kassel, Allison Daley (by phone), David Manley, Alan Feinstein, Linda Fahrenbruch, Deysi Neidig, Councilmember Elizabeth Law-Evans, Councilmember Sharon Tessier, Robert Munroe, Jack Devereaux

Absent: All Members Present

Others Present: *Staff Members:* Cheryl St. Clair, Kevin Standbridge, Branden Roe. Also in attendance: Councilmember Mike Shelton, Heidi Williams-HBA, Christopher Dirosa, Center for People with Disabilities, Christopher Cleary, City Council Candidate-Ward 3

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

1. *Roll Call and Approval of Minutes*
Motion to approve the Minutes from the March 11, 2019, meeting; seconded and passed.
2. *Follow up and Discussion Regarding the ADU Community Meeting held on March 14, 2019, and the Next Steps for an ADU Ordinance Recommendation*
 - Mr. Manley gave a brief overview of the meeting, including his thoughts on how the meeting went. He stated that no one really opposed ADUs. Most of the residents who attended live in First Filing and they were under the impression that it was only for those who live in First Filing. It was suggested that for the next community meeting we should try other ways of disseminating information to reach more Broomfield residents.
 - Committee would like to have more discussion on the ADU Ordinance after getting more input from the public (after next committee meeting).
 - ADU Sub-committee will look at the tentative recommendations and meet one more time to discuss and help finalize.
3. *Discussion and Refining Recommendations to City Council for Study Session on May 21, 2019*
 - Mr. Munroe created two target metrics, one for Proposed Rental Affordability and for Sale Attainability for rental housing. The recommendations he came up with were based on what he's worked with in the past and what's currently in Denver. Topics discussed were: Total Percentage in Development; Attainability Level; Affordability Level; Distribution of Units; Finish Level of Units; Minimum Compliance Period; Max Income Levels; Max Rental Levels; Utility Allowance to Resident; Percentage of Max Income; City Support; Max Sales Price Formula; Cash In Lieu Payment. The committee discussed each topic in detail. Also discussed Luxury, Class A, Class B, Class C structure definitions and exterior finish vs. interior finish. Also discussed First Right of

Purchase/First Right of Refusal. It was suggested that the committee look at other cities doing this and model from there. All items were accepted by the committee.

- Committee came up with the following tentative recommendations for May 21st Study Session:
 - Define the difference between attainable and affordable units
 - Proposed uses of cash-in-lieu and other funds
 - Project opportunities missed in the past
 - First Right to Purchase option
 - Compliance period on rental and homeownership (with or without city funding support)
 - Formula for cash-in-lieu funds
 - Other funding sources for housing fund
 - Rental Registration / registry of apartments
 - “Grandfathering” of projects in planning now
 - Perpetuity restriction
 - Shared Equity
- Committee decided that work still needs to be done for the Council presentation. They will do a draft of the recommendations. It was decided that they postpone any more developer meetings until they have finalized their recommendations. Any further comments should be sent to Ms. St. Clair by end of next week.

4. *Other Committee Updates*

- No new information to report.

Next Meeting Date - May 13, 2019, 11:00 a.m.

Meeting adjourned at 2:00 p.m.

Meeting Minutes submitted by Regina Terry