



Housing Advisory Committee Minutes: May 13, 2019

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

Committee Members:

Present: Anthony Kassel, Allison Daley, David Manley, Alan Feinstein, Linda Fahrenbruch, Councilmember Sharon Tessier, Robert Munroe

Absent: Deysi Neidig, Jack Devereaux, Councilmember Elizabeth Law-Evans

Others Present: *Staff Members:* Cheryl St. Clair, Kevin Standbridge, Branden Roe. Also in attendance: Councilmember Mike Shelton, Heidi Williams-HBA, Christopher Cleary, City Council Candidate-Ward 3; Kim Scott and Kelly Fitzgerald, FlatironVista Plaza; Mollie Fitzpatrick, Root Policy Research

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 April 8, 2019, meeting; seconded and passed.

2. *Developer Presentation - FlatironVista Plaza - 296 Rental Units near the Northwest Parkway and Parkway Circle*

- Mr. Kim Scott gave a brief overview of the project, applicant and owner are the same. It is a proposed comprehensive retail/commercial, 296 multi-unit project, on the last two parcels in Parkway Circle, a 60 acre mixed use development.
- Residential unit types and sizes vary from 646 square feet to 1420 square feet. 119 units will be priced below \$1400/month, affordable to 80% of AMI.
- In addition to the lower rents, Mr. Scott proposed a financial contribution (cash-in-lieu) to help Broomfield reach its affordability goals.
- The project is proposing 21,500 square feet of retail space on the first two floors.
- **Committee Members Comments:**
 - All members appreciate that developer is working to meet HAC's recommendations for affordable housing.
 - Committee members would still like to see the rents meet the 60% of AMI goal, however the members liked the project and think it's great for Broomfield.
 - Committee will discuss its recommendations to City Council regarding the proposal.

3. *Updates by Staff on Previous Developer Presentations*

- Ms. St. Clair reviewed the Grand Vue at Interlocken project which is 108 stacked condominium units and 160 single-family attached townhomes. The development team met with the committee in April, and has come back with a revised proposal. They have asked for a waiver of the fees, like the Summit Academy project for 16 affordable units out of 160 townhomes (10% below 80%). They are dropping the price \$90,000 to

make these units affordable. Deed restrictions were discussed. Project is going to P&Z tonight to ask for a continuance for a P&Z in June.

- Wadsworth Station Mixed Use/Workforce Housing project: Ms. St. Clair reviewed the updated proposal from the developer. He wants to separate the workforce housing from the other units. They would be in their own building with no tax credits. That will be a separate SDP. The developer is not requesting any subsidies. He proposed the project move forward with 100% of the 69 rental units at 80% AMI medium, making it 100% affordable with retail space on the bottom level.

4. *Planning for Second ADU Community Forum - May 22nd, 6pm at the Broomfield Library in the Eisenhower Room*

- Ms. St. Clair reminded the committee of the upcoming second ADU Community meeting next Wednesday, May 22nd at 6pm in the Eisenhower Room at the Broomfield Library.
- All members felt the last meeting was a good experience. Want to make sure to get the information out to as many people as possible. An advertisement will be placed through the B-in-the-Loop and in The Enterprise on the 19th. It was also suggested to call Jennifer Rios. Councilmember Tessier will make an announcement at the City Council Study Session tomorrow night (the 14th).
- There have been a number of comments thru the Broomfield Voice. Ms. St. Clair will compile them and prepare a Q & A with them.

5. *Discussion and Refining Recommendations to City Council for June 18, 2019, Study Session*

- The committee discussed Mr. Munroe's updates on the Proposed Rental and For Sale Target Metrics. Rental Metrics were approved by the Board unanimously.
- It was decided that Mr. Munroe will continue to work on and make recommended changes to the For Sale Metrics as discussed.
- It was also decided to table Item C from the Affordable Housing Fund table which is to: "Approve the creation and operation of a 'rental property registration and operating regulations'..." for further discussion at a future meeting.
- Ms. St. Clair will start drafting the recommendations immediately and wants to be finished by Memorial weekend. Mr. Munroe will make changes to the table and give them to Ms. St. Clair by next Wednesday.

6. *Other Committee Updates*

- Ms. Daley gave a brief outline of the Legislative Session; Councilmember Tessier gave testimony at the session.
- The State Housing Credit doubled as well as further protections under the Mobile Home Park Act were passed.
- Summit Group is re-submitting Academy Place to CHFA for the 9% credit round, and are currently updating the submittal and letters from last year. The deadline is June 3rd.

Next Meeting Date - June 10, 2019, 11:00 a.m.

Meeting adjourned at 1:40 p.m.

Meeting Minutes submitted by Regina Terry