

Housing Advisory Committee - Special Meeting
April 24, 2024

1. HAC Chair Pat Noonan takes attendance

Committee members in attendance in person or via Zoom: Pat Noonan, Mindy Mohr, Paul Bunyard, Roger Jones, Matthew Wedell, Harrison Wilterdink, Tim Rogers, Lisa Feret

Committee members absent: Andrew Heesacker

City Staff Present: Carrie Espinosa, Samantha Bradley, Christina Lane, Jessica Garner

Others Present: Mollie Fitzpatrick

2. Updates from the City

- May 13, 2024 City Council workshop to present updates to strategic plan
- May 20, 2024 City Council business meeting to make recommendation for Plan approval

3. Broad Comment Discussion:

- HAC General Comments on Strategic Plan
 - Topics discussed:
 - Additional City/Local funds and tools
 - Partnerships with business and developmental community
 - Inclusionary Zoning
 - Workforce Housing
 - Community Buy-in
 - Community Engagement
 - Specific modifications to land use code
 - Incentives for land developers
 - HAC as a nexus
 - Higher density residentials
 - Regional minimum wage

4. Arvada Housing Strategic Plan - Priorities and Strategies Discussion 2

Root Presentation by Mollie Fitzpatrick

Policy Lever 1 - Leverage financial assets to support affordable housing production, preservation, and programs.

- 1) **Continue existing program funding supported by federal and state funds and service delivery partnerships.**

- Continue to support housing, community development, and homeless prevention/intervention strategies with CDBG funds.
- Continue to apply for state funding as opportunities arise.
- Advocate for additional federal and state funds dedicated to housing.
- Continue ongoing evaluation to determine which programs and service delivery partnerships can be expanded.
- Continue to evaluate efficacy of programs and align funding priorities in consultation with the HAC.

2) Continue to allocate publicly owned land (and/or acquire properties) for affordable and mixed-income housing.

- Inventory existing publicly available land and study the feasibility of residential development.
- Define land bank program and strategies/priorities for disposition.
- Establish partnerships with other mission-driven or community-oriented landowners.
- Actively watch for property and land in Arvada and Jefferson County to acquire and redevelop (contingent on additional funding).

3) Create a dedicated, sustainable revenue source to support the underfunded Arvada Affordable Housing Fund (AAHF).

- Consider the feasibility and impact of a small sales or property tax increase.
- Task the HAC to study potential local funding tools and determine the most appropriate source of funds for the City.
- Evaluate funding streams for housing projects in peer cities/communities.
- Determine concrete priorities for the fund.

4) Invest in the production of income-restricted housing, prioritizing projects that meet identified housing needs.

- Continue to set annual priorities through the HAC for funding criteria.
- Contingent on Strategy 3, dedicate local funds for income-restricted projects that align with the housing needs.
- Conduct regular data updates for the HNA to align affordable housing priorities with changing needs.

5) Invest in the preservation of affordable housing, including naturally occurring affordable housing (NOAH) and properties with expiring affordability contracts.

- Continue to maintain a database of Arvada's affordable housing properties.
- Establish partnerships to acquire expiring income-restricted properties and units.

- Contingent on Strategy 3, dedicated local funds to support acquisition/rehab that renews affordability contracts.
- Include housing acquisition/rehabilitation of NOAH as an eligible activity for AAHF applications.
- Determine geographic and housing priorities for acquisition and rehabilitation.
- Work with the peer communities to understand existing preservation programs and evaluate the feasibility in Arvada.

6) Bolster implementation and coordination capacity in support of the Housing Strategic Plan.

- Evaluate staffing needs for effective implementation of action items and add capacity accordingly.
- Foster partnerships and advocacy to support housing outcomes.

Policy Lever 2 - Implement land use and zoning modifications to unlock supply, improve natural affordability and housing.

7) Incorporate additional incentives for affordable (income restricted) developments.

- Create “fast-track” process for affordable
- Update the “Affordable” definition to include affordable for-sale.
- Consider deeper parking reductions for affordable multi-family and add parking reduction for affordable townhomes.
- Consider administrative approval of affordable residential in mixed use zones (ground-floor commercial space).
- Consider design incentives/ alternatives that reduce the impact of balcony and covered parking requirements.
- Consider density bonuses for both multi-family and single-family Affordable projects.

8) Implement the Jeffco Housing Advocacy Steering Committee’s Workforce Housing land use recommendations.

- Zone more land for multi-family.
- Allow more types of housing in single-family zones (especially duplexes).
- Lower minimum lot size for single-family.
- Increase lot coverage limits.
- Allow conversion of commercial and office buildings to multi-family housing as appropriate.

9) Explore affordability requirements in new developments.

- Continue HAC discussion of affordability requirement programs, evaluating their potential impact on housing needs as well as market feasibility.

- Monitor current and new inclusionary programs implemented throughout Colorado, particularly the Denver metro, and evaluate if inclusionary requirements would be effective and appropriate in Arvada.
- Consider a nexus study to investigate commercial and/or residential linkage fees as a dedicated source of funding.

Each HAC member was invited to comment on each strategy presented by Mollie

- **Comments on #1:**
 - Pat expressed full support, however, suggested adding points on home funding and congressionally directed funding.
 - Mindy seconded Pat's comment.
 - Tim mentioned the use of TIFF funds as an option for additional funding.
 - In response to Tim, Paul added that while it may be a possible source, that it is a long term goal due to funding needing to be used in a very specific manner.
 - The rest of the board members chose not to comment.
- **Comments on #2**
 - Pat brought up the need for partnerships in order to have funding. He mentioned the possibility of partnering with nonprofit organizations.
 - Mollie agreed that partnerships are important and beneficial.
 - Sam added that if we acquired the funds to purchase property, there would need to be a long term ground lease. It is unclear if we could transfer ownership to a non-profit.
 - Carrie noted that it is something we need to further explore with the City Council.
 - Mindy expressed that while she may not understand all the complexities, that the faith community has many churches with large plots of land that they are not utilizing.
 - Mollie noted that there is a specific non profit that works with the big communities with land donations.
 - Tim added on to Mindy's statement that it is not at all uncommon for religious institutes to acquire larger amounts of land and that often, there is an extra half acre or so they may not be actively using for their practice. Tim also addressed that religious communities are dwindling in size and popularity, meaning, they may be more inclined to partner with affordable housing. He then asked a question referring to taking inventory of land, wondering if that inventory is only taken of available land.
 - Mollie responded, addressing the question Tim posed noting that inventory is taken of both available and unavailable land.
 - Lisa Feret joined the meeting via zoom.
 - Board members continued the discussion of building relationships with religious institutions and its benefits. Relationships with churches can cause them to think of our needs in the future when they may also be looking for support. Such as, if they are needing to sell but would rather it go to those in need rather than a random person.

- The field near the Arvada Center is owned by the City of Arvada, however, Jefferson County has restrictions on it. It has some art installments but it is a large plot of land that could be utilized for affordable housing.
- If we were able to utilize that land it may be a good Tiff opportunity.
- 3 board members chose not to comment.
- Sam added that land banking is a very powerful tool. It could be a solution to a few problems.
- Growing concern is LIHTC projects are ending their compliance period, and we have seen how some are already flipping to market rate. If we had a ground lease on a plot of land, we could make sure that that did not happen.
- **Comments on #3**
 - Tim mentions private landowners and open space and the possibility to do a land swap to benefit preservation of open space and also create more options and opportunities for affordable housing.
 - Transfer developments program.
 - Imperative to find funding sources.
 - All board members supported and agreed.
 - 3 board members chose not to comment.
- **Comments on #4 & #5**
 - Tim expressed a hope that a “living document” is made that is continuously updated with the information discussed.
 - Understand that priorities can and will change on a yearly basis, decision on what is prioritized will be based on HAC vote.
 - Fire department mandate to replace sprinklers, in building plans. Working with the fire district to find a realistic solution in order to not displace low income residents.
 - Be careful with preservation of privately owned housing that is NOAH. Throwing an income restriction on privately owned housing could kill the equity the homeowner has.
 - Most board members chose not to comment.
- **Comments on #6**
 - All board members fully support. No one chose to comment.
- **Comments on #7**
 - Support on updating the definition of “Affordable”.
 - Received some outside pushback on 4th bullet point.
 - Commercial space being part of living complexes but not being used, they sit empty. It could benefit affordable housing to utilize said commercial spaces to employ individuals who are tenants of said complex.
 - In order to maintain access to prop 123 funding, may need to adopt an administrative process. Deadline 12/31/26 for a 90 day approval process.
 - Majority board members chose not to comment, stating support.
- **Comments on #8**
 - Not going for a code rewrite, just considering strategies.

- Points and concerns brought up in terms of density of dwelling units and its impact.
- Bullet point 2, does it include spanning footprint for ADU's.
- PUD's are metro districts that appear to do what they can to be approved.
- Majority chose not to comment. Board members support.
- **Comments on #9**
 - Broad support, however, concerns brought up in reference to the 3rd bullet point, some propose removing it.
 - Linkage fee is the same as an impact fee.

5. Priorities Discussion Rankings

Policy Lever 1:

- 1) 5 - Invest in the preservation of affordable housing, including naturally occurring affordable housing (NOAH) and properties with expiring affordability contracts.
- 2) 2 - Continue to allocate publicly owned land (and/or acquire properties) for affordable and mixed-income housing.
- 3) 4 - Invest in the production of income-restricted housing, prioritizing projects that meet identified housing needs.
- 4) 3 - Create a dedicated, sustainable revenue source to support the underfunded Arvada Affordable Housing Fund (AAHF).
- 5) 1 - Continue existing program funding supported by federal and state funds and service delivery partnerships.
- 6) 6 - Bolster implementation and coordination capacity in support of the Housing Strategic Plan.

Presented Question: Which are interdependent?

Policy Lever 2:

- 1) 7 - Incorporate additional incentives for affordable (income restricted) developments.
- 2) 8 - Implement the Jeffco Housing Advocacy Steering Committee's Workforce Housing land use recommendations.
- 3) 9 - Explore affordability requirements in new developments.