

Housing Advisory Committee

Date: May 21, 2025

Time: 6:00PM to 7:30PM

Location: City Hall, CCR

Address: 8101 Ralston Road, Arvada, CO 80002, USA



Begin Meeting - Pat Noonan, HAC Chair

Name	Affiliation	Present?
Pat Noonan	Housing Advisory Committee – CHAIR	
Mindy Mohr	Housing Advisory Committee – VICE CHAIR	
Shawna Ambrose	Housing Advisory Committee – COUNCIL LIAISON	
Paul Bunyard	Housing Advisory Committee	
Alicia Duncan	Housing Advisory Committee	
Andrew Heesacker	Housing Advisory Committee	
Tim Rogers	Housing Advisory Committee	
Harrison Wilterdink	Housing Advisory Committee	
Jessica Garner	City / CED Director	
Carrie Espinosa	City / Arvada Housing Authority	
Sam Bradley	City / Arvada Housing Authority – LIAISON	
Kylie Justus	City / Department of City Attorneys Office	
Megan McCall	City / Department of City Attorneys Office	

Agenda - Overview of Current Initiatives

1. Attendance
2. Public Comment - 3 Minutes
3. City and HAC Updates
4. Public Education - HAC Responsibility Outlined in the Bylaws
 - Limitations and Opportunities
 - HAC Brainstorming
5. Housing Strategic Plan Year One Update:
 - Update
 - Strategy Review
 - Implementation Progress
 - Upcoming Implementation
6. HAC Assignments
7. Chair and Vice-Chair Vote

PUBLIC COMMENT

Updates from the City

- Comprehensive Plan Kick-Off will be held as a City Council Workshop scheduled for December 9, 2025
 - The HAC will have the opportunity to provide feedback on the housing portion of the new plan as it is written
 - Plan is expected to take two years to write
 - Plan will also contemplate LDC updates recommended in the Arvada Housing Strategic Plan
 - More information to come on outreach for the Plan
- Arvada is conducting a study on Transit Oriented Communities
- Affordable housing resource for HAC and the public at www.bellpolicy.org/housing/
- Q3 Meeting – HAC will provide feedback on the Denver Regional Council of Governments (DRCOG) Regional Housing Needs Assessment. The City is considering opting-in to this plan to comply with SB24-174 instead of generating another Housing Needs Assessment.

Public Education

From the HAC bylaws:

The purpose of the Committee as established by the City Council shall be as follows:

c) To facilitate community education and engagement of housing initiatives, programs, strategies, developments, and potential partnerships to support Arvada's strategic plan goal of improving access to quality housing that is attainable to a broad range of income levels and meeting its diverse housing needs.

Public Education: Limitations of HAC

- HAC cannot express project-specific support or commentary as HAC before the project is brought to Council
 - Could be seen as bias or favoritism
 - Members of HAC could have conflicts of interest
 - Could inadvertently contradict Council's intended ruling or concerns
- HAC cannot make public comments as HAC at public meetings if the comment falls outside the scope of what the meeting was called for
 - E.g. If the meeting was called to discuss the removal of balcony requirements, HAC cannot express support for the project based on its higher density.

Things HAC can do:

- Initiate outreach campaigns that are independent of specific projects to educate the public on affordable housing and the identified housing needs from the 2024 HNA
- Create educational materials that can be uploaded onto the City's website or distributed, once they are approved by Council
- Use public meetings as a platform to present general education to the public, so long as there is no direct tie to a specific project

Brainstorming: Public Education

Discussion Points:

- Priorities
- What does Public Education mean to the HAC?
- Platforms
- Potential Partnerships
- Educational materials/pamphlets/presentations
- Other ideas?

Year One: Housing Strategic Plan Update

Strategic Plan Implementation Update

- Plan Adopted May 20, 2024
- City team is hoping to submit Progress Report to Council this summer
- Looking for HAC feedback on Year One progress report
- Possible HAC participation in a short presentation

Strategies

1. Continue existing federal/state program partnerships
2. **PRIORITIZED:** Continue to allocate publicly owned land (and/or acquire properties) for affordable housing and mixed-income housing.
3. **PRIORITIZED:** Create a dedicated, sustainable revenue source to support the underfunded Arvada Affordable Housing Fund (AAHF).
4. Invest in the production of income-restricted housing, prioritizing projects that meet identified housing needs.
5. **PRIORITIZED:** Invest in the preservation of affordable housing, including naturally occurring affordable housing (NOAH) and properties with expiring affordability contracts.
6. Bolster implementation and coordination capacity in support of the Housing Strategic Plan
7. **PRIORITIZED:** Incorporate additional incentives for affordable (income restricted) developments.
8. Implement the Jeffco Housing Advocacy Steering Committee's workforce housing land use recommendations.
9. Explore affordability requirements in new developments.

Progress - Financial Levers

- **Strategy 1.** Continue existing federal/state programs and partnerships
 - Energy/Mineral Impact Assistance Fund Grant (EIAF) - \$2,000,000.00
 - Section 8 Project Based Voucher Deployment - Marshall Pointe
 - Community Development Block Grant (CDBG) - Habitat for Humanity Townhomes - \$300,000.00
 - Letters of Support for Upcoming Projects:
 - Teller Street
 - BeyondHome
- **Strategy 2.** Continue to allocate publicly owned land (and/or acquire properties) for affordable housing and mixed-income housing.
 - Introduction to Land Banking for City Council
 - Denver Regional Council of Governments Livable Centers Small-Area-Planning Grant - \$140,000.00
- **Strategy 4.** Invest in the production of income-restricted housing, prioritizing projects that meet identified housing needs.
 - Marshall Pointe Support Package
 - AAHF Loan
 - SLP
 - Project-Based Vouchers
 - Grant Assistance

Progress – Policy Levers

- **Strategy 7.** Incorporate additional incentives for affordable (income-restricted) developments.
 - April 15, 2025 Memo to Council

Upcoming Implementation: Fin. Levers

1. Continue existing federal/state program partnerships
 - City will continue management of CDBG Funds
2. Continue to allocate publicly owned land (and/or acquire properties) for affordable housing and mixed-income housing.
 - City will apply for 2025 Prop 123 Land Banking
 - City will look for other opportunities to use public land or acquire additional land
3. Create a dedicated, sustainable revenue source to support the underfunded Arvada Affordable Housing Fund (AAHF).
 - City will begin to investigate revenue sources other than SLP payments
4. Invest in the production of income-restricted housing, prioritizing projects that meet identified housing needs.
 - Teller Street WorkForce Project
 - BeyondHome Affordable Townhomes
5. Invest in the preservation of affordable housing, including naturally occurring affordable housing (NOAH) and properties with expiring affordability contracts.
 - City will investigate strategies from other municipalities
 - Create a map of affordable housing
6. Bolster implementation and coordination capacity in support of the Housing Strategic Plan
 - Paused.

Upcoming Implementation: Policy Levers

7. Incorporate additional incentives for affordable (income restricted) developments.
 - City is kicking off Comprehensive Plan Update in December of 2025
8. Implement the Jeffco Housing Advocacy Steering Committee's workforce housing land use recommendations.
 - City is kicking off Comprehensive Plan Update in December of 2025
9. Explore affordability requirements in new developments.
 - Paused due to need for a Nexus Study

HAC Assignments

Discussion:

- Voluntary
- 30-60 Minutes
- Working in Groups
- Present at Q3 Meeting to HAC

Assignments

Name	Position	Assignment
Pat Noonan	Real Estate Developer	
Mindy Mohr	Housing Advocate	
Shawna Ambrose	Council Liaison	
Paul Bunyard	Financing Expert	
Alicia Duncan	Residential Real Estate Broker	
Andrew Heesacker	Business Community Member	
Tim Rogers	Commercial Real Estate Broker	
Harrison Wilterdink	Engineer	

Possible Assignments:

- Discussions with other municipalities and organizations regarding public education and outreach
- Strategy Steps and Research:
 - Strategy 2. – Land Banking – look at projects that were awarded Prop 123 Funds
 - Strategy 5. – NOAH Preservation – connecting with other jurisdictions to learn of their efforts
 - Strategy 8. – Jeffco Plan – Review Jeffco Plan and find similarities and differences
- Does anyone have a special interest in a particular strategy?

VOTE:

New Chair and Vice Chair