

Housing Advisory Committee
2nd Quarter Meeting
May 21st, 2025

1. Roll Call:

- Committee members present: Pat Noonan (Chair), Mindy Mohr (Vice Chair), Councilmember Bob Fifer (as stand-in City Council Liaison for Shawna Ambrose), Andrew Heesaker, Tim Rogers, and Harrison Wilterdink.
- Quorum: Yes
- Committee member absent: Paul Bunyard, Alicia Duncan
- City staff present: Jessica Garner, Community and Economic Development Director; Samantha Bradley, Affordable Housing Development Specialist; Justine Eighmy, Administrative Specialist; Megan McCall, Assistant City Attorney II
- Public in attendance: N/A

2. Updates from the City:

- Comprehensive Plan Kick-Off will be held as a City Council Workshop scheduled for December 9th, 2025
 - HAC will have the opportunity to provide feedback on the housing portion of the new plan as it is being written.
 - The plan is expected to take two years to write.
 - The plan will contemplate LDC updates recommended in the Arvada Housing Strategic Plan.
 - More information will be provided at a later date.
- Arvada is conducting a study on Transit Oriented Communities.
- Affordable housing resources 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 into this plan to comply with SB24-174 instead of generating another Housing Needs Assessment.
 - SB24-174 is legislation that mandates municipalities to perform a Housing Assessment every 6 years, and for a Housing Action Plan to be written based on those findings.
 - Shortly after Arvada's City Council adopted the Arvada Housing Strategic Plan, the Governor signed the current SB24-174 legislation, meaning the Arvada Housing Needs Assessment that informed the Arvada Housing Strategic Plan was written without state guidance.
 - The Arvada Housing Needs Assessment is missing a few data sets, specifically for the forward projections of the next 20-30 years. These data sets are needed for compliance with the legislation.
 - DRCOG wrote a Regional Housing Needs Assessment, which was approved by DOLA to meet compliance with SB24-174. Opting in to using this plan to help write Arvada's Housing Strategic Action Plan will mean the City does not have to do a mini-study to get

the missing data sets. The Housing Action Plan can be written based on the DRCOG Plan and the 2024 Arvada Needs Assessment.

- HAC will be reviewing the Regional Housing Needs Assessment at the next HAC Q3 Meeting.
- SB24-174 requires the Housing Action Plan to be submitted to the State by the end of 2028.

3. Year One - Housing Strategic Plan Update:

- Strategic Plan Implementation Update:
 - The plan was adopted on May 20th, 2024
 - The City team is hoping to submit the Progress Report to the Council this Summer
 - Looking for HAC's feedback on the Year One progress report
 - Possible HAC participation in a short presentation
- Strategies:
 - Strategy 1. Continue existing federal and state program partnerships
 - Strategy 2. PRIORITIZED: Continue to allocate publicly owned land (and/or acquire properties) for affordable housing and mixed-income housing
 - Strategy 3. PRIORITIZED: Create a dedicated, sustainable revenue source to support the underfunded Arvada Affordable Housing Fund (AAHF)
 - Strategy 4. Invest in the production of income-restricted housing, prioritizing projects that meet identified housing needs
 - Strategy 5. PRIORITIZED: Invest in the preservation of affordable housing, including naturally occurring affordable housing (NOAH) and properties with expiring affordability requirements/commitments
 - Arvada's high need was the 50% and lower AMI, as well as a significant need for 80% and lower AMI
 - Strategy 6. Bolster implementation and coordination capacity in support of the Housing Strategic Plan
 - Strategy 7. PRIORITIZED: Incorporate additional incentives for affordable (income-restricted) developments
 - Strategy 8. Implement the Jeffco Housing Advocacy Steering Committee's workforce housing land use recommendations
 - Strategy 9. Explore affordability requirements in new developments
- Progress - Financial Levers:
 - Strategy 1. Continuing existing federal and state programs and partnerships.
 - Energy/Mineral Impact Assistance Fund Grant (EIAF) - \$2,000,000.00
 - Section 8 Project-Based Voucher Deployment - Marshall Pointe
 - Marshall Pointe will be breaking ground on Tuesday, May 27th, 2025
 - Community Development Block Grant (CDBG) - Habitat for Humanity Townhomes - \$400,000.00
 - Letters of Support for Upcoming Projects:
 - Teller Street - Modular Workforce Project
 - BeyondHome - Townhome Project
 - Strategy 2. Continue allocating publicly owned land (and/or acquiring properties) for affordable and mixed-income housing
 - Introduction to Land Banking for City Council

- HAC cannot express project-specific support or commentary as HAC before the project is brought to the Council.
 - It could be seen as bias or favoritism.
 - Members of HAC could have a conflict of interest.
 - Could inadvertently contradict the Council’s intended rulings or concerns.
- HAC cannot make public comments as HAC at a public meeting if the comment falls outside the scope of what the meeting was called for
- 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 Housing Needs Assessment.
 - Create educational materials that can be uploaded onto the City’s website or distributed, subject to approval by the 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 from HAC:
 - Partnerships with the Arvada Chamber of Commerce and Ralston Valley Coalition.
 - Financial resources: Is there any budget?
 - In-person opportunities to engage with the public, such as festivals.
 - “Put a face to a good story” with resident testimonials and interviews
 - One-page brochure or presentation
 - Council to take a tour around Arvada and interested members of the public.
 - Webpage with definitions
 - Video clips
 - Focusing on who lives in affordable housing
 - Income brackets for Arvada-specific jobs
- A vote was held to hold a Special Meeting in June to continue the Public Education discussion.
 - Motion passed for a HAC June Special Meeting to be held regarding Public Education.

5. HAC Assignments:

- Public Education Research Assignment: To speak with other municipalities regarding their public education efforts - *Pat Noonan, Mindy Mohr, and Andrew Heesacker*
- Strategy 8. - Jeffco Plan - Review the Jeffco Plan and find similarities and differences. - *Tim Rogers & Harrison Wilterdink*

6. New Chair and Vice Chair:

- **Official Votes:**
 - PASSED: *Pat Noonan* for Chair
 - PASSED: *Mindy Mohr* for Vice Chair
 - Motion passed for new Chair and Vice Chair