

**Housing Advisory Committee**  
**3<sup>rd</sup> Quarter Meeting**  
**July 30<sup>th</sup>, 2025**

**1. Roll Call:**

- Committee members present: Pat Noonan (Chair), Mindy Mohr (Vice Chair), Shawna Ambrose (Council Liaison), Alicia Duncan, Peter Kazura, Tim Rogers (virtual), Jake Victor, and Harrison Wilterdink
- Quorum: Yes
- Committee member absent: Andrew Heesaker
- City staff present: Jessica Garner, Community and Economic Development Director; Carrie Espinosa, Housing Manager; Samantha Bradley, Affordable Housing Development Specialist; Justine Eighmy, Administrative Specialist; Megan McCall, Assistant City Attorney II
- Public in attendance: Yes; Rebecca Lovisone

**2. Introduction of New HAC Member – Peter Kazura:**

- Mr. Kazura has been an Arvada resident since 2016. He works part-time as a Pediatric ER doctor at Children’s Hospital and does development work. He previously volunteered with the Arvada Festival Commission and now serves on the Arvada Economic Development Association’s Retention Committee.

**3. Public Comment:**

- Rebeka Lovisone: Ms. Lovisone is running for the Arvada City Council in District 3 and attended the meeting to observe and learn more about the HAC.

**4. Updates from the City:**

- Arvada Affordable Housing Fund RFP was released on July 10<sup>th</sup>, 2025
  - The City has at least one project in the pipeline that can close within 24 months of a conditional award.
- Habitat for Humanity will host a Vertical Construction Ground-breaking for Griffith Station Homes on August 28<sup>th</sup> at 11AM at 8407 W. 52<sup>nd</sup> Ave.
  - This project will consist of 20 Affordable townhomes for buyers earning less than 80% AMI and is being built on land donated by the City. The City provided additional support to this project with an allocation of \$407,000 in CDBG funds.
- End of Year Update for CDBG:
  - CAPER Report (year-end report) will be available for public comment in the coming weeks. HAC will be notified when it is available.
  - The City received approximately \$450,000 in CDBG funds and continued its regular activities in 2024 -2025. This included the partnership with Brother’s Redevelopment with the Essential Home Repair Program which completed 15 projects. It also supported the Human Services Grant Program using \$78,000 in CBDG.
- Housing Choice Voucher Program Update:

- The Arvada Housing Authority is estimating a \$925,000 shortfall in its HCV budget and has applied for additional funds from HUD. It is expecting a decision from HUD in September 2025. If the Housing Authority is unable to secure additional HUD funds, the City needs to contribute to fill the funding gap or terminate voucher holders from the program.

## **5. Public Education Initiative:**

- Proposed Action Steps - Written Material:
  - The City team proposes the creation of written materials as the first step in the HAC Public Education Initiative in alignment with the City Council Strategic Plan. These materials will provide a cohesive framework for a HAC-led outreach and consistency in messaging to the public. The information can be tied to the Housing Needs Assessment, the Strategic Housing Plan, and the housing portion of the City Council Strategic Plan. Once approved by the City, the written materials can be distributed to the public across a variety of platforms. HAC members will not need additional approval to do so.
  - HAC Discussion & Idea points:
    - Council Member Shawna Ambrose noted two additional resources/caveats to consider when developing materials: the public survey data and the goals outlined in the Housing Strategic Plan that would require community support.
- City Council Strategic Plan – Housing Goals:
  - 1. Ensure continuity and consistency of housing strategies throughout the City’s foundational and guiding plans and policies.
  - 2. Prioritize opportunities to expand affordable housing options in collaboration with the community, development, and funding partners.
  - 3. Conduct research and feasibility studies to explore the viability of and opportunities for expanding attainable housing options.
  - 4. Foster a welcoming community that attracts future housing development and ensures residents feel safe and secure.
  - 5. Provide robust and efficient services that facilitate the development of a diverse housing stock.
  - 6. Plan, fund, design, and construct sustainable physical infrastructure to address the level of service gaps in underserved areas and along transportation corridors.
  - 7. Provide communication, marketing, and engagement strategies to increase awareness and accessibility of housing options and programs, ensuring residents have increased opportunities to secure housing.
- Proposed Structure of Written Materials:
  - The goal will be to create a resident-focused information packet that answers the question: Why is this important to me?
  - Recommended length is 2 pages (one sheet of paper back and front)
    - Additional, more in-depth materials can be workshopped once the general materials are made and approved.
  - Part I: Current Status of Housing in Arvada
    - Inventory and income demographics
    - Community impact
  - Part II: Recommended Solutions
    - City Council Strategic Plan



- Missing Middle units: Low-density housing (Townhomes, duplexes, triplexes, and low-rise) for middle income residents.
- Part III: Myth-Busting
  - HAC Research: HAC Members to take on a myth and research the issue.
- Part IV: Call to Action
  - Resident only: Speak out at public meetings, talking to neighbors, contacting Council members
  - Additional Learning (after publication of initial documents):
    - Where does Affordable Housing exist in Arvada?
    - How is the City currently supporting Affordable Housing?
- Timeline for Publication:
  - The City's proposed timeline was 1 year, but several members of the HAC expressed a desire to produce the materials faster. To accommodate an expedited timeframe, the HAC may form a 4-member subcommittee to research and write the initial draft based on today's brainstorming and discussion. The City Liaison, Samantha Bradley will produce this draft outline and post it as a supplemental document on the City's website.