

Housing Advisory Committee
4th Quarter Meeting
November 19th, 2025

1. Roll Call:

- Committee members present: Pat Noonan (Chair), Mindy Mohr (Vice Chair), Alicia Duncan, Peter Kazura, Tim Rogers, and Harrison Wilterdink.
- Quorum: Yes
- Committee member(s) absent: Andrew Heesaker and Jake Victor.
- City staff present: Jessica Garner, Community and Economic Development Director; Carrie Espinosa, Housing Manager; Samantha Bradley, Affordable Housing Development Specialist; Megan McCall, Assistant City Attorney II; Justine Eighmy, Administrative Specialist.
- Special Guest Presentations: Alicia Arkulary-Montoya, Affordable Housing Coordinator; Mollie Fitzpatrick, Managing Director, Root Policy Research; Kyley Flynn, City of Arvada Chief Building Official; Shaunna Mozingo, Colorado Code Consulting; Steven Parker, Fire Marshall, Arvada Fire Department.
- Public in attendance: Yes; Jim Arudt, Yathsipa Bron, and Krystle Morey.

2. Public Comment:

- Ms. Bron, representing the Arvada Transportation Advisory Committee (ATAC), shared that they are preparing their 2026 goals and hope to collaborate with the City. Their priorities include improving transportation options for Arvada residents, strengthening the City's partnership with RTD to ensure reliable transit, especially for multifamily housing, and potentially coordinating on land-use planning. She also noted that ATAC successfully encouraged the creation of the City's first transportation system plan and looks forward to continued collaboration.
- Mr. Arudt, also a member of ATAC, noted that with the shared focus on housing and transit, there may be greater opportunities for collaboration.
- Ms. Morey, a member of the Arvada Sustainability Advisory Committee, shared information about the Climate and Sustainability Action Plan. The plan aims to create a framework that makes sustainability accessible to all, sets a clear vision for the City, and guides operations. It is based on comprehensive greenhouse gas inventories and includes targets to reduce emissions, particularly from buildings, while highlighting the 50 existing sustainability programs in Arvada. The draft plan will be released on December 1, 2025, with a public comment period starting soon after. More information is available on the Arvada sustainability webpage.

3. Jefferson County Presentation by Alicia Arkulary-Montoya & Mollie Fitzpatrick:

- Jeffco 15-Year Housing Strategic Plan (HSP):
 - The 15-year Housing Strategic Plan is designed to address needs across the full spectrum of housing, from homelessness to market-rate homeownership, to help create vibrant communities where housing is accessible to all.
 - The strategies prioritized in this Plan reflect a community-driven process led by Jeffco Housing Continuum Task Force (HCTF) that adapts national best practices in housing policy to the unique local context of Jeffco and its communities.
 - Strategy Framework: An integrated approach that unlocks supply, creates funding, and leverages key partnerships to create more affordable housing, improve program and service delivery, and assist low-income households will have the most success long-term.
 - The Production and Prevention goals focus on increasing the supply of affordable housing in Jeffco by 3% per year while preserving the affordability of all existing income-restricted units. The plan also aims to encourage adequate housing production that keeps pace with overall market demand, as reflected by demographic and economic growth. Additionally, these goals include ensuring that new and existing housing aligns with community income distribution, accessibility needs, and a diverse range of housing types.
- Implementing Jeffco's 15-year Housing Strategic Plan:
 - Several key focus areas for implementing the 15-Year Housing Strategic Plan include affordable housing development and identifying the financial resources needed to support upcoming projects. Additional goals include tracking annual housing growth and local compliance, aligning with state mandates, and leveraging state funds and grants while coordinating legislative tracking and reporting. The Plan also highlights ongoing efforts to address homelessness and identifies community-necessary programs that require continued support. Marketing, outreach, and communication strategies are used to strengthen community engagement. Finally, the Plan emphasizes the importance of consistent tracking and reporting to ensure accountability and monitor progress across all program areas.
- Continuing the Partnership with Arvada:
 - Jefferson County would like to continue its partnership with Arvada by coordinating on Prop 123 Fast-Track readiness and advancing housing pipeline projects. The partnership also includes the sharing of data for inclusion in countywide housing resources, Arvada's participation in the Housing Continuum Task Force relaunch and regional implementation workshops, and identifying opportunities for joint funding or land activation to support shared housing goals.

4. Updates from the City:

- New City Council Seated, which will influence upcoming policy and housing decisions.
- The City Council Liaison role will be phased out from all Boards and Commissions to streamline communication and oversight.

- Comprehensive Plan Kick-Off Meeting scheduled for January 27th, 2026. This meeting will initiate the Comprehensive Plan process, with updates expected for the Housing Advisory Committee (HAC) at the Q1 2026 meeting.
- The City is planning a Ground Leasing Program for City-owned parcels, aimed at facilitating development and increasing housing opportunities.
- Projects in Development Pipeline:
 - The Teller Street Mod Project, a workforce housing initiative, is currently in development and is estimated to close in Q2 2026.
- Projects Under Construction:
 - Active construction projects include Marshall Pointe and the Habitat for Humanity Townhomes, both progressing toward completion to expand affordable housing availability.

5. 2024 Building Code Adoption Presentation by Kyley Flynn:

- The Adopted Building Code was originally adopted on October 10th, 1955, and included the implementation of model codes, formal adoption procedures, and community outreach.
- The current objective is to adopt the latest version of the International Building Codes (2024 I-Codes), streamline the code by removing excess amendments, and customize requirements to meet Arvada’s specific needs to lower construction costs where possible while supporting sustainability and decarbonization efforts.
- Energy Cost Impacts:
 - The 2024 International Building Codes provide more energy compliance options and roll back some high-cost changes, offering greater flexibility for builders.
 - For the Top 15 significant changes, please see the attached slide deck.

6. 2024 International Fire Code Update by Arvada’s Fire, Steven Parker:

- Residential Sprinklers – 75% of fires in Arvada were in residential settings, resulting in over \$20 million in losses over the last 8 years. On average, each residential fire causes about \$75,000 in damage, which is more than twice the cost of installing a residential sprinkler system.
 - Sprinkler systems support housing stability by reducing fire damage, preventing displacement, and protecting homeowners’ investments.
- Code Changes and Amendments to Note:
 - Many of these provisions already exist in the codes; we are now refining and updating the definitions and requirements.
 - Please see the attached slide deck for more changes and definitions.

7. Public Education Initiative – Updates from the Subcommittee:

- The introductory document has been drafted, and a distribution plan is now underway. The City can add the document to its website, share it at public meetings, provide it to the Chamber of Commerce, and consider additional outreach opportunities. Phase II topics may include more detailed content such as myth-busting information, senior housing, permanent supportive housing, affordable homeownership, workforce housing, and other key areas.

- Comments for the final draft are due by Friday, December 5th.
- Public Education Meeting Subcommittee:
 - A group of four or fewer HAC members who can attend public meetings to distribute and discuss the contents of the Arvada Housing Affordability Pamphlet.
 - Must do so as “resident of Arvada” for now.
 - Will have to amend bylaws to do so as a HAC member.

8. Arvada Affordable Housing Fund Update:

- The current fund balance is \$1.8 million. The 2025 application cycle includes the Teller Street Mod Project, which proposes 54 workforce units and has requested \$1 million; however, the application has not yet been evaluated because the project is currently infeasible under existing code, with parking at a 0.5 ratio. We are working with the developer to identify additional parking solutions. It was also noted that there are no projects currently in the 2026 pipeline.
- The AAHF Q4 recommended criteria include a threshold of 100% income-restricted units, aligned up to 100% AMI. The loan terms would use the lower of 4% or the long-term AFR, with a maximum 30-year term and 40-year amortization. Interest would be carried as “must-pay” debt, and the assistance would be structured as a loan, not a grant.
- The City is engaging in the Transit-Oriented Communities Study, focused on parcels surrounding the G-Line and high-frequency transit routes in Arvada. A consultant has been selected, and a kickoff meeting is planned for February 2026.

9. 2026 HAC Meeting Dates:

- The results from the 2026 Quarter Meeting Google Poll-
 - Continuing with Wednesdays, the following dates have been selected:
 - Q1 – March 11th, 2026
 - Q2 – June 3rd, 2026
 - Q3 – September 23rd, 2026
 - Q4 – December 2nd, 2026
 - A HAC Special Meeting will be held in February 2026. TBD