

Housing Advisory Committee
Q1 Meeting
March 11th, 2026

1. Roll Call:

- Committee members present: Pat Noonan (Chair), Mindy Mohr (Vice Chair), Alicia Duncan, Tim Rogers, and Jake Victor.
- Quorum: Yes
- Committee member(s) absent: Andrew Heesaker, Peter Kazura, and Harrison Wilterdink.
- City staff present: Jessica Garner, Community and Economic Development Director; Carrie Espinosa, Housing Manager; Samantha Bradley, Affordable Housing Development Specialist; Kylie Justus, Senior Assistant City Attorney; Justine Eighmy, Housing Administrative Specialist.
- Public in attendance: Deborah Pustay

2. Updates from the City:

- Arvada has met its Prop 123 Affordable Housing Baseline Commitment of 417 units with 484 units delivered and accepted, making it one of the first communities to do so.
- Comprehensive Plan Updates: A consultant was approved by City Council on March 3, 2026.
- The City hosted a Youth Engagement Event on March 4 for 60 high school students.
- TOC (Traffic Operations Conditions) Study: Our Consultants will be at Arvada's Summerfest on June 6th, soliciting feedback from the public.
 - The Q2 Meeting will be held on June 3rd, 2026 with our Consultant, Lionheart. We will hold a Special Study Meeting if needed for other topics..
- Carrie Espinosa, Housing Manager Update:
 - May is National Affordable Housing Month. The County is coordinating an Affordable Housing Tour with county-elected officials for the month. Arvada is working with them to coordinate what properties will be toured and the logistics of the tours.
 - Sam Bradley will issue a Proclamation with the City Council on May 5, 2026. Housing requests several HAC members attend the meeting in support.
 - Legacy Senior Residence in Arvada will be hosting a grand opening on April 20, 2026. HAC members should attend if they are interested.
 - Legacy still has vacant units. Move-in flyers are available and will be shared with HAC members. Project-Based Voucher units are currently filled and occupied.

3. Strategy 5. Preservation:

The Housing Advisory Committee received an overview of the various housing preservation categories, existing tools for preservation, and the success stories of the City's preservation efforts (**see slide deck**). The Committee then discussed possible next steps to implement a preservation strategy.

- **Next Steps:**
- Data Collection on Affordable Properties in Arvada - City led effort

- Discussion – General Strategies
 - Where should the focus be? Larger restricted and unrestricted projects, properties with expiring affordability restrictions, defining true NOAH for Arvada, or including smaller projects in planning.
 - Allison Campus has long-standing affordability and demonstrates the importance of proactively identifying properties with expiring restrictions. Castlegate Apartments has a significant number of affordable units. The City will need to engage ownership early to understand their intentions and preserve affordable housing.
 - There have been challenges in preserving affordable housing over the past five years but upcoming administrative changes may be beneficial to preservation efforts. City Council should be informed as properties near expiration of their restrictions to proactively address potential losses of affordable housing.
 - Tracking ROFOs may help the City better monitor housing stock and market activity. No formal process currently exists, but Housing is working with the City Attorney to develop a more effective system and improve data tracking.
 - The City team also requested that the HAC think about some strategies that this team can tackle in terms of engagement.

- Discussion – Preservation Goals and Priorities for the HAC
 - Explore how the HAC can help develop a preservation strategy, determine which types of preservation to prioritize, and consider tracking, funding, partnerships, and direct city intervention.
 - Posting notifications on the City website to make the information publicly available.
 - The City of Denver has a notification system that automatically sends alerts and is governed by an Affordable Housing Preservation Ordinance, which applies to all properties within the city.

4. Arvada Affordable Housing Fund:

- Status of the Fund:
 - The current balance is \$1.8M. The 2025 applicant, Teller Street Mod Project, is requesting \$1M for 54 workforce units (\$18,500 per unit) with a 30-year affordability commitment. However, the application has not yet been evaluated, as the project is currently infeasible under code and requires a parking study to move forward.
- Threshold Criteria:
 - Threshold is 100% income-aligned up to 100% AMI, with interest at the lower of 4% or longer-term AFR. The maximum term is 30 years, with a 40-year amortization. Interest is treated as “must-pay” debt, and grants may be considered for government or quasi-government entities.
- Priority Criteria:
 - Other options include: acquisition financing, shorter-term loans for preservation or rehab in exchange for affordability restrictions, and encouraging market-rate buildings in predevelopment to consider including some affordable units.
 - Additional option of stepping back to allow for recovery.

5. Chair and Vice Chair Elections:

- The HAC will elect a Chair and Vice Chair at the Q2 meeting. Pat Noonan and Mindy Mohr have each served three terms, and the City hopes to bring in new voices.