

Housing Advisory Committee
Q2 Meeting
June 3rd, 2026

1. Roll Call:

- Committee members present: Pat Noonan (Chair), Mindy Mohr (Vice Chair), Alicia Duncan, Andrew Heesacker, Tim Rogers, Jake Victor, and Harrison Wilterdink.
- Quorum: Yes
- Committee member(s) absent: Debra Pustay
- City staff present: Jessica Garner, Community and Economic Development Director; Carrie Espinosa, Housing Manager; Samantha Bradley, Affordable Housing Development Specialist; Chris Sandine, Long Range Planner.
- Guest Speakers: Christine Shine, Lionheart Consulting; Mollie Fitzpatrick, Root Policy Research.
- Public in attendance: None.

2. Updates from the City:

- Study Session for Prop 123 90-Day Fast Track was held on 5/26/26 and it was determined that more work was needed before submittal to DOLA
- Lionheart and the City will be soliciting feedback from the public on the DRCOG Livable Centers Study at Summerfest on 6/6/26
- **Public Meeting on the CDBG Action Plan for 2026**
 - Summary of Meeting: The plan outlines a 5-Year Plan to spend CDBG. The 5-Year Plan has three goals: 1. Affordable and WorkForce Housing development , 2. Improve housing and neighborhoods and 3. support human services and resource development (only 15% of the total grant can be used for this purpose). Every year a 1-Year Action Plan is produced to support the 5-Year Plan. In 2026 a significant portion of CDBG is going to Parks. The other goal is public services or Human Services. The Human Services portion of the grant has encountered an obstacle in the form of a new requirement for nonprofits to use SAVE. Nonprofits must verify citizenship for clientele receiving services funded by CDBG. They were previously exempt. Many nonprofits have neither the capacity nor the inclination to do this. Last year the City was able to argue for Arvada nonprofits to keep their award. This year verifying citizenship is optional, but the City has decided to use its own funds to replace the CDBG funds as it has concerns that nonprofits will be forced to pay back the funds after they have already been spent, should the federal government decide these checks are not optional. The City is considering eviction prevention as an alternative and opening up a funding round for nonprofits willing to verify citizenship through SAVE.
 - Summary of Public Comments and Resulting Discussion: Members of the HAC received additional clarification around SAVE requirements and its implications. Separately, it was noted that Arvada has been failing its timeliness test to spend the funds. This was exacerbated by SAVE and the Buy America Build America (BABA) reporting requirements,

which makes it more difficult for the City to find partners. The 2025 allocation to BeyondHome was also not spent in a timely manner. This could result in the loss of funds. HUD is looking at eliminating the timeliness test as many municipalities are not making it. Lastly, CDBG is receiving a minute augmentation of \$50,000-\$75,000 per year from the repayment of loans from the Essential Home Repairs Program, which is funded by CDBG and provides home repairs for low to moderate income homeowners. Loan repayment, however, is dependent on when the homeowners decide to sell their homes. The income generated must go towards low to moderate income housing purposes, but, because the income is unpredictable, it is budgeted at \$0.

3. Public Commentary Period

- No general public comments were made

4. Presentation from Lionheart to the HAC: DRCOG Arvada Livable Centers #2:

- Presenters: Christine Shine, Lionheart; Mollie Fitzpatrick, Root Policy Research (Subconsultant)
- Progress so far: Arvada Livable Centers Study (the Study) is nearing the end of the CREATE Phase (PHASE 3 of 4). Lionheart Heart, Root Policy Research, and City Staff (the Team) has jointly met with over 100 stakeholders, engaged with the neighborhood for each of the seven study areas, and will be collecting final public feedback at Summerfest on 6/6/26. The Study will be written in July/August and will be integrated into the Arvada Comprehensive Plan.
- Vision and Background: The Study will focus on existing and future housing needs, land-use patterns, and housing type diversity in the study areas, and provide actionable recommendations to the City. It will emphasize Housing, Transportation and Livability in the walksheds of selected transit areas (the study areas). The Study will also incorporate findings from previous plans. Final recommendations will provide a strategy that incorporates projects, programs and policies, and implementation steps outlining actions steps, phasing, funding tools, and strategic partnerships.
- The Study Areas:
 - Gold Strike Station (light rail)
 - Sheridan Blvd & W 64th Ave (bus-stop)
 - Olde Town Arvada Station (light rail)
 - Arvada Ridge Station (light rail)
 - Wadsworth & W 80th Ave (bus-stop)
 - W 58th Ave & Independence Street (bus-stop)
 - Ward Road Station (light rail)
- Overall Strategies: The Study's overall strategies rest on 3 pillars:
 - Housing: Proactive Planning, Updating Zoning, Development Incentives, and Direct Implementation in the form of a partnership with the RTD. Housing goals also include the creation of more diverse and attainable housing, an emphasis on the "missing middle" which may be less expensive to build, and facilitating housing development with policy updates.
 - Transit and Connectivity: Transit-Oriented Planning, Improving First-and-Last mile infrastructure, and Parking Management. This could include shared parking agreements and planning for additional bus routes under consideration by the RTD.

- Livability & Infrastructure: 15-Minute Neighborhoods, Green Infrastructure, Displacement Mitigation strategies for residents, and the creation of neighborhood identities.
- Strategies by Study Area: The Team presented individual strategies for each of the seven transit stations. *(To view these recommendations, please refer to Slide Deck pages 18-30)*
- HAC Commentary, Questions and Discussion:
 - Has the Team met with the land owners at these sites?
 - Some, but much of the land is owned by the RTD, which has highlighted the goal of building housing in unused or underutilized Park and Rides in its RTD TOD Plan. RTD will not, however, provide any funding for these endeavors.
 - Many of the recommendations include the utilization of underutilized parking lots, and incorporate a “build to the edge” principle where buildings do not have large set-backs to maximize development potential.
 - There is a special emphasis on 15-minute neighborhoods around senior communities and buildings to improve residents' access to amenities.
 - There are several specific areas where connectivity can be improved, particularly connections with pre-existing parks, trails, and sidewalks. For example, the City can revitalize a portion of the Little Dry Creek Trail that runs through the Wadsworth and 80th study area by daylighting the trail and integrating street artwork. It was also noted that bus stops, in general, could be improved.
 - The team highlighted a particularly productive neighborhood meeting at the Arvada Ridge Station study area where local residents expressed an interest in more housing, but also in more neighborhood amenities such as gathering places (coffee shops, libraries, etc), light retail, and improved access to Serenity Park.
 - While the Study did not directly recommend changes to any single family neighborhoods within the study areas, the HAC commented that recommending the incorporation of ADUs and changing zoning to allow single families to be converted into duplexes and triplexes might be a good way to incorporate additional gentle density.
 - The Team asked the HAC if homelessness planning needed to be incorporated into this study, particularly the building of a Navigation Center. The HAC and the City collectively decided that it should be housed in the separate homelessness plan the City is working on with a different consultant.

5. Chair and Vice Chair Election Results:

- Chair: Harrison Wilterdink
- Vice-Chair: Tim Rogers