



Approved

Housing Advisory Committee Minutes: April 12, 2021

virtual meeting via Google Hangouts
made accessible [via Google Meet link](#) or phone (US) +1 478-331-6240 PIN: 613 650 262#

Committee Members:

Present: Chair Anthony Kassel, Vice-Chair Bob Munroe, Joy Castillo, Linda Fahrenbruch, Mindy Quiachon, Councilmember Sharon Tessier

Absent: Alan Feinstein, James Peters, Councilmember Elizabeth Law-Evans

Others Present:

Staff Members: Anna Bertanzetti, Cheryl St. Clair, Karl Frundt, John Hall, Judy Hammer, Jennifer Hoffman, Debbie Hughes, Shelby Jablon, Camille Pollan, Branden Roe, Jeff Romine, Lisa Sacker, Tami Yellico

Guests: David Massey, Broomfield FISH
Alison Birge, Village Capital Corp, Executive Vice President
Troy Meyers, Village Capital Corp, Asst Vice President of Development
Additional Village Capital Corp Team Members

Various community members

Proceedings: The meeting was called to order at 11:00 a.m. by Chair Anthony Kassel

1. *Roll Call / Approval of Minutes*

Roll Call determined that a quorum was present.

Linda Fahrenbruch motioned to approve the minutes from March 08, 2021; seconded by Joy Castillo

2. *Introductions and Guest Comments*

No guest comments.

3. *Broomfield FISH - David Massey*

- Broomfield FISH is a Family Resource Center. Fifty to seventy percent of the need requests are for rent/housing.
- \$1.2M spent this year on rental assistance.
- 41% of applicants were given 10-day demand notice (for eviction).
- Those applying are working hard trying to find jobs



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Housing Advisory Committee Minutes: April 12, 2021

4. *Developer Presentation - Southpointe (108th/Simms) - Troy Meyers/Alison Birge*

[Southpointe 108 Presentation - 04.12.21](#)

[Southpointe - HAC Review Sheet - Option A](#)

[Southpointe - HAC Review Sheet - Option B](#)

[Public Comment on Southpointe](#)

[Southpointe Public Website](#)

Concept/Design

- 30%-80% AMI - 100% Affordable
 - Intend to apply income averaging
 - Rents between \$589 - \$2180
- Utilizing federal and state tax credits
- Removed setbacks - 100' landscape buffer

Option A

- 240 Units
- 490 Parking Spaces
- 1-Bed = 84 units
- 2-Bed = 108 units
- 3-Bed = 48 units
- 36'8: max building height
- commercial → NO

Option B

- 216 units
- 414 Parking Spaces
- 1-Bed = 84 units
- 2-Bed = 96 units
- 3-Bed = 36 units
- 36'8: max building height
- commercial → YES
 - Comments from neighbors instigated Option B
 - 4-5 small retail spaces
 - no specifics yet; bank, coffee shop, etc.

Finance Sources

- CHFA 4% Federal Low-Income Tax Credits
 - Letter of Intent by June 1
 - Full app by August 1
 - Income averaging
- State Tax Credits
- Tax Exemption via partnership with BHA
- Fee reduction via Broomfield ordinance for affordable housing
- United Fidelity Bank, Village Capital Corp parent company, to fund debt entirely as well as all or portion of equity



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- VCC to identify third-party investor to purchase federal and state housing tax credits

Questions/Comments:

- How is traffic being handled?
 - Existing zone is commercial PUD
 - Current traffic counts
 - No public transit currently; reaching out to RTD
- How many units in which AMI?
 - Focus on families earning 30-80% AMI
 - 48 units at 30% AMI
- Is there collaboration with Westminster on traffic?
 - Yes.
 - Proposing a second entrance on Simms
 - Emergency entrance - agreement with North Metro Fire Department and Westminster Fire
 - Given the current conditions, North Metro does have its concerns, looking at an additional location eventually
- An announcement was made to remind community residents of a special town meeting on April 28, 2021 at 6 pm. Councilmembers Tessier and Lindstedt are convening to discuss this proposed development.

5. *Greenhouse Gas Reduction Planning - Broomfield Strategic Initiatives Staff - Camille Pollan*

[Sustainability and Housing - 04.12.21](#)

[House Bill - 21-0901.01 - DOLA Innovative Affordable House Strategies](#)

City Council and ACES have directed the Department of Strategic Initiatives to develop:

- Greenhouse Gas Emissions Reduction Plan
- Zero Waste Plan
 - Broomfield is not doing well in this area currently
 - Program development happening now; timeline
 - Delayed Policy & Recommendation Phase - now
 - Public Engagement Phase - Summer 2021
 - Recommendation to Council by the end of 2021

Goal is to reduce greenhouse gas 100% by 2050

- 26% reduction from baseline by 2025
- 50% reduction from baseline by 2030
- 90% reduction from baseline by 2050
 - C40 Focus Recommendations
 - Decarbonizing the electricity grid
 - Optimizing energy use in buildings
 - Enabling next-generation mobility
 - Improving waste management



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Housing Advisory Committee Minutes: April 12, 2021

Zero Waste

- 50% diversion by 2025
- 100% diversion by 2030
 - Large part of Broomfield waste is construction and demolition. Room for improvement.

Housing is intertwined; housing affordability through energy affordability.

- Incentives vs. Penalties
- Looking to other communities and what they are doing
- Quantitative analysis will be done to see how Broomfield moves forward
- Potential Housing Actions - Energy
 - Recommendations on Housing energy, transportation, and waste may be viewed in the Housing Strategies presentation

Looking for best practices; standard recommendations in lieu of policy at the moment but the long-term goal is policy.

6. *Subcommittee Updates*

- A. Communications - Linda
 - a. No response yet from the senior questionnaire
 - b. IDD should be recognized but they must bring ideas to the committee
- B. IHA - Cheryl/Lee Applegate
 - a. Study Session scheduled for 5/4. Will present layout of roles and responsibilities of an IHA as well as the relationship between IHA and the City.
 - i. [Study Session Report 4/27 - Working Copy](#)
- C. Finance -
 - a. No comments at this time.

7. *Other Committee/Staff Updates*

- HAC business/planning meeting scheduled for 4/26 to address specific items
- For the foreseeable future, HAC will continue to schedule business/planning meetings in addition to the HAC regular meetings; occurrence can be discussed at the meeting on 4/26
- Bob will present at a community conversation on Tu, 4/13, at 6:00 pm. Linda will send out link.
- Bob will comment on proposed legislation coming up. Bob sent out to the committee and is requesting feedback as it will affect Housing. Looking to discuss on 4/26.

Next meeting, May 10, 2021, at 11:00 a.m. Currently, HAC meetings will continue to be held virtually until further notice.

Meeting adjourned at 12:59 PM