



Housing Advisory Committee Minutes: May 10, 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, Alan Feinstein, James Peters, Mindy Quiachon, Councilmember Sharon Tessier, Councilmember Elizabeth Law-Evans

Absent: N/A

Others Present: Council Member Heidi Henkel

Staff Members: Anna Bertanzetti, Cheryl St. Clair, Karl Frundt, John Hall, Judy Hammer, Debbie Hughes, Branden Roe

Guests: Marrton Dormish, The Refuge
Gina Coufal, Friends of Broomfield
Kurt Hinline, Remington Homes, Development
Guillaume Pouchot, Remington Homes, President
Matt Cavanaugh, Remington Homes, Land Development
Al Cunningham, PCS, Land Planner/Landscape Architecture
Ward Ritter, Chartered Development Corp, CEO
Garrett Baum, Urban Frontier, Managing Partner

Proceedings: The meeting was called to order at 11:02 a.m. by Chair Anthony Kassel

1. Committee Roll Call (quorum present) and Approval of April 12, 2021, Meeting Minutes
 - a. Correct Linda Fahrenbruch's name. Linda Fahrenbruch motioned to approve the minutes from April 12, 2021; seconded by James Peters.
2. Introductions and Guest Comments
 - a. No guest comments.
3. Developer presentation - Remington Homes - Kurt Hinline, Guillaume Pouchot, Matt Cavanaugh, Al Cunningham.

[Remington Homes - PowerPoint presentation 05.10.21](#)

Lot 5, Ridge at Broomfield, 5.77 Acre, 128 Townhomes. City Council presentation scheduled for June 2, 2021.

[Remington Homes - The Ridge - Preliminary Concept Plan](#)

- a. Plans on 10% (13) townhomes will target affordable for-sale income with an estimated price point of \$400,000 for a one-bedroom townhome.
- b. Market price range may be upwards of \$650,000. Difficult to determine what market rate pricing would be in 2-years.

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- c. Comments/Questions:
 - i. HAC committee asked if affordable units would be scattered throughout development and would like to see a few 2-bedroom units vs. all 1-bedroom units.
 - ii. One idea is to reduce square footage in 2-bedroom units to achieve affordability. The need for affordable housing for families is a great need.
 - iii. Remington will review all comments and will be back to revisit including larger units. The development is not a typical high-density project and adjusted the initial 139 units to 128 to adjust for set-back from commercial property.
 - iv. Councilmember Law-Evans: Challenging housing environment and it is an interesting project.
 - v. Councilmember Henkel: Wanted to sit in on this meeting. Supportive of townhomes and agree we need more townhomes affordable to families. Some developers are now incorporating working from home creating a workspace within the development.
 - vi. Staff: concept review memo will include that HAC is excited about the presentation and that HAC is in support pending further discussion.

4. Developer presentation - Palisade Park North - Ward Ritter, Garrett Baum (Urban Frontier)

[Palisade Park North - Presentation - 05.10.21](#)
[Palisade Park North - Site Plan - 05.03.21](#)
[Palisade Park North - Affordable Housing Support Request - 05.04.21](#)
[Palisade Park North - HAC Informational Sheet \(submitted incomplete\)](#)
 - a. Overview: Property is approximately 80-85 acre parcel. Previous PUD approved and financial plan was developed for 100% commercial development.
 - b. Infrastructure to date includes installation of four of the total six lanes of median and additional infrastructure on the property. Initially did not plan to include residential homes within development. During recent public comments and city council, the initial 100% commercial development was not supported and 212 residential for-rent units are proposed, however, this number may be impacted by the reverse setback.
 - c. Additional notes to consider for this and other development, there is a 400% increase in lumber pricing with approximately 30% of previous lumber production offline. Copper wire has tripled over the past 120-days. Procurement issues are very challenging. The license fees for water and sewer are the highest city-related costs.
 - d. Palisade proposed the continuation of the Brownstone Project (for-rent) property to address concerns. The majority of existing Brownstone property will be 3 bedrooms, 3 bathroom townhomes at approximately 1,900 square feet which are approximately 50% bigger than other 3-bedroom market rent properties. The cost of commercial infrastructure paid to date is substantial.
 - e. Initial Brownstones are offered at \$1,300 per month for a one-bedroom unit. One bedroom, proposed square feet is 470, with external entrance and outdoor private space, ground floor. Appliances and amenities are the same as larger units. Shared (co-living) housing may be embraced by local businesses such as hospitals. HAC, concerned about small square footage. Response is that this project is a Brownstone, so square footage is smaller, yet efficient.

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- f. Collaboration with Children's hospital, for example, medical personnel could rent a 1900 square footage, 3-bedroom, 3.5 baths will anticipate lease at \$2,700/month, meaning \$900.00 for each bedroom with shared living. Two-bed, 2.5 baths are 1350 sq. ft. Palisade offers a smaller 3-bedroom just under 1,500 square feet. Market is approximately 1,300 square feet for a 3-bed unit.
 - g. Comments/Questions
 - i. Ms. Fahrenbruch would like to see deed restrictions on the units for long-term affordability.
 - ii. Supportive housing to support employees working at the commercial project across the street.
 - iii. HAC cannot take a position to support the project at this time because of its unique structure in terms of the initial commercial PUD switching to a mixed-use. The proposal is outside the scope of the inclusionary housing ordinance. The concept modification to include residential development within the initially approved commercial project would be a matter for the City Council to address.
5. Subcommittee Updates
- a. Communications sub-committee update
 - i. Ms. Fahrenbruch suggested reviewing the Affordable Housing Page on the Broomfield Voice.
 - ii. New questions are posted on a monthly basis.
 - iii. Communication is meeting 5/17/2021 and would appreciate suggestions and comments from HAC relative to existing communication items.
 - iv. Broomfield is getting a 30% higher response rate from previous surveys, so the outreach efforts are successful.
 - v. One anticipated barrier was residents having to sign in, create a password and ultimately share an email address.
 - vi. Sharon suggested a different type of response system with fewer requirements for submitting survey responses. Tony stated he responded, yet did not believe the prior system was in place.
 - vii. Meals on Wheels had a 20% response (40 total responses). Broomfield FISH newsletter posted next month.
 - b. Independent Housing Authority sub-committee update
 - i. Work-study session went very well. IHA sub-committee working on a 5-year business plan, strategic plan, and IHA Board accountability. Suggested a 1-year proposed strategic plan. Propose to use the cash-in-lieu funds towards development, yet could be used for administrative support.
 - ii. City Attorney working on resolutions including one to appoint new IHA Board members and one adopting the IGA
 - iii. IGA – Lee Applegate working on developing the IGA
 - iv. **August 24, 2021** – Goal to present to City Council
 - c. Program/Finance sub-committee update
 - i. Will be working on a business plan
 - 1. Address Council's mention of 'best practices'
 - 2. Suggestion; initial business plan → 5-years, making adjustments annually as needed.

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6. Other Committee/Staff Updates
 - a. Northwest apartments (50 units) have been awarded LIHTC.
 - b. Colorado Division of Housing, additional Section 8 Choice Housing Voucher. We are evaluating the number of vouchers Broomfield needs to support an FTE.
 - c. Private Activity Bond training tomorrow, May 11.

Next regular meeting date - June 14, 2021, 11:00 a.m.

Special planning meeting - May 26th, 2021, 9:00 a.m. Focus on projects and strategic vision.

Meeting adjourned at 12:59 PM