



Housing Advisory Committee Minutes: July 12, 2021

11:00 a.m. - 1:00 p.m.
George Di Ciero City and County Building
City Council Conference Room

Committee Members:

Present: Chair Anthony Kassel, Vice-Chair Bob Munroe, Alan Feinstein, James Peters, Councilmember Elizabeth Law-Evans (phone)

Absent: Councilmember Sharon Tessier, Joy Castillo, Mindy Quiachon

Others Present: Council Member Heidi Henkel

Staff Members: Anna Bertanzetti, John Hall, Judy Hammer, Debbie Hughes, Branden Roe,

Guests: **Fairfield at Arista - Parcel M**
Joe Zepeda, Project Manager
Lee Busse, Fairfield Residential
Brandon Koltiska

Proceedings: The meeting was called to order at 11:05 a.m. by Chair Anthony Kassel

1. Committee Roll Call (quorum present) and Approval of June 14, 2021, Meeting Minutes
 - a. Bob Munroe motioned to approve; seconded by Alan Feinstein.
2. Introductions and Guest Comments
 - a. No guest comments.
3. Developer presentation - Fairfield at Arista - Parcel M - Lee Busse
 - [Fairfield at Arista - Parcel M - HAC Information Form - 07.12.21](#)
 - [Fairfield at Arista - Parcel M - Presentation - 07.12.21](#)
 - a. Highlights
 - i. Some changes were necessary to the site plan due to a sewer issue; took out a building at the southwest corner of the site; replaced with park and Bocce court

Housing Advisory Committee Minutes: July 12, 2021

- ii. Detailed differences from the presentation in February 2021

Arista Fairfield Multifamily		
Gross Site Area	12.59 ac	
Density	30.74 du/ac	
	Concept Hearing (March 30, 2021)	SDP-01 (May 19, 2021)
Unit Type	No. of Units	No. of Units
Studio	24	20
1-Bedroom	218	235
2-Bedroom	120	108
3-Bedroom	24	24
Total Units	386	387
	No. of Spaces	No. of Spaces
Parking		
Garage Spaces	268	246
Carport Spaces	94	123
Standard Spaces	207	228
Tandem Spaces	51	39
Total Spaces	620	636
Parking Ratio	1.61	1.64
Spaces Per Bed	1.12	1.17

- b. Affordable Housing Commitment
 - i. Language in existing PUD resulted in potential of being exempt from the Inclusionary Housing Ordinance
 - 1. Want to stand by commitment with a contribution of \$378,286.88
 - a. Request that the contribution stay with the affordable housing at Arista project
 - b. Dollar amount calculated using the formula from Steadfast project
 - c. Comments/Questions
 - i. Elevators?
 - 1. No elevators; 3-story walkup buildings.
 - ii. Committee agreed to recommend moving the project forward.
4. Subcommittee Updates
- a. Communications
 - i. Several weeks of content have been updated in the [BHAC Social Media Calendar](#)
 - ii. [Broomfield Voice - Housing Made Attainable](#) update with July content
 - b. IHA
 - c. Finance
 - i. IHA to City Council
 - 1. Study Session planned for 9-21-21
 - 2. IGA to Council planned for 10-12-21
 - ii. Recap of last HAC Planning Meeting with City and County Manager
 - 1. End goals of HAC and the City are similar; roles and responsibilities are in need of clarification and alignment
 - 2. Suggestion that HAC spend time with Staff to focus on alignment
 - 3. Additional detail requested - examples:
 - a. How much finding and what would it be used for?
 - b. How is funding actually requested?
 - c. What is the linear process
 - d. Define unintended consequences and framework that will work now and in the future

Housing Advisory Committee Minutes: July 12, 2021

- iii. John will set up meeting with Staff to target specifics
 - 1. Suggestion to go through IGA and tackle points in order
 - a. IGA is not extensive; only three pages; walk through point by point; address each question for a policymaker level
 - i. Roles, responsibilities, liability, ways to revoke power of the IHA, define management of various components
 - iv. Comments/Questions
 - 1. Concern expressed about giving up housing authority control from an elected position to a volunteer committee. Agrees that there is a need for an Independent Housing Authority. Goal is to ensure that the strategies put in place are right for the Broomfield community now and for the future.
 - 2. City stated that it is not interested in being a landlord
 - a. An IHA will organize and reduce liability and exposure in landlord situations
 - b. Liability also exists currently with all City partnerships in tax-credit projects.
 - d. Finance
 - i. Working closely with IHA sub-committee to clarify questions
5. Upcoming Concept Reviews to City Council
- a. Next Concept Reviews scheduled for 7-20-21
 - i. Wadsworth 36 Multifamily
 - ii. Flatirons Crossing
 - iii. Village Cooperative
 - 1. The Applicant, Staff, Land Use Renewal Committee and other board & commission have the opportunity to present/comment on each agenda item
 - 2. HAC members are encouraged to attend and give comment
 - a. This is the only opportunity to take a personal interest in a project; comments are made as a Housing Advisory Committee member but from a personal perspective and not on behalf of the entire board.
 - b. Committee members requested that a HOLD be sent as a calendar invite to remind them of the Concept Reviews.
 - i. Lisa will work with Branden to provide this request
6. Other Committee/Staff Updates
- a. Staff has recently been unraveling a situation of an affordable for-sale unit that was being offered at market rate. Unit is from 2011 and has a 15 year deed restriction in place.
 - b. John is currently taking on many of the responsibilities from Cheryl for the time being. Cheryl will be returning as a consultant in August. She will be giving input on the new proposed structure of the Housing Department.
 - c. Planning has received several new residential project applications.

Housing Advisory Committee Minutes: July 12, 2021

- d. Existing projects
 - i. Baseline - due to the size of the project and the range of issues; separate meetings are held for this project
 - ii. Aspen Creek - has been approved by Council and, recently, the IGA for the Metro District has also been approved; moving dirt

Next regular meeting date - August 9, 2021, 11:00 a.m.

Special planning meetings - Special planning meetings set for July 30 and August 6, 2021 for the purpose of adding detail to the IHA IGA, establish pros/cons and prepare concrete examples in preparation for the presentation at Council Study Session planned for 9-21-21 as well as the Council Meeting on 10-12-21.

*****NOTE: Other sub-committee meetings and the HAC Planning Meetings will be temporarily canceled during this planning phase but are planned to resume after 10-12-21. Please reference coming calendar notices***

Meeting adjourned at 12:54 PM