

## 8/26/2015 LSHC Meeting Notes

Present: Justin Spencer (chair), Wendy Miller (member), Martin Soosloff (member), Susanne Ducker (member), Amy Reinholds (LHC liaison), Cody Humphrey (staff), Carrie Gonzalez (public)

### Audience Business

- Curious about CDBG-DR, potential for manufactured housing there, questions about CDBG-DR grants, etc.
- Need for land.

### Other questions from committee

- What's happening with other parcels?
- What parcels can we buy with CDBG-DR?

### Process going forwards

- Thoughts from Cody:
  - Need to write things down that goes with the RAP
  - Three pieces to be added:
    - ADUs
    - Manufactured Housing
    - Affordable Tap fees
  - Establish criteria/goals/policy around these three items and relate them back to affordable housing
  - Get it written down, run a public process, get the board to adopt it and using it as the policy foundation for
- Should we write a survey to reassess needs – changes to what people consider affordable housing and needs/understanding of needs since then
- Lots of questions around how to regulate ADUs
- Meet formally on 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays for now, 5:30-7:00, drop formal Thursday night meetings (Justin will cancel)

### Establishing a lasting affordable housing policy (Cody's idea)

- Important to get things written down to maintain lasting impact, after turnover among committee, board, town staff, etc.
- Possible add-on to recovery action plan
- Lay out criteria/goals/policy around important areas
  - Number one from group's perspective is affordable tap fees
  - Policy around manufactured housing
  - Policy around ADUs – this is somewhat nebulous if it fits under affordable exactly, but it could

### Large Affordable Housing Project

- Tap fees seem like the largest impediment to most projects.

- Trustees would like a list of sites, we think.
- Committee should make a statement about affordable housing being included in planning areas, etc.
- Green field/brown field development, infill, etc.
- If the town is shown as a significant partner, it helps with LITC application
  - Town owning land
  - Town providing reduced tap fees
  - Town providing support for streamlined annexation and zoning
- Land acquisition is a big barrier
  - Town buying allows us to avoid annexation vote
  - Property really needs to be annexed at the time the grant is made
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- 4% tax credits come around all the time, not competitive or leveraged
- 9% tax credits are highly competitive
- Need a developer
- Committee should recommend that we go after a large affordable project
- Pursuing two or more projects at the same time is fine – having two successful projects is not a bad outcome, certainly compared to having zero

#### Longmont Water Treatment Plant

- Find out late this fall if town gets grant for purchase
- Strong emphasis on commercial development in eastern corridor
- Some still pushing for a way to add manufactured housing to this site as well

#### Downtown site

- Public works building has to be built by September, 2016
- Decision from FEMA is pending on the recommended site, hopefully in the next month
- Municipal campus planning can start after that
- This could be a viable site for a high density affordable housing site to be added to the other municipal buildings, especially if additional property added to the project
- Move skate park, park and ride, and recycling center elsewhere
- Could be a role for additional commercial development as well

Other large sites still possible, throughout the planning area, but neither are as concrete as these

#### Ongoing projects:

- Valley Bank is still moving ahead
- Railroad Ave – Cody schedule to speak to board at September workshop

#### Future small sites:

- Business-zoned triangle parcel on McConnell
- Cody has heard from other owners about interest in working with town.
- Other parcels on market

## Other news:

- Next board meeting is 9/8. Justin to write board report and send to group.
- November is when annexation moratorium expires
- Town is waiting on a final approval of a grant, then will submit an RFP to hire a planner to run the planning area planning process
- Committee still interested in getting higher zoning density in Old Town Lyons
- Nate Mohatt is bowing out – we need more people