


City of Fort Collins
Women's Commission Meeting Minutes
October 15, 2014
6:30 – 8:30 p.m.

215 N. Mason Avenue; Room 1-B
Enter through WEST doors


11/19/14

The City of Fort Collins Women's Commission promotes decisions and actions that address the needs and positively impact women in our community. We do this by listening to the voice of women, advising City Council, promoting community events, and educating ourselves and others about safety, health and poverty.

Attendees: Lea Hanson, Stacia Sydoriak, Catherine Douras, Jan Hawn

Staff Liaisons: Suzanne Jarboe-Simpson

Absent: Deborah Young, Annette Zacharias, Ginny Carroll, Heather Zoccali

- I. **Call to Order** Chair Hanson called the meeting to order at 6:33 pm

- II. **Guest Sue Beck-Ferkiss, Social Sustainability Specialist**
 - A. Is an "inclusionary" housing ordinance necessary, how can the system be improved, is this a part of that or what other options exist?
 - B. Housing Opportunity Index – We are less affordable than we used to be and would like to be but still more affordable to people. 70% of sales last month to people with area median income (53,000, 55,000ish)
 - C. 8800 short for rental units, but policy should be driven to full time residents and at least half of these students (more like 6000 or 7000) are students.
 - D. We have a mismatch of units and income, if we increased lower income we could have a better alignment between these two.
 - E. Study found that:
 - i. City's greatest challenge (p. 32) weighing benefits of taking action on what seems to be modest issues or challenges against the monetary cost of implementing them, some challenges not great enough to warrant public policies, but recent trends could indicate that there could be in the future enough to warrant public policy. Can't predict what it will do so have to aim policy for the future. Want long-term positive impact policies. Council at last work session asked them to pick a few things that will be impactful.
 - F. Are existing exemptions for occupancy sufficient for senior population?
 - G. Study recommends reducing minimum house size—some houses don't even meet this standard today—recommending removal of this and instead relying on building code for size and number of rooms. Accessory dwelling unit – Currently city plan encourages this for affordable housing but isn't being translated well through the code.
 - H. Homebuyer assistance – Allow up to 10,000 in down payment or fees, looking to raise limit of homebuyers assistance, looking at increasing to \$20,000 but need to check on HUDs standards—these are soft second loans

- I. Defect mitigation construction - Council has made priority on their agenda
- J. Four short term strategies:
 - i. Incentive policy – case by case negotiation for supported housing for HUD TIF, etc non-housing public financing we would like to ask for an affordable housing—since its case by case there are less legal impediments
 - ii. Fee waivers for affordable housing – had this at a higher degree than we do today. Now only apply to FC Housing authority and units that reach 0-35 of income. City has been very conservative in past and backfilled almost every waiver. Talking about reopening question of who should be eligible for these (i.e. non Housing authority builders). Offer an option where maximums are set for waivers for each year
 - iii. Land bank program – 50 acres 5 parcels reserved for affordable housing—is this the right time to start developing on these properties? Would we put them in a trust and keep the value of the land out, or would we sell the land with restrictions, which property first? And is the land bank established in 2001 still appropriate for current development pattern, or do we need to re-look at the ordinance
 - iv. Manufactured home communities - Have not done much implementation on the mitigation plan, mobile home districts were part of this and part of the reason this hasn't been implemented yet – potentially identify these, restrict use of land to mobile home parks
- K. Dedicated sales tax, targeted property tax—if we look at taxes lots of options
- L. Did not recommend an inclusionary housing ordinance or a commercial linkage fee
- M. We have a relatively healthy system where most people are able to get what they need, but we obviously want a system where everyone can afford to get what they want.
- N. How can we support? Different opportunities for info assessment, can be reviewed on website, as we get closer to work session if we want to comment on recommendations or in minutes say we got the presentation and we liked what we heard it would be helpful
- O. Discussion of vouchers and problems with rent collection, cost of building affordable housing

III. Approval of regular meeting minutes, September 17, 2014 No quorum, will vote in November

IV. New Business

- A. 2015 Work Plan - Rethinking proclamations
 - i. How many people are we reaching? (changes need to be approved at next meeting)
 - ii. "Goals" paragraph – what has been carried over from year to year? At retreat look at what we want to focus on for 2015
- B. October 27th "Supermeeting"
 - i. Challenge – everyone in city is within a 10 minute walk to nature
 - ii. Visual preference survey (what looks and feels like nature to you, what kind of things does community recommend that the city reinforces?)
- C. Women's Foundation of Colorado Luncheon – Lea and Heather are going, will provide update at next meeting
- D. Follow up with WomenGive
 - i. Lea will check with Ginny to see if anyone has followed up with Allison, if not, Lea will check in with her
- E. Application for Women's Commission vacancies

i. We have one applicant and another space to fill, applications due by October 31

V. Old Business

- A. BOB 2.0 Feedback to Ginny Sawyer
- B. Housing Affordability Policy: draft input to CC due by 11/21 for their 11/25 work session
- C. Civil discourse handout—Suzanne will ask about this again

VI. Adjourn The meeting adjourned at 7:59pm