

MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



AFFORDABLE HOUSING BOARD REGULAR MEETING

January 2, 2020, 4:00-6:00pm
Colorado River Room, 222 Laporte Ave

DATE APPROVED: 2/6/2020
BOARD CHAIR:

A handwritten signature in blue ink, appearing to be "Jen Bray", written over the "BOARD CHAIR:" text.

1. CALL TO ORDER: 4:01

2. ROLL CALL

- Board Members Present: Jen Bray, Catherine Costlow, Diane Cohn, Rachel Aldridge
- Board Members Absent: None
- Staff Members Present: Sue Beck-Ferkiss, Brittany Depew
- Guests: Kristin Fritz, Austin Hoenig

3. AGENDA REVIEW

- A) Moving 2020 Work Plan discussion ahead of Home2Health presentation

4. CITIZEN PARTICIPATION

- a) Austin—planning an event with CSU's Center for Public Deliberation

5. APPROVAL OF MINUTES

Diane moved to approve December minutes. Catherine seconded.
Approved unanimously 4-0-0.

6. PRESENTATIONS AND DISCUSSIONS

A. Metropolitan Districts—Josh Birks, Director of Economic Health

Work session at Council next Tuesday to ask their preference from list of options; would like the board to answer this question as well. There is a continuum of how communities are implementing metro districts. Most communities don't stop with the baseline but apply common standards including cap on property tax, debt maximums and limited tax obligations. In Fort Collins, asking for enhanced standards including community benefits, increased transparency, end user control, and debt term maximums.

Challenge: metro districts require that end users pay more property tax, and we also want to meet community goals. Need to find overlap between end user benefit and community goals.

Option 1: Minimum standards: have to meet certain set of minimums, would be designed with our goals in mind, honor tension between end user benefit and community goals.

Option 2: Scorecard: Rankings would have clear criteria, would not have minimum requirement but could integrate one through an average score, standards could change over time.

Option 3: Menu of Options: each option assigned a point value and minimum points required for approval, point values can change based on priorities and needs.

Option 4: Performance Guided: specific key metrics identified and all actions measured against those metrics, chosen metrics emphasize priorities, minimum impacts could be set for each key metric, some actions may be hard to quantify.

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Option 5: Rollback residential: preference for community development, focus on infrastructure investment, lose opportunity to encourage community benefits

Comments/Q&A:

- Diane: Can you give an example of a gap between our plans and our code?
 - Josh: Current energy code allows for houses that are not carbon neutral, but carbon neutrality is a community goal.
- Diane: Why are residential developers coming and asking for metro districts?
 - Josh: They take infrastructure costs they would have to incur and can move it to the district; the amount of capital the developer needs is less.
 - Sue: It changes when it's paid—either up front or amortized.
 - Jen: But it gets to the end user either way, right?
 - Josh: Right. You're either paying for it in your infrastructure or in your taxes.
- Josh: Because we pay taxes in arrears, on new construction the first year you're paying for the land. For year two, taxes go up because you're now paying on the house, which will incur higher taxes.
- Josh: What does the board think about these options?
 - Jen: Where is City staff leaning?
 - Josh: When we started, we were leaning toward the scorecard. Could be glanced at and get a sense. I'm intrigued by some of the other options we've come up with. The performance guided is interesting but could require a lot of staff time.
 - Rachel: Does it have to be one or the other? I like the scorecard but also like the option of flexibility.
 - Josh: I agree, and there are lots of ways they could be designed.
- Josh: I think because there is flexibility, what's most important is which pieces you like, what the priorities are.
 - Kristin: Thinking how affordable housing projects are ranked through other entities could be helpful. Requiring a minimum ranking but then evaluating projects above that threshold more fully, not just based on points. The point system can move away from community benefit.
 - Josh: My sense is that Council wants to feel like they're getting the best possible deal, but that might not lead to the best possible outcomes.
 - Sue: It concerns me a little to throw in attainable housing, because why would someone choose affordable if they could build units in the 80-120% range?
 - Jen: I'm concerned about adding too much rigidity in minimum requirements because we want people to go beyond those, too.
 - Josh: That might argue for the minimum to be more of an average score rather than specific requirement.
- Kristin: I would voice having someone from this board at the table to inform the affordable housing piece.
 - Josh: I'm thinking of a working group that convenes a few times January to April and asking interested boards to appoint members to participate.
- Catherine: I was leaning scorecard but I do think there has to be something that increases flexibility.

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- Josh: When Council considers the service plan, that's the chance to consider tension between those end user benefits and community goals.
- Kristin: Typical metro districts create amenities for the neighborhood, not broader community.

B. Home2Health—Meaghan Overton, Senior Planner

Conducting outreach for Affordable Housing Strategic Plan update through the Home2Health grant. The grant is helping with affordable housing policy both directly and indirectly. The connection between health and home is becoming something important for us to recognize, and we hope and think it might lead us to more revenue streams. Got a consultant hired for the impact fee study.

Home2Health objective is to implement updates to policies, codes, and regulations to improve housing affordability with a specific emphasis on health equity. Started in July 2019 and will run approximately 18 months. The funding source CDPHE was specifically looking to fund those working on policy and code changes.

The City has a great policy foundation and this grant will help take action. Need to have broader conversation about what kind of community we want to be and trade-offs we're willing to make to get there. Will have stakeholder engagement on different levels, depending on interest.

Health equity is about giving people opportunities. Determinants of health include genes and biology, medical care, health behavior; social and society characteristics, physical environment are responsible for 60%. Important part of grant is closing gap between context experts and content experts.

Historic obstacles to health: redlining, land use decisions, housing cost burden (continuing to go up, especially among renter households), health outcomes gaps, lack of supply. Still health inequities in Fort Collins: where you live does impact your outcomes.

Grant funding is supporting staffing, consultant support, and outreach.

Comments/Q&A:

- Kristin: Who is the consultant for the impact fee study?
 - Sue: EPS. And they also did our HAPS study.
 - Jen: What is HAPS?
 - Sue: HAPS is the housing affordability policy study, still very good overarching policy white paper, the gaps analysis looked at our community to see what social service and housing gaps are. This is also being updated.
- Rachel: What is redlining?
 - Meaghan: An assessment of financial risk based on neighborhood.
 - Sue: Looking back at that through a racial equity lens, it's clear these were racist policies that kept people of color from owning homes in certain neighborhoods.
- Jen: Meaghan, you said Council was getting monthly memos? It would help us to see those so we have better preparation and know what the board is seeing.
 - Sue: I was thinking about that but I'll definitely plan on it.
 - Meaghan: I'd suggest also routing that through the Planning & Zoning Board.
- Sue: The first Affordable Housing Task Force made recommendations specifically on incentives, and one of their recommendations was to consider an inclusionary housing zone. The consultants we've just hired will be looking into this and impact fees, and we'll also be

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required to conduct a nexus study. Inclusionary zoning is controversial and requires a certain percentage of units in housing projects to be affordable. We only had enough funding to look into impact fees, and this grant is allowing us to add inclusionary zoning into the consultant's scope.

- Jen: Is the scope of the study looking at where these zones exist and pros and cons?
- Sue: Yes, but that's just a small part of this study; the study is much broader.
- Meaghan: The consultants are looking at us implementing either impact fees or inclusionary housing and running them through an analysis process.
- Sue: And they'll make recommendations based on their findings.
- Meaghan: Diane, you asked earlier how the board should get involved, and the easiest way I can summarize is that the involvement depends on level of investment and time you have to give. If staying informed is the level, that's built in; if you have a couple hours a month, attending strategic events would be a great way to do that.

C. AHB Work Plan for 2020 and Annual Report for 2019

The board reviewed the updated work plan that corrected a few grammatical errors and typos.

Comments/Q&A:

- Jen: Anything to be expanded on, or anything that you'd like to take more time on?
 - Diane: This part about collaborating with other committees should just be another bullet, not a separate list.

Catherine moved to approve the AHB 2020 work plan as amended.
Diane seconded. Passed unanimously 4-0-0.

- Sue: The annual report is also due unless we're not ready to finalize it.
 - Jen: Let's add that our Council liaison came twice.

Rachel moved to approve the 2019 Annual Report.
Diane seconded. Passed unanimously 4-0-0

D. Nominations for Board Officers

Diane moved to re-elect the current officers for another year.
Rachel seconded. Passed unanimously 4-0-0.

7. BUSINESS

- a) City Council Six-Month Planning Calendar—Montava moved to January 14
- b) Council Comments—not discussed

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- c) Review 2020 Work Plan—completed in agenda item above
- d) Open Board Discussion—not discussed

8. BOARD MEMBER REPORTS

- a) Liaison Reports—not discussed

9. OTHER BUSINESS

- a) Update on Affordable Housing Projects
- b) Future AHB Meetings Agenda

10. ADJOURNMENT: 6:11

