

Affordable Housing Board 2003 Annual Report

The following lists the major items the Affordable Housing Board was involved with during 2003:

1. **Land Bank Program Updates:** The Board was updated throughout the year on the progress of the land bank program to acquire properties for the long-term development of affordable housing.
2. **Competitive Process for Allocating City Funds for Affordable Housing:** Worked with the CDBG Commission in advising the City Council on the funding for affordable housing projects in the spring and fall cycles of the competitive process.
3. **Affordable Housing Impact Fee Exemptions:** Discussed the potential expansion of impact fee exemptions granted to the Housing Authority to other affordable housing developers.
4. **Northern Hotel Parking:** Heard a report from Funding Partners concerning the parking situation at the Northern Hotel senior housing project.
5. **Nexus Study:** Reviewed and discussed the information contained in the Nexus Study of the demand for affordable housing created by market rate housing and low paying jobs.
6. **Recommendations for Improvement:** The Board periodically reviewed their recommendations for improvements to the development review process (e.g., a shorter review process time (120-day) for affordable housing projects), as well as other changes in policy or procedures the City could make to help promote the development of affordable housing.
7. **I-25 Subarea Plan:** Heard periodic reports from staff regarding the development of the I-25 Subarea Plan with special interest on residential density limitations east of the highway. The Board forwarded a recommendation not to limit density because of the possible effects on the development of affordable housing.
8. **North Front Range MPO Public Involvement Plan:** Heard a presentation from the MPO staff on the public involvement plan for the update to the regional transportation plan.
9. **Practical Housing for All Initiative:** Heard a presentation on this initiative to make changes in construction techniques to make units assessable to mobility impaired people.
10. **City Plan Update:** Heard periodic updates from staff regarding the process to prepare an update to City Plan, the City's Comprehensive Plan. The Board forwarded comments and recommendations to the City Council regarding changes that affected affordable housing.
11. **International Residential Code:** Heard periodic reports from staff regarding the development of an updated Building Code that included potential radon mitigation measures.
12. **Sales Tax Revenue/Reduction of Affordable Housing Funding:** Requested that staff monitor and advise the Board regarding sales tax revenues and potential reductions of funding for affordable housing. Provided recommendations to the

- Council regarding funding reductions.
13. **Council Retreat Ideas/Policy Agenda:** Forwarded ideas to the City Council prior to Council formulating their 2004-2006 Policy Agenda.
 14. **City Budget Preparation 2004-2005:** Provided comments to the City Manager regarding the City's 2004-2005 Budget.
 15. **Floodplain Regulations and Storm Water Drainage Master Planning:** Heard a presentation on the proposed new floodplain regulations and an update on master planning efforts.
 16. **Priority Affordable Housing Needs and Strategies Report Update:** Reviewed and provided comments to staff on the update to the Priority Affordable Housing Needs and Strategies Report.