

**Minutes  
Consortium of Cities  
February 3, 2016  
Boulder County Courthouse  
1325 Pearl Street, Boulder CO**

Representatives and Alternates Present: Deb Gardner, Boulder County; Mary Young and Jan Burton, City of Boulder; Polly Christensen, City of Longmont; Chris Leh, Louisville, Chris Hanson, Superior; John O'Brien, Lyons

Staff Present: Betsey Martens, Boulder Housing Partners; Heather Balsler, City of Louisville; Frank Alexander, Robin Bohannon, Mark Ruzzin and Michelle Krezek, Boulder County.

Consultants: Tom Hart and Jenny Rodgers – Community Strategies Institute

**1. Approval of December 2, 2015 minutes**

There was a motion to approve the December 2, 2015, minutes. The motion was seconded and passed unanimously.

**2. Affordable Housing in Boulder County: Needs, Resources, Regional Strategy**

Frank Alexander and Betsey Martin provided an overview of the Affordable Housing issue in Boulder County – handouts and PowerPoint

- Definition of Affordable Housing – Housing is affordable if cost of housing is 1/3 of income or less
- Since 2011 all Boulder County communities have seen significant rent increases; supply can still help bring down rents, but we have every increasing demand for housing
- 59% of renters in Boulder County are housing-cost burdened (greater than 50% of income toward rent) – 40,000 county residents spend greater than half of their income in rent
- Boulder County working across jurisdictions and agencies on using Social Determinants of Health and the Pillars of Family Stability – spending more on social supports produces better health outcomes for the community.
- 4700 units of permanently affordable housing units in Boulder County across four agencies – BCHA, BHP, Thistle, LHA – this is not enough to meet the current need for affordable housing
  - Goal is to share affordable housing unit across all communities
  - Housing resources include both hard units and resources to allow for short term housing and vouchers and other resources used for housing subsidies. These programs are used to move individuals and families through the housing continuum – from highly subsidized to full market rate rentals.
- The size of developments is dictated by the need to attract the housing tax credits necessary to fund these developments – need to have enough units to amortize the costs of issuing the tax credits.
- Average cost to bring a unit to the market = \$280,000; this is made up of hard costs + soft costs + land = total costs
  - Total cost – Debt – equity = funding gap
- County-wide groups working on affordable housing

- 10 year Plan to Address Homelessness
- HOME Consortium
- Flood Recovery Housing Working Group
- Work being done to address the countywide need
  - Planning – goals and strategies to address this issue
  - Expanding housing stock including land banking
  - Regional planning
  - Public Engagement
- Collaborative Next Steps for County-wide Affordable Housing Work:
  - Review relevant documents and plans already in place
  - Create executive summary of the housing affordability challenge
  - Create regional goals
  - Provide recommendations for a proposed expanded governance structure and strategic plan implementation process that will provide structure for community progress toward strategic goals
- Next steps for Consortium
  - Shape and adopt a regional affordable housing plan
    - Specific and measureable goals and targets
    - Individual community priorities linked to a common regional vision
    - Local strategies to accomplish the vision: including planning, funding, and land banking
    - Political leadership, consistent messaging and public awareness/outreach
  - Support convening of collaborative partners, including a regional affordable housing summit
  - Other?
  - Frank and Betsey are willing to provide information to individual council and boards if there is interest by communities
- What are the next steps on a regional plan and a housing summit?
  - Update on the work being done by the Flood Housing Recovery Group
  - How do we expand the conversation to include the impacts of high housing costs on employee retention for local businesses? Workforce housing

### **3. Progress Report: Permanently Supportive Housing Study**

Robin Bohannon introduced the consultants – Community Services Institute – Jenny Rodgers and Tom Hart, who were awarded the RFP for this work.

The work will focus on Permanently Supportive Housing (PSH) – housing for the chronically homeless with supportive services to address the needs of this specific population – Handout

Project Components:

- Meet with 10 Year Board to get their input
- Key Interviews – providers, homeless agencies, government agencies, other non-profits
- Mapping of services
- Collection of data and data analysis – to determine the current need and demand for these units
- Identify Barriers for PSH units

- Identify Policy and Regulatory Changes needed to overcome barriers
- Identification of Development of five Site Examples for PSH – these will be sample sites and not necessarily represent specific sites that are being identified for development. These examples will help with future identification of possible locations
- Recommendations for Additional Strategies to Expand PSH in Boulder County

Consultants will be back to give an update to the Consortium at the June meeting. Information will be provided as milestones are met.

- Consortium members were interested in a study session on this information
  - Suggestion: The PSH study and the larger Affordable Housing planning work should be integrated to see the whole picture

Request of the Consortium from the Consultant team – Please make it a priority for city/town staff to assist with interviews and gathering data

There is interest in having presentations on this material to councils/boards to help explain the communities' investment - how the consultants were selected, approach and outcomes.

#### **4. Consideration of Consortium 2016 Legislative Agenda**

Mark reviewed the Consortium Legislative Agenda history and process.

Mark reviewed the handout with potential priorities with the group

- Telecommunications Reform – A bill on this is doubtful in the 2016 session
- Safe Routes to Schools Funding – Funding for SRFS is already in the state budget
- State Affordable Housing Tax Credit – A bill to extend this tax credit is expected to be run this year
- SCFD Reauthorization – The bill has broad support and has already passed out of the Senate Committee and is in Senate Appropriations. There is a lot of support for SB- 16. For Consortium support, a Consortium position should be broadly stated as support for reauthorization.

Other issues –

- CDOT Designation of shoulder use by buses – there may be some issue with this bill from the CO State Patrol
- Affordable Housing: State Sales and Use Tax Exemptions – Department of Revenue has re-interpreted the regulations to require payment of state taxes on affordable housing project. HB 1006 will clarify the exemption for affordable housing projects

Will send out information on these issues to member and ask for support:

- Extension of the State Affordable Housing Tax Credit –
- Placing SCFD Reauthorization before the district voters –
- State Sales and Use Tax Exemptions for Housing Authorities – HB16-1006
- CDOT Designation of Shoulder Use by Buses – HB 16-1008