

East Lafayette Advisory Committee

August 15, 2018, 6pm -7:30 pm

Aspinwall at Josephine Commons, 771 Excelsior Place, Lafayette

DRAFT Meeting Minutes

1. Introductions & Interest in Serving on the ELAC

The meeting began with the introductions of all participants and meeting attendees. Marcus Pachner and Ian Swallow reviewed that the goal of ELAC is to engage in shared learning about the issues and interests behind the planned community of affordable workforce homes, as well as understanding the needs of an impacts to the immediate and broader communities.

The BCHA team reviewed the structure for all ELAC meetings:

- Presentation on the proposed subject
- Questions from ELAC members
- Discussion amongst the ELAC
- Comments from the appropriate agency/presenter
- Clarifying questions from the public

All agendas will be sent out to members and posted on www.lafayettehousing.org. Meetings will be facilitated in an open manner that encourages productive discussion related to the planned community of affordable workforce housing at 120th St and Emma St.

2. Boulder County Affordable Workforce Housing Snapshot

The Boulder County Housing Authority Team presented on the needs for workforce housing in Boulder County. The Boulder County Regional Housing Partnership formed to help address our area's escalating housing affordability crisis. In the last two years it has been adopted by every city/town in Boulder County except Erie. It includes the goal of 12% of total housing stock to be affordable by 2025 – approximately 12,000 new units needed (acquisitions or new build), with the majority of units coming through acquisition. The Regional Housing Plan is available online at www.housingourcommunity.org and addresses the distribution of housing throughout Boulder County.

BCHA reviewed that the rates for workforce housing are determined by the federal government and the Department of Housing and Urban Development (HUD). The east Lafayette workforce housing community is looking at housing across the full range of incomes from 30-120% of the Area Median Income. The rental rate established by HUD and is a percentage of income. BCHA explained that the IGA between Boulder County and the City of Lafayette calls for 80% of the affordable homes will to be rental and 20% to be affordable for-sale homes

There were subsequent questions and discussion with the attendees about the rate of rent, qualifying income and how a potential resident qualifies. Tables with this background information are available on www.lafayettehousing.org

3. Site Characteristics and Opportunities

The BCHA Team reviewed the history of the purchase of the site and the goals for the type of housing. There are challenges and opportunities including: traffic, connection to Peak to Peak and connection to Inspire Trail and Burlington Trail. Marcus underscored the varied context surrounding the site. Ian provided additional background on acquiring the parcel.

The site at 120th St and Emma St was previously owned by Flatirons church. In 2017 there was a joint purchase between Boulder County, Boulder County Housing Authority and City of Lafayette. The City of Lafayette will pay-back Boulder County for the purchase of the property using the City's affordable housing fund. . The general guidance goals for the site has at least 80% of the units will affordable, and 80% of that will be for rent for those earning less than 60% of Area Median Income. 20% will be for-sale for those earning less than 120% of AMI. Also, of the for rent a minimum of 10% will be for seniors (age 55+).

Q. Transportation needs compared to age?

A. That will be in transportation study, commonly 1 car per household for 60% AMI and below. Parking is often prescribed based on zoning.

Q. Of the money that was provided by Lafayette, what did they pay for?

A. The City of Lafayette will pay back Boulder County over time for the purchase of the property. The City of Lafayette will not own the property, BCHA will own and maintain the property. Local match or contribution is common in affordable housing developments across Colorado.

Q. Will the City still own ½ of 119?

A. Yes, most likely.

Q. Who owns the field across the street?

A. The Wanaka Family.

Q. Is there a Conservation Easement?

A. There is not at this location.

Q. When you conduct studies will you be sharing them?

A. Various studies are required by City as part of their submittal approval processes. Once we submit to City they become public record. BCHA will post all studies on www.lafayettehousing.org

Q. So will you not share the traffic study?

A. We will be sharing the final traffic study once completed. Upon the planning submittal all documents and studies are public.

4. ELAC Next Steps

Yael Nyholm gave an update on the upcoming Design Workshop Open House for community planning. On August 25th BCHA will host a community workshop, where neighbors will have the opportunity to lend their perspective to the overall design of the site. This will be a larger “birds eye” view (mostly to discuss massing and feel), once the design is done the plans will go back to our planning teams and they will overlay the “realities” or roads, drainage, open space etc. At the next ELAC meeting we hope to represent a plan that will be a merger of what we heard during the workshop and the demands of “reality”. The ELAC will continue throughout to review and share thoughts on planning concepts as the site planning takes shape. For notification of the Design Workshop, over 500 homes were flyer and ELAC members discussed how we can utilize their networks to provide additional notification.

Q. Are you intending on flyer west of Public Road? To include all of Old Town?

A. To date we have delivered over 500 flyers on the design workshop. We started by looking at the City’s required notification area and expanded it by approximately 4 times.

C: Should consider mailings and flyer all of Emma.

A: Emma was flyer. We will flyer again, including west of Public Road.

C: Make sure that infrastructure works before things are built. Would like a commitment to make the traffic work. Would like Boulder County and City of Lafayette to commit to solving the traffic issues.

Q: How much of the transportation is within our control?

A: The traffic study will look at the surrounding intersections as well as any planned developments. BCHA will make the necessary on-site and off-site improvements that are recommended in the traffic study and by the City of Lafayette.

Q. Do you have number of units?

A: No. We want to be very clear that no pre-set number of units has been planned. At the 2nd ELAC meeting we will bring back to you the design ideas from the community.

Q. What is Aspinwall’s density?

A. Approximately 14 units per acre.

5. ELAC Charter

Marcus reviewed that BCHA is committed to this being an organic process of public participation and inclusive representation. As outreach occurs and a plan takes shape, BCHA

will come back to ELAC and get your input, then take your input back to our planners. There was discussion on flyers/postcards and the best way to reach Old Town and Emma Street to notify of events and be inclusive of their participation. BCHA will conduct outreach on upcoming meetings and outreach opportunities, we will work with each ELAC member on how best to communicate. Once we have permission from everyone we will publish the list of ELAC members.

The ELAC members decided the next meeting will be on **Monday, September 17th at 6pm.**

6. Public Questions and Answers

The group decided to have public questions throughout the meeting, therefore there were no additional questions at the end of the meeting.

Meeting adjourned at 7:30pm