

# City Council Study Session Agenda

**Tuesday, November 12, 2024  
Library Meeting Room  
951 Spruce Street  
6:00 PM**

*Members of the public are welcome to attend remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.*

- You can call in to **+1 719 359 4580 or 877 853 5247 (toll free)**  
Webinar ID **#876 9127 0986**.
- You can log in via your computer. Please visit the City's website here to link to the meeting: [www.louisvilleco.gov/council](http://www.louisvilleco.gov/council)

Anyone may email comments to the Council prior to the meeting at [Council@LouisvilleCO.gov](mailto:Council@LouisvilleCO.gov).

1. Call to Order & Roll Call
2. Dinner with Boulder County Commissioners (6 – 7:30 pm)
3. Presentation from Boulder County Housing Authority (7:30 – 9 pm)
4. Adjourn

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#### **Citizen Information**

If you wish to speak at the City Council meeting in person, please fill out a sign-up card and present it to the City Clerk at the meeting; if you are attending remotely, please use the "raise hand" icon to show you wish to speak in public comments.

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office (303.335.4536 or 303.335.4574) or [ClerksOffice@LouisvilleCO.gov](mailto:ClerksOffice@LouisvilleCO.gov). A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574 o email [ClerksOffice@LouisvilleCO.gov](mailto:ClerksOffice@LouisvilleCO.gov).

**SUBJECT: DINNER WITH BOULDER COUNTY COMMISSIONERS**

**DATE: NOVEMBER 12, 2024**

**PRESENTED BY: BOULDER COUNTY COMMISSIONERS  
LOUISVILLE MAYOR AND CITY COUNCIL MEMBERS**

**SUMMARY:**

Members of Louisville City Council will meet with Boulder County Commissioners to discuss the following topics:

- Housing and Homelessness
- Wildfire Mitigation
- Transportation
- Human Services to Louisville Residents

**FISCAL IMPACT:**

N/A

**PROGRAM/SUB-PROGRAM IMPACT:**

N/A







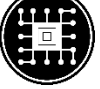

**RECOMMENDATION:**

N/A

**ATTACHMENT(S):**

None

**STRATEGIC PLAN IMPACT:**

<input type="checkbox"/>		<b>Financial Stewardship &amp; Asset Management</b>	<input type="checkbox"/>		<b>Reliable Core Services</b>
<input type="checkbox"/>		<b>Vibrant Economic Climate</b>	<input type="checkbox"/>		<b>Quality Programs &amp; Amenities</b>
<input type="checkbox"/>		<b>Engaged Community</b>	<input type="checkbox"/>		<b>Healthy Workforce</b>
<input type="checkbox"/>		<b>Supportive Technology</b>	<input checked="" type="checkbox"/>		<b>Collaborative Regional Partner</b>

**SUBJECT: PRESENTATION FROM BOULDER COUNTY HOUSING DEPARTMENT**

**DATE: NOVEMBER 12, 2024**

**PRESENTED BY: SUSANA LOPEZ-BAKER – BOULDER COUNTY HOUSING AUTHORITY EXECUTIVE DIRECTOR AND DIRECTOR OF THE BOULDER COUNTY HOUSING DEPARTMENT**

**BILL COLE – HOUSING PARTNERSHIP & POLICY MANAGER, BOULDER COUNTY HOUSING DEPARTMENT**

**SUMMARY:**

This presentation is an introduction to Boulder County’s new Housing Department. Topics of discussion will include cross-collaboration, partnerships and opportunities; housing policy and funding; Regional Housing Partnership review and updates; Mobile Home Communities Project; and the Affordable and Attainable Housing Tax (AAHT).

**FISCAL IMPACT:**

None

**PROGRAM/SUB-PROGRAM IMPACT:**

N/A







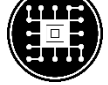

**RECOMMENDATION:**

N/A

**ATTACHMENT(S):**

1. PowerPoint Presentation

**STRATEGIC PLAN IMPACT:**

<input type="checkbox"/>	 <b>Financial Stewardship &amp; Asset Management</b>	<input type="checkbox"/>	 <b>Reliable Core Services</b>
<input type="checkbox"/>	 <b>Vibrant Economic Climate</b>	<input type="checkbox"/>	 <b>Quality Programs &amp; Amenities</b>
<input type="checkbox"/>	 <b>Engaged Community</b>	<input type="checkbox"/>	 <b>Healthy Workforce</b>
<input type="checkbox"/>	 <b>Supportive Technology</b>	<input checked="" type="checkbox"/>	 <b>Collaborative Regional Partner</b>

# Boulder County Housing Department



# Housing



# Housing

## Agenda

- Introduction to the new Housing Department
  - Our Why
  - Data
  - Key Programs and Staff
- Cross-Collaboration, Partnerships, and Opportunities
- Housing Policy and Funding
- Regional Housing Partnership Review and Updates
- Mobile Home Communities Project
- Affordable and Attainable Housing Tax (AAHT)
- Questions



## Housing

# Boulder County Housing Department (BCHD)

- On April 2, the Board of County Commissioners announced the creation of the new Housing Department.
- It is important to streamline all housing programs in the county. This will merge the Housing Division teams, BCHA, and Housing Solution Boulder County together!
- Separation from Housing and Human Services
  - Transitioning is underway!

# Our Why

*Our mission is to provide safe, affordable, and sustainable housing solutions for individuals and families in need throughout Boulder County by serving the housing continuum from homelessness to homeownership, utilizing our Response team, Supportive Services team and the Boulder County Housing Authority, creating systemic change and equitable access to housing resources through our Regional Housing Partnerships, and prioritizing Mobile Home resident needs through the Mobile Home Communities Program.*



Housing

# Our Direction

- We intend to foster a strong partnership between our Housing Authority, Homeless systems response partners, Regional Housing Partnerships, Mobile Home Communities Program and Supportive Services team.
- We intend to cultivate relationships with community serving agencies throughout Boulder County to truly discover local needs, eliminate duplicated services, and strengthen programming offered by our teams.
- Continue to prioritize Housing First to people experiencing homelessness. This approach is guided by the belief that people need necessities before attending to anything less critical.
- Together we will create a seamless system of support meeting the unique needs of each individual client. Our collaborative approach enables us to identify gaps in services and develop innovative solutions, promoting stability and self-sufficiency for Boulder County residents.
- Continue to focus on unit creation, land acquisition, rehab projects, and exploration for future development.



Housing





## Housing

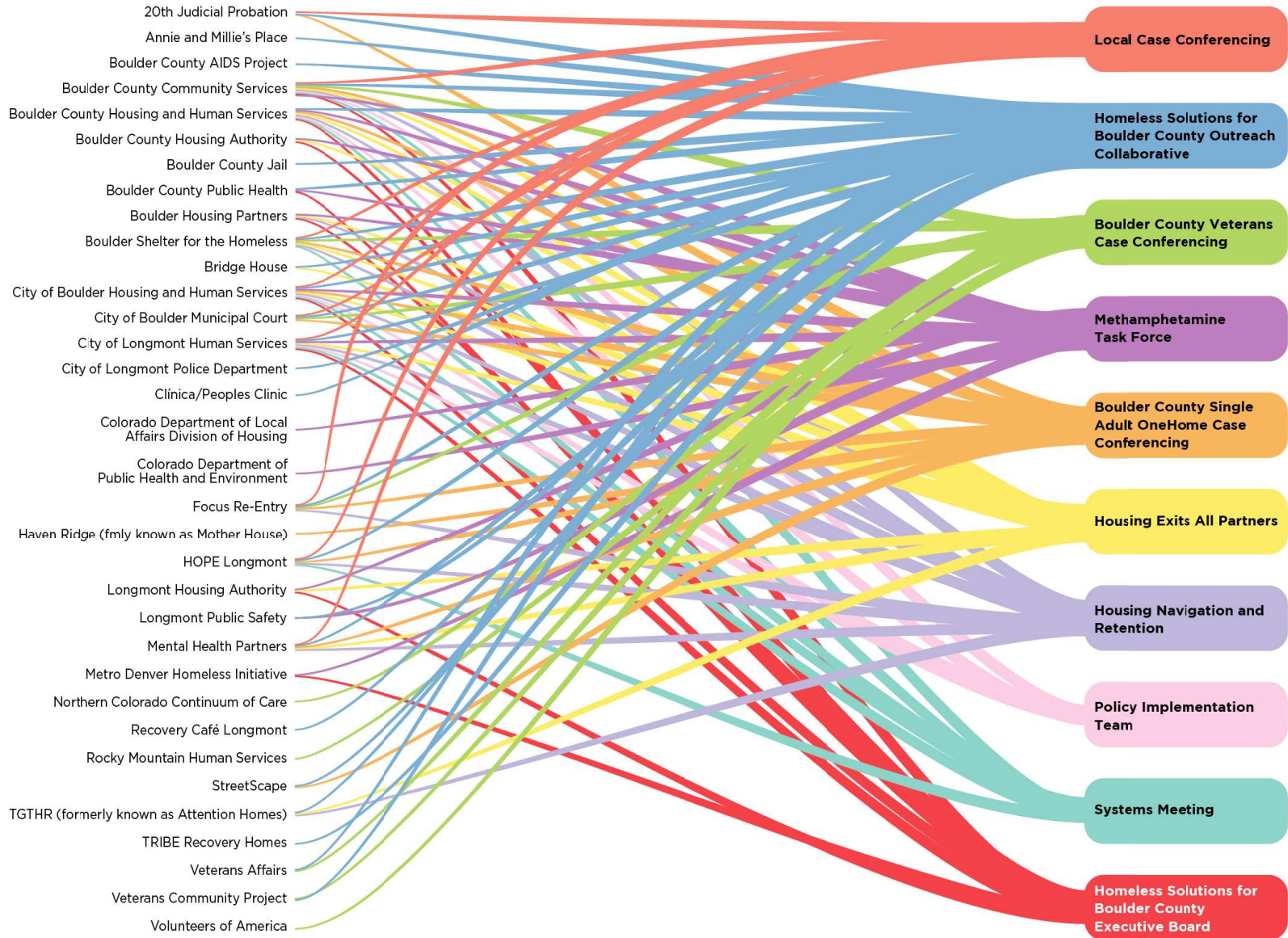
# Homeless Systems and Coordinated Response



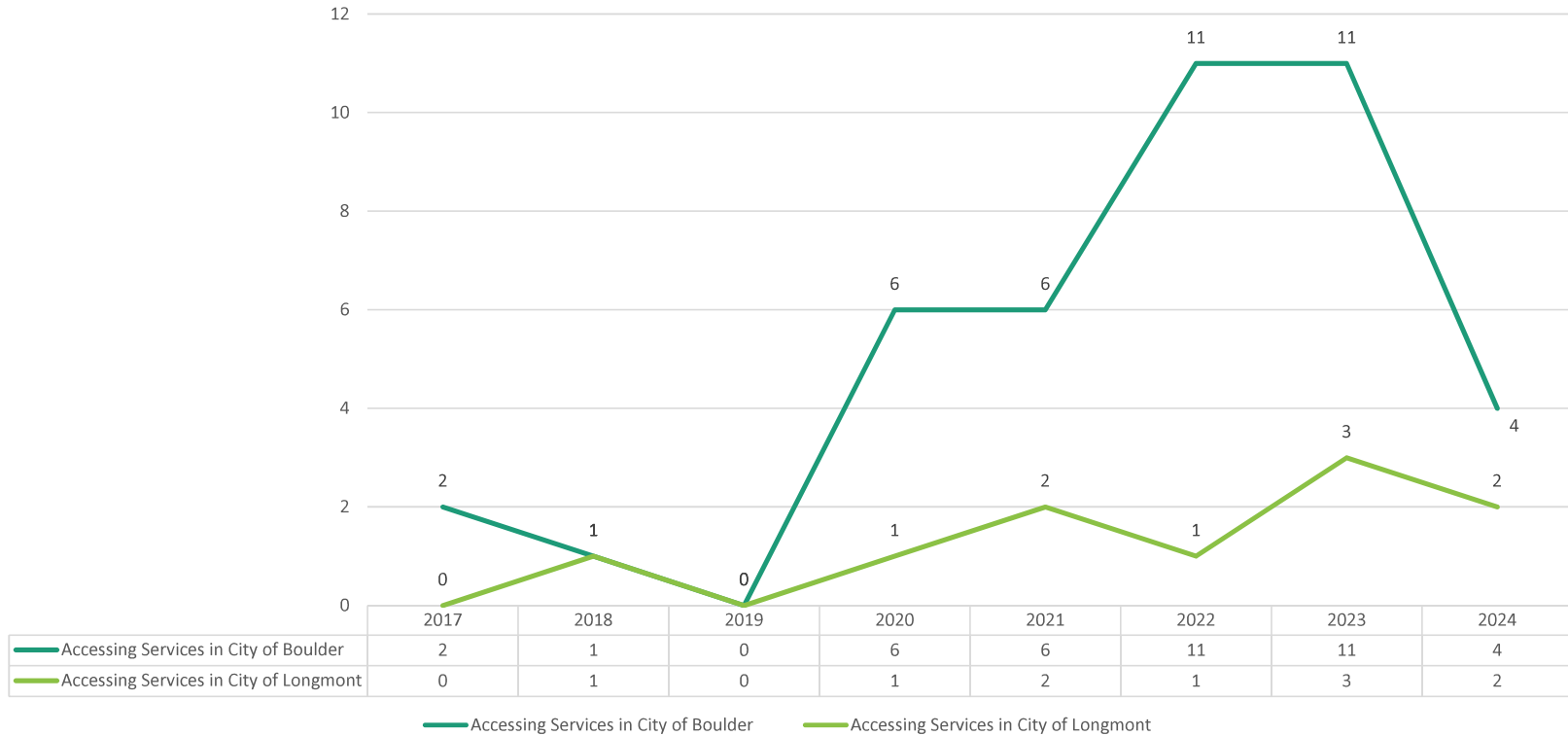
- Homeless Solutions for Boulder County is an innovative approach to homelessness that includes multiple government entities including Boulder County and the Cities of Boulder and Longmont, the nonprofits working to impact homelessness, and other external partners.
- This regional integrated service system combines a coordinated entry process with the provision of timely and appropriate supportive and housing services to assist people in moving out of homelessness and into housing in the most efficient ways possible.
- This approach is organized around the Housing First model: an evidence-based approach that prioritizes helping individuals and families experiencing homelessness obtain a stable housing solution as quickly as possible.

Key Staff  
Heidi Grove, Director  
Trevor Baringer, Coordination  
Specialist  
Sinara Hinton, Data Analyst

# Partner Involvement in System-wide Efforts



# Homelessness in Louisville



# Update Since May 2024

- Creation of New Division of Homeless Systems and Coordinated Response
- Hosted 3 convenings with Regional Elected Officials (8/14, 9/18, 10/16)
- Increased representation at Metro Region, State and Federal Collaboration
  - MACC work has led to emergency shelter response across Metro Region
  - Expansion of United States Interagency Council on Homelessness All Inside designation
  - Implementation of Medicaid Waiver



## Housing

# Supportive Housing Unit

- Housing Stabilization Program
  - Community Housing Resource Panel
  - COC and ESG Rapid Re-housing Programs
  - Next Steps Homeless Prevention with BVSD & SVVSD
- Family Self-Sufficiency with BCHA and Boulder Housing Partners
- Family Unification Program (FUP) with BCHA & Family and Child Services
  - FUP Family
  - FUP Youth
- Housing Helpline
- Resident Services
  - BCHA tenants
  - BCHA voucher holders

### Key Staff

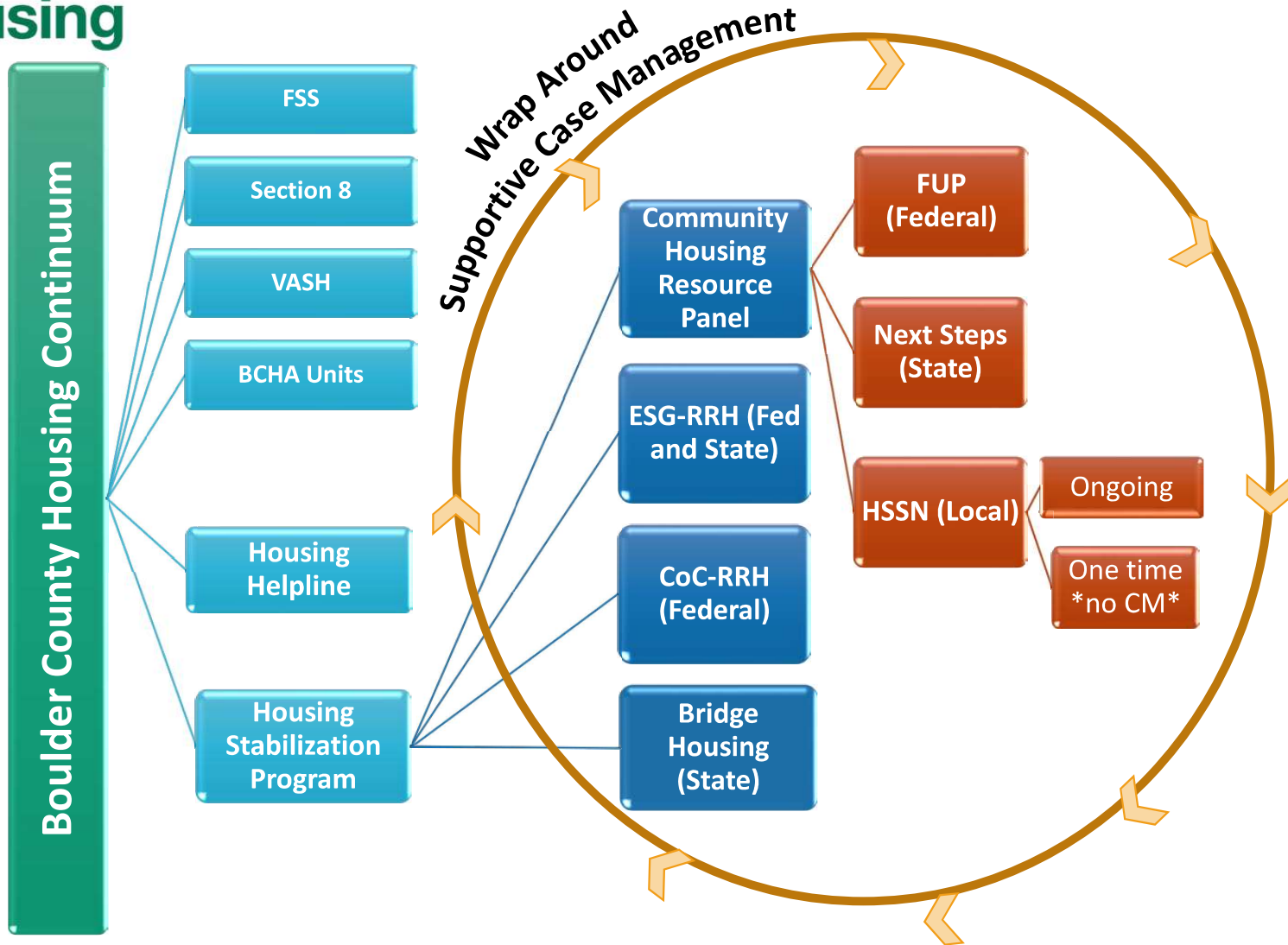
Gwen Mossman,  
Supportive Housing Unit  
Manager

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4 supervisors and 21  
staff.

**SHU Mission:** The Supportive Housing Unit works to eliminate homelessness and housing instability in our community by providing timely assistance and high-quality supportive services that promote independence and economic mobility.



# Housing







# Housing

Helping Louisville residents maintain stable, safe housing

## BCHA Resident Services

- Supports 346 units in Louisville, 131 of which are set aside for households aged 55 and older
  - Age in place resources
  - Community Gardens and Harvest Festival
  - In-person tenancy supports
  - Disaster planning workshops
  - Health and wellness programming
  - Louisville Resource Fair
  - 3G (three generation) holiday events
  - After school programming
  - Digital divide/inclusion training
  - Resource connection
- As needed tenancy support for 102 voucher holders that reside throughout Louisville.



## Housing Stabilization Program

- Emergency Rental Assistance Program (ERAP) assisted **64 unique households with \$521,438 in rental assistance** from 2021 through 2033.
- Community Resources Housing Panel provided \$90,000 in rental assistance along with case management support to 13 Louisville households in 2024.



# Housing

## Boulder County Housing Authority

- Six teams operate within BCHA
  - Finance Team
  - Housing Choice Voucher Team
  - Development Team
  - Compliance Team
  - Maintenance Team
  - Property Management and Leasing Team

❖ Board of Housing Authority Commissioners is the BOCC!

Key Staff  
Susana Lopez-Baker, Executive Director  
4 Directors, 7 Managers, and 60+ staff!

**2023 Annual Report**  
[Boulder County Housing Authority Annual Report 2023](#)







## Housing

# Property Management (Total Units:346)

### Kestrel Senior & Sunnyside:

- BCHA helps to keep our senior residents at Kestrel happy, safe, and healthy! We offer many weekly events to keep everyone engaged and active such as bingo, art class, yoga, and book club as well as a monthly movie night. There are also the much-enjoyed garden beds and seasonal activities.
- **Unit Availability:** The senior building currently has 3 vacancies, with 2 applications in progress.

### Kestrel Mixed Age & Regal Court:

- A Kestrel resident created the Kestrel Road Safety Initiative and over the past two years worked to have a raised crosswalk installed. The community came together to celebrate this achievement making the neighborhood safer.
- **Unit Availability:** Kestrel Mixed age currently has 1- & 2-bedroom units available (10) for rent ranging from \$1368.00 to \$1971.00. Several of our available floorplans are ADA compliant. Our below market rate rents also include all the main utilities. Kestrel offers a strong sense of community to its residents and brings tenants a wide variety of support and resources.
- Other properties include: Lilac Place, Acme Place, Regal Square, Lydia Morgan, and Hillside Square

# Regal Court, Louisville

Regal Court, Louisville Co.

Upgrades included; Windows, sliding doors, stairwell treads, railings, and upgraded siding



Before



Window Upgrades



Siding upgrades



Wrapping up


# Lydia Morgan, Louisville

Lydia Morgan

Building Upgrades  
Boiler and Sidearm Replacement  
Cooling Tower Replacement  
Plumbing upgrades



# HUD Vouchers Total: 1002 Breakdown



92 Voucher holders reside in Louisville.



# Housing

## Regional Housing Partnership

### Regional Housing Partnership Intention Statement

The Boulder County Regional Housing Partnership coordinates the preservation and development of affordable housing with municipalities throughout the County by the sharing of information and best practices; supporting municipal programs including home ownership and home rehabilitation; fostering partnerships and developing affordable housing policies to be used by the county and municipalities within the county.

#### Key Staff

Bill Cole, Housing Partnership and Policy Manager

Jim Williams, Communications Manager

Susana Lopez-Baker, Director-Housing Department





## Housing

# Housing Summit

- Was held on January 29<sup>th</sup> with over 150 attendees, including elected officials, county and municipal staff, state and federal staff, and non-profit organizations.
- Key takeaways included:
  - Understanding the collaborative work that has occurred across the county since 2016.
  - A better understanding of the connection of homelessness, supportive services and the development of new units.
  - Updating affordable housing priorities for communities.
  - A re-commitment to the 12% goal.





## Housing

# Progress on Affordable Housing Goal

- County-wide goal is to have 12% deed restricted affordable homes by 2035 which is approximately 18,000 units
- As of 2024, we have 8,494 deed restricted units, or 5.8% of the total units

As of 7/1/23 there were 146,393 total housing units in Boulder County – American Community Survey



## Housing

# Mobile Home Communities Program

### **Mobile Home Park Program Intention Statement**

The Mobile Home Park Program helps align and coordinate county resources to better support mobile home park residents and owners and collaboratively identifies, develops, and implements strategies to support alignment of policies across Boulder County. The program also increases mobile home community outreach and support for community organizing, case management, service navigation and opportunities for repair, restoration, rebuilding or transformation of mobile home communities.

#### **Successes/Priorities include:**

- La Luna ROC
- Surveys
- Orchard Grove – Eviction Prevention
- CDBG-DR
- Repair work



#### **Key Staff**

Tina Kidd, CDBG-DR Project Manager  
Bill Cole, Housing Partnership and Policy Manager  
Susana Lopez-Baker, Director





## Housing

# Cross Collaboration, Partnerships and Opportunities

- Straight Line Wind Damage Partnership
  - Office of Sustainability Climate Action & Resiliency (OSCAR)
  - Community Planning and Permitting (CPP)
  - City of Boulder
- Family Resource Network Collaboration
  - Family Resource Centers
- Homeless Solutions Boulder County Collaboration
- Visioning Opportunities
  - Home Ownership
  - Intellectual and Developmental Disability
  - Transitional Housing Models



# Housing

## Funding, Policy and Procedure

- Federal
  - HUD/USICH
    - Fair Housing and Equity commitment
    - Family Unification Program (FUP)
    - Veterans Affairs Supportive Housing Program (VASH)
    - PRICE Grant
    - MTW status secured!
  - Increase in LIHTC funding for Accessible Housing
- State of Colorado
  - Prop 123
    - LPC Grant
  - DOH/DOLA
- Local
  - Funding Affordable and Attainable Housing tax- Passed!



United States Interagency  
Council on Homelessness



**COLORADO**  
Department of Local Affairs



## Housing

# Boulder County ARPA Investments into Housing

- \$5 million to create the Mobile Home Communities Program. Activities include Resident Owned Communities support, improve infrastructure, and stabilize rents.
- \$1.3 million to expand City of Boulder Homeownership program (RHP)
- \$850,000 – Habitat for Humanity, Longmont
- Funding for additional Boulder County Staff – Housing Partnership and Policy Manager and Mobile Home Park Project Manager positions.
- \$12 million in Development funding for public improvements



## Housing

# Affordable and Attainable Housing Tax (AAHT)

- 2023 County Issue 1B (Affordable Housing Tax Extension and Revenue Change) passed with over 70% of the vote
- Commissioner Loachamin and Housing Department staff worked with partners across the county for input
- Public Work Sessions were held on June 20<sup>th</sup> and August 26<sup>th</sup>
- Working on a final proposal for Commissioners approval expected in November or early December

Questions?



# Housing