

AGENDA
Housing Policy Commission (HPC)

Tuesday, March 26, 2024 - 6:00 PM

In Person Location:
Lakewood City Hall – Cabinet Room – 2nd Floor
480 S Allison Pkwy – Lakewood, CO 80226

Join via Zoom at this link:
lakewood.zoom.us/j/81969384904?pwd=17ZdGTaiwPI1iHU5Sh1gS9anlukYo.1

Or Telephone:
720 707 2699

Meeting ID: 819 6938 4904
Passcode: 467852

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Housing Policy Commission Members (Appointed 1/8/2024):

Wendi Strom - Mayor	Glenda Sinks – Ward 1
Sophia Mayott-Guerrero – CHAIR Ward 2	Roger Lowe – Ward 3
Dave Rein – Ward 4	Jacob LaBure – Ward 5

1. Call to Order/Roll Call
2. **Decision:** Approval of minutes from the 2/29/2024 meeting
3. **Discussion:** Priorities for HPC consideration
 - a. Being Recommended to full Council
 - b. Learn and next steps of the HPC
4. **Discussion:** Next steps to report to the City Manager
5. Adjourn

Housing Policy Commission (HPC)

Thursday, February 29, 2024 - 6:30 PM
Hybrid Meeting

Call to Order/Roll Call

The meeting was called to Order at 6:33 pm by Chair Mayott-Guerrero and roll was taken.

Wendi Strom - Mayor	Present	Glenda Sinks – Ward 1	Present
Sophia Mayott-Guerrero – CHAIR - Ward 2	Present	Roger Lowe – Ward 3	Present
Dave Rein – Ward 4	Present	Jacob LaBure – Ward 5	Present

A quorum was present.

Staff member Robert Smith was in attendance.

Five (5) members of the public were also present, 1 in-person & 4 via Zoom.

Decision: Election of a HPC Chair for 2024

Motion to Elect Sophia-Mayott-Guerrero HPC Chair for 2024			
Motion by Dave Rein			
Second by Glenda Sinks			
VOTE:			
Wendi Strom - Mayor	AYE	Glenda Sinks – Ward 1	AYE
Mayott-Guerrero – Ward 2	AYE	Roger Lowe – Ward 3	AYE
Dave Rein – Ward 4	AYE	Jacob LaBure – Ward 5	AYE
Motion approved by a vote of 6 For, 0 Against			

Discussion: Potential Policy Items for further HPC focus

The Commissioners had a general discussion of potential policy items on which the HPC might focus. Some ideas brought forward into the discussion:

- how to keep people from losing their house or being evicted from their apartments
- “low hanging fruit” as identified by the consultants of the Strategic Housing Plan
- ambitious, expansive view of housing
- affordable housing
- avoid eviction
- avoid homelessness
- permanent supportive housing
- down payment assistance
- financing strategy
- transparency in development site process work with more front-end engagement
- senior housing options
- home ownership
- inclusionary zoning
- speeding up the permitting process
- community land trusts / land banking
- establishing a housing fund
- having staff to manage housing concerns
- cause required for evictions (legislative bill)
- warranty of habitability
- update of Proposal 123 (State’s Affordable Housing Fund)

- strengthening mobile home parks
- relocatable structures (Pallet Homes)

There was discussion around the concept of some of these potential policy items are implementable, others are indicative of the HPC's desire to learn more about the idea.

Discussion: Processes for developing housing policy recommendations for the consideration of Council as a whole

Commissioners expressed a desire to better understand how different groups/entities work together including Housing Policy Commission, Council, Planning Commission, the Strategic Housing Plan, the Lakewood Advisory Committee, the Comprehensive Planning Process, Metro West Housing Solutions, Habitat for Humanity, as well as Planning Director Travis Parker and his Team. There was a suggestion to have each of the entities make presentations to the HPC.

There was a suggestion to invite participants to a "Housing Summit" including Metro West Housing to discuss elements related to housing. There was a suggestion for the March HPC meeting to invite relevant staff, and a Planning Commissioner or two, to provide updates on Proposal 123 & what "must live" within the Comprehensive Plan.

Commissioners expressed a desire to do things and make policy recommendations early, even as the Comprehensive Plan process is moving forward. The HPC did not want to be bound with the timing of HPC recommendations aligning with specific milestones in the Comprehensive Plan process. There were questions around holding a workshop regarding housing issues for the whole of Council and there was general understanding staff was working to schedule dates for this Council workshop. There was a suggestion to look again at the Strategic Housing Plan at the March HPC meeting and to perhaps have each of the Commissioners submit "low hanging fruit" topics to be discussed at the next meeting.

Chair Mayott-Guerrero asked Commissioners to submit ideas to her and Mr. Smith via eMail from which to build the March HPC meeting agenda. The Chair expressed concerns about being able to do two major things in the single March HPC Meeting. Chair Mayott-Guerrero asked Commissioners if they would prefer to receive the "map" of all the interworking entities regarding housing or would they prefer to come with their lists of low hanging fruit for discussion. Low hanging fruit was then labeled as those elements which are logistically feasible, financially not burdensome, and things the HPC thinks could be moved on fairly quickly; as well as could be whole-heartedly recommended to the whole of the Council.

There was a suggestion to have input/presentations from the Chair of the Planning Commission, Kip Kolkmeier, the Planning Director, Travis Parker and the head of Metro West Housing, Tami Fischer.

Chair Mayott-Guerrero summarized the HPC was at the place where they can discuss and consider - as quickly and responsibly as possible - identifying the elements with which the Commission most wants to engage. She asked Commissioners to submit their 1-10 low hanging fruit ideas. Also to submit any specific questions needing answers to help get information from staff - elements already being worked on, & low hanging fruit concepts previously identified by the staff. The ideal being these Commissioner submissions being turned into the agenda for a March HPC meeting.

Discussion: Course setting for additional HPC meetings 2024

Commissioners generally gravitated toward a once-a-month meeting frequency - hoping for recurrence. The most cited recurrence was the 4th Thursday of each month.

Commissioners then set the March Meeting for Tuesday, 3/26/2024 at 6:00 p.m.

Commissioners tentatively set an April HPC Meeting for Thursday, April 25th at 6:00 p.m.

Adjournment

Chair Mayott-Guerrero adjourned the 2/29/2024 HPC Meeting at 7:45 p.m.

Respectfully submitted:

Sophia Mayott-Guerrero
Housing Policy Commission Chairperson

Robert Smith
Scribe

Minutes amended and approved by a vote of the HPC Commissioners on _____, 2024.

UNAPPROVED