



JLA
ARCHITECTS

MEETING MINUTES

Date: June 20th, 2024 at 5:30pm

Project: BHA Ravenfield Community Zoning Application Meeting Rezoning

Attendees: See list attached after these minutes for a list of all attendees

Meeting Purpose: As a requirement of the zoning amendment application a Neighborhood Meeting per 2.01.D of the city Land Use and Development Code was held, inviting neighboring property owners within 1000' from our site as required.

A full recording of this meeting can be found here: <https://www.youtube.com/watch?v=qpzXHHlktfM>

1. Introductions of the team were made.
2. Objectives of the meeting were stated with the intention of informing the community of the project and what is planned for the site. We are at the first step, meeting with this group, to initiate the rezoning process for the site.
3. Deb Briston, the executive director, took time to explain more about their organization and the work they do in Brighton. She shared the organization's mission and values. Through decreasing community need through administrative of services focused on education, career opportunities, and case management. BHA also works to increase the supply of housing opportunities through development and rehabilitation. Deb shared multiple statistics about BHA. BHA owns about half of the affordable housing units in the city of Brighton. They have about 200 units in the development pipeline. Deb shared a summary on the varied programs they offer, including rental and housing assistance, as well as food distribution, community needs, youth enrichment, and career and collage preparation opportunities. They currently serve over 724 individuals a month in the Brighton Community. They estimate they served over 127 individuals in Brighton in the month of May alone with their supportive program.
4. The site history was given. BHA went through a competitive public process to acquire the site from the church with the goal to develop affordable housing.
5. Community Outreach – Marcus explained the team's approach for concentric community outreach. Strongly emphasizing that we want to hear from all the neighbors.
6. Orient the audience of where the site is.
 1. Maps were shown to demonstrate the broader context of the site location and area amenities, and schools. Close up of what all is within ¼ mile of the site.
 2. The background of the existing site and zoning were shared. Showing that the site currently has two different zone districts. West is zoned for commercial office, C-O, and the east is designated PUD, which means it's a tailored zone district. We need consistent zonign across the sight, which is why we are here.
 3. Aerial images with the site highlighted were shared to help give attendees an understanding of the site area and context.
7. Our request is to rezone from the C-O and PUD to a consistent R-3 (multi-family Residential).
 1. Marcus clarified that the site can be developed today as there are multiple uses that are allowed within the C-O zoning. The site can be developed with zoning today with an office or retail building for example.

2. An area zoning map was presented to show areas that are also zoned R3 in the community, showing that similar context and similar zoning is in the area and not uncommon. The site south of Purcell is zoned R3.
3. We are at the beginning of the process at the rezoning. The zoning will define what uses are allowed and what the requirements are for different building types. The next steps, the subdivision and platting will help to inform the size and shape of the building, and that will be finalized with the site plan.
4. The process of rezoning was outlined, reinstating that we are at the first step of the process holding this meeting as a requirement of the application. We will then go through a review cycle with city staff and city agencies. Once through staff review, the application will then go through Planning Commission and City Council
8. Justification for request was talked through with the group.
 1. A map showing where affordable housing is in the city, showing the senior affordable housing is limited, and there are limited affordable options in this part of the community.
 2. An overview of the city's housing needs assessment which demonstrates a greater need in the community for affordable housing. Some statistics were shared that further demonstrate the need for affordable housing need in the community.
 1. 57% of renters in Brighton are cost burdened.
 2. There is a shortage of deeply affordable units.
 3. Over the next 10 years it is estimated that Brighton needs at least 3,300 more units to serve the growing need. 1,035 of those 3,300 units needed, are needed for folks that are at or below 60% of the area median income.
 4. New multi-family rental housing cannot currently be feasibly produced at monthly rents affordable to households earning below 90% of the area median income.
 3. Data was shared from the market study which demonstrated that for the over 1200 income qualified seniors in the community there are only 200 available rent and age restricted homes in the Brighton market. Demonstrated the need for more affordable senior housing options in the community. Additionally, it was noted that the two existing BHA age-restricted affordable communities both have significant waitlists. With Brighton Village having a waitlist of over 150 and Libretto having a waitlist of over 350. Additionally, there is information in the comprehensive plan that also demonstrates as far back as 2016 showing the need, especially for the aging community members that are looking to downsize.
9. Options for additional community outreach
 1. This is our first meeting, and we will continue this outreach. We would also like to hear comments from the community. Opened up the option to meet folks to learn more from them about their concerns. We can do focus groups, small group meetings, or even one-on-one conversations. The projects general email was shared.
10. Q&A – questions were submitted and answered, see the attached.

Meeting Adjourned

ATTACHMENTS:

Attendee list
Q&A Report

Attendee Report

Report Generated:

6/21/2024 9:56

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled	Unique Viewers	Total Users	Max Concurrent Views	Enable Registration
Ravenfield Virtual Meeting	875 0418 1658	6/20/2024 17:14		64	10	0	9	30	10 Yes

Host Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Host Computer (Marcus Pachner)	marcus@thepachnercompany.com		6/20/2024 17:14	6/20/2024 18:17	64 No	United States

Panelist Details

Yes	Julie S.	julie@gldevelopmentadvisors.com		6/20/2024 17:31	6/20/2024 18:17	47 Yes	United States
Yes	Ryan L.	ryanluns@gmail.com		6/20/2024 17:31	6/20/2024 18:17	47 Yes	United States
Yes	Sumheng T.	STho@brightonhousing.org		6/20/2024 17:30	6/20/2024 18:17	48 Yes	United States
Yes	Rebecca G. (Robert G.)	rgreek@jla-ap.com		6/20/2024 17:22	6/20/2024 18:17	56 Yes	United States
Yes	Ari I.	airfano@jla-ap.com		6/20/2024 17:17	6/20/2024 17:17	1 Yes	United States
Yes	Ari I.	airfano@jla-ap.com		6/20/2024 17:26	6/20/2024 18:17	51 Yes	United States
Yes	Jamie C.	jcali@jla-ap.com		6/20/2024 17:27	6/20/2024 18:17	50 Yes	United States
Yes	Deb B. (Charlene M.)	CSMontoya@brightonhousing.org		6/20/2024 17:24	6/20/2024 18:17	53 Yes	United States
Yes	Charlene M.	CSMontoya@brightonhousing.org		6/20/2024 17:24	6/20/2024 17:56	32 Yes	United States
Yes	Charlene M.	CSMontoya@brightonhousing.org		6/20/2024 17:28	6/20/2024 18:17	50 Yes	United States
Yes	Charlene M.	CSMontoya@brightonhousing.org		6/20/2024 17:29	6/20/2024 18:17	48 Yes	United States
Yes	Charlene M.	CSMontoya@brightonhousing.org		6/20/2024 17:30	6/20/2024 17:30	1 Yes	United States
Yes	Charlene M.	CSMontoya@brightonhousing.org		6/20/2024 17:30	6/20/2024 18:17	48 Yes	United States
Yes	Charlene M.	CSMontoya@brightonhousing.org		6/20/2024 17:30	6/20/2024 18:17	48 Yes	United States
Yes	Charlene M.	CSMontoya@brightonhousing.org		6/20/2024 17:30	6/20/2024 18:17	47 Yes	United States
Yes	Charlene M.	CSMontoya@brightonhousing.org		6/20/2024 17:56	6/20/2024 18:06	11 Yes	United States
Yes	Charlene M.	CSMontoya@brightonhousing.org		6/20/2024 18:06	6/20/2024 18:07	1 Yes	United States
Yes	Charlene M.	CSMontoya@brightonhousing.org		6/20/2024 18:07	6/20/2024 18:17	11 Yes	United States
Yes	Marcus Pachner	marcus_pachner@yahoo.com		6/20/2024 17:27	6/20/2024 18:17	51 Yes	United States

Attendee Details	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Becky Nameh	Becky	Nameh	94vicn@gmail.com	6/14/2024 11:08	approved	6/20/2024 17:31	6/20/2024 18:17	46	Yes	United States
Yes	marti Demarest	marti	Demarest	marti.demarest@gmail.com	6/17/2024 14:25	approved	6/20/2024 17:31	6/20/2024 18:17	46	Yes	United States
Yes	Dan Briggs	Dan	Briggs	dbriggs41@msn.com	6/20/2024 15:26	approved	6/20/2024 17:32	6/20/2024 17:42	10	Yes	United States
Yes	Dan Briggs	Dan	Briggs	dbriggs41@msn.com			6/20/2024 17:40	6/20/2024 18:17	38	Yes	United States
Yes	L K	L	K	Ljkraber@protonmail.com	6/20/2024 17:17	approved	6/20/2024 17:31	6/20/2024 18:17	47	Yes	United States
No	Joann	Joann	Briggs	Joannbriggsco@msn.com	6/20/2024 17:20	approved	--	--	--	--	--
Yes	Deanna Gallegos	Deanna	Gallegos	deannagallegos1876@gmail.com	6/20/2024 17:25	approved	6/20/2024 17:31	6/20/2024 18:17	47	Yes	United States
No	Pam	Pam	Peters	Pkpeters11@comcast.net	6/20/2024 17:26	approved	--	--	--	--	--
Yes	Miranda Morton	Miranda	Morton	mmorton@jla-ap.com	6/20/2024 17:31	approved	6/20/2024 17:31	6/20/2024 18:17	46	Yes	United States
Yes	August Noack	August	Noack	aenoack53@gmail.com	6/20/2024 17:35	approved	6/20/2024 17:36	6/20/2024 18:17	42	Yes	United States
Yes	Melissa Flores	Melissa	Flores	m.flores76@live.com	6/20/2024 17:38	approved	6/20/2024 17:40	6/20/2024 17:59	19	Yes	United States

Other Attendee Details

User Name	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
17203719437	6/20/2024 17:31	6/20/2024 18:17	47	Yes	United States

Question Report

Report Generated:

6/21/2024 9:57

Topic Webinar ID
Ravenfield Virtual I 875 0418 1658

Actual Start Time # Question
6/20/2024 17:14 8

Question Details			
#	Question	Asker Name	Answer
1	Why this location?	marti Demarest	This location was appropriate and we were attached to this site because the seller, the church, wanted the site to go to something that would have a community benefit. BHA entered the competitive process with the church to purchase and develop affordable housing. Cost of land and housing has gone up in the community. Becomes a barrier for BHA to find land to work towards their missing of housing Brighton residents. The site access, the site location in a great community, with the appropriate scale and area needs.
2	Is there a guarantee that this development will be senior housing. Very concerned that it can become affordable housing for anyone.	marti Demarest	To be clear, we are just starting the zoning today, R3 does allow other housing than senior. Through the financing process, we have to deed restrict the use to senior affordable housing, so it will be guaranteed to be senior affordable housing. Team will pledge throughout the process to develop senior affordable housing.
3	how far the is building	Becky Nameh	We don't know yet, the zoning we put in place will help define the setbacks that will be required. We also want to hear feedback from the community and stakeholders on what their opinions are to inform how we design the site.
4	how far is the building from the 6-7 east side houses	Becky Nameh	Same as question 3 above.
5	How many stories?	marti Demarest	The zoning can define how many stories we can go. While the zoning will allow more than 3 stories we don't anticipate going higher than that. The R3 adjacent to this site to the south is 3 stories. Through the design process and initial final studies we think we
6	How many residents are you anticipating	marti Demarest	We don't know yet the exact number of residents yet. As stated above, there is some further design study to do to determine, but we think the financing will result in about 45-50 units. The project will be financed with LIHTC (low income housing tax credits), the value of those, the cost of construction and interest rates, all come into play in the financing. We also feel that the size of about 50 units seems appropriate for this area.
7	Would the living units be rental only, or would purchase be an option?	August Noack	Will not be for sale, as this site will serve seniors on fixed incomes, that may be down-sizing, and often their residents don't want homeownership and those responsibilities at this stage.
8	How long will this process take do you estimate to be complete from start to finish?	Becky Nameh	The zoning process can be 6-8 months, the full design and construction to get the project built is about 3-5 years.