



Agenda Memorandum

Agenda Item – {{section.number}}.B.

City Council Study Session June 5, 2023



Strategic Priority 1: Preparedness and Resilience

Build a system of intentional support for residents, businesses and the environment that mitigates risks and proactively seeks out ways to ensure the community not only endures, but thrives.



Strategic Priority 3: Shared Sense of Community

Foster equitable opportunities that help residents feel at home and connected in their community and empowered to live their best lives.



Strategic Priority 5: Robust Infrastructure

Provide safe and equitable access to core services and amenities by safeguarding, maintaining and improving the city's water, wastewater, stormwater, mobility and roadway systems.

Subject: Information Only – Housing Highlights: Overview of Westminster Staff Tour of Meadow Brook Mixed-Housing Development and Upcoming Housing Needs Assessment

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Recommended City Council Action:

This report is for City Council information only and requires no action by City Council

Summary Statement:

- Based on interest expressed during a City Council Study Session on the 2040 Comprehensive Plan, Staff toured the Longmont Veterans Project and Meadow Brook Community in Longmont, Colorado to learn about the development and if Westminster could explore a similar concept.
- The Meadow Brook Community is a master planned project which includes several housing types that address a mix of incomes and provides supportive services for residents of the tiny home village. The developer assembled the mixed income community under a voluntary affordable housing agreement with the City of Longmont.

- The City of Longmont utilizes inclusionary zoning as one tool to incentivize and encourage developers to produce housing that is attainable to low- and moderate-income residents.
- Information gathered on the tour will help inform the City's upcoming housing needs assessment which will support the 2040 Comprehensive Plan.
- The City's Strategic Priority 5.1.a(ii) requires the City's Housing Needs Assessment (HNA) be updated by December 2023. This task was scheduled to begin upon completion and acceptance of the City's 2040 Comprehensive Plan.

Background Information:

Longmont Veterans Community Project (VCP) and Meadow Brook Planned Community Tour

The City of Longmont utilizes inclusionary zoning as one tool to incentivize and encourage developers to produce housing that is attainable to low- and moderate-income residents.

In 2019 a local developer took the opportunity provided by the City of Longmont's land use regulations and affordability goals to master plan a neighborhood that will include a broad spectrum of housing types and price-points. HMS Development owner Kevin Mulshine assembled a 64-acre site on which he hoped to build housing for a variety of Longmont residents. The master planned community is now under construction and will provide housing that ranges from transitional tiny homes with supportive services for unhoused veterans, Habitat for Humanity (Habitat) townhomes for local families earning under 60 percent of the area median income, and a mix of condominiums, townhomes and single-family housing priced from \$350,000 to \$900,000.

Staff became aware of Meadow Brook and this mixed-use development example while planning for a tour of the tiny homes under construction by the Veterans Community Project (VCP). The tour was scheduled as a follow up to the tiny home housing type interest expressed during a City Council Study Session on the 2040 Comprehensive Plan. The Meadow Brook development provides an example of an intentionally master planned community to house people of all incomes.

In 2018, Longmont City Council joined mayors nationally to pass a resolution to end veteran homelessness which states that the Longmont supports the goal of the Mayors' Challenge to "End Veteran Homelessness" and establishes that every veteran should have access to permanent housing and support services to achieve housing stability.

As a long-time builder, Mr. Mulshine had investigated ways to address housing for veterans and had visited the VCP community in Kansas City, Missouri. As he conceptualized the opportunity to identify housing types that address the inclusionary housing ordinance on the Meadow Brook site, Mr. Mulshine approached VCP in Kansas City and proposed his site in Colorado as VCP's next tiny home village location. The VCP Foundation determined that Longmont would be a welcoming and supportive expansion location.

With a developer's vision and the City of Longmont's support, Meadow Brook is the first master planned development in the nation to include transitional housing and services for unhoused residents, a mix of Habitat townhomes for families and handicapped residents, and an adjacent market rate community.

The master planned community is held within the Mountain Brook Metropolitan District and the service plan provided through the District was approved by Longmont City Council in October 2019. The District will provide for the financing, construction, operation and maintenance of the facilities and improvements that support the community. The District was approved for bonding authority of \$38 million. The developer estimates that the District will serve approximately 1,100 residents once the development is completed.

The 2019 planning process for the development encountered concern from area residents, prompting Longmont staff to perform added due diligence with the development partner. Site planning includes extensive infrastructure investment and additional land to accommodate stormwater management designed to allow for natural habitat preservation. A traffic study was also conducted for the site to ensure area residents were not overburdened by the added housing.

The Mountain Brook development will provide nine percent of the 12 percent of affordable housing required by the City of Longmont's inclusionary housing ordinance on-site. Mr. Mulshine shared that HMS has also provided additional land in lieu to address the full obligation to the City's affordable housing goal and was provided additional credit in recognition of the provision of housing targeted for an extremely low to very-low-income residents.

Transitional Housing: Veterans Community Project (VCP) Tiny Home Village:

<https://www.veteranscommunityproject.org/vcp-colorado>

The Veterans Community Project will begin welcoming new residents in June 2023 and plans full occupancy by July. The community includes 26 tiny homes and a 3,000 square-foot community center for veterans. The tiny homes come in two sizes: a single residency home of 240 square feet and a family home of 360 square feet. The average cost to build and install each tiny home is between \$35,000 and \$38,000. The project is funded through both a national foundation and community support. The Longmont project received an additional \$600,000 Congressional earmark in February 2023.

This development model began in Kansas City, Missouri, and several additional locations are being considered nationwide. The Kansas City pilot project reports a success rate of 85 percent in transitioning veterans experiencing homelessness to permanent housing while encouraging self-sufficiency. VCP representatives described efforts to build connections between the veteran clients and the surrounding community to establish a welcoming atmosphere and supportive connections. Executive Director Jennifer Seybold expressed her hope that the VCP residents would graduate and become Habitat homeowners over time.

St. Vrain Habitat for Humanity at Mountain Brook:

<https://mountainbrookcolorado.com/habitat-for-humanity-at-mountain-brook/>

The Habitat development shares a street and serves as a southeastern edge of the VCP community. The development includes eight townhomes of varying sizes for residents earning 30 to 60 percent of the area median income and includes one home outfitted for a handicapped parent who has been accepted into the program. All new Habitat homeowners invest sweat equity in the construction of their home which is a hallmark of a Habitat community. The Habitat development is also on track for a June occupancy.

Observations from the Tour:

This project was largely inspired by a mission-driven developer seeking to give back to the

community. Also credited was an inclusionary housing requirement that incentivized the mix of housing type and price-points. Additionally, the City of Longmont has an active housing-advocacy group founded by members of the local business community, [Prosper Longmont](#), that fosters community support for workforce housing options.

City Staff looks forward to exploring these types of tools and partnerships as we engage Westminster residents in the upcoming housing needs assessment to bring a balanced mix of housing options to the Westminster community.

2023 Housing Needs Assessment

The City last completed a Housing Needs Assessment (HNA) in 2016. The current HNA provided needs-data and instructive guidance for housing work performed since 2016 and served as the data foundation for the City's Affordable and Workforce Housing Strategic plan, accepted by City Council in October of 2017.

A strategic priority was set to update the City's HNA upon adoption of the 2040 Comprehensive Plan. The update is needed to reflect current needs and match these needs to opportunities for customized housing planning that aligns with the City's Comprehensive Plan and water management goals.

The HNA update will build upon the data generated in 2015 and 2016 to articulate a starting point and illustrate population and housing changes during the past nine years. The assessment will draw from the recent research and planning efforts that informed the updated Comprehensive Plan and will also provide the City with data to inform policy and approaches to address Westminster housing needs. Components of the updated assessment will include:

- Updated Comprehensive Plan with Utilities and Water Analysis
- Goals of the Housing Needs Assessment
- Demographic Summary
- Jobs Survey: Employment and Incomes
- Housing Profile: Existing Housing Stock
- Profile of Renters and Owners
- Housing Cost and Attainability
- Gaps in Housing Needs, Availability and Cost
- New Solutions: Tiny Homes, Pre-fabricated Homes and More
- Development Trends and Process
- Build Out Analysis and Assumptions
- Perspectives on Regulatory Barriers
- Community Engagement: Inclusive Process to Include Resident and Business Input
- How Needs Differ among Demographic Groups
- Memorandum of Recommendations

The research and assessment work will be informed by work groups comprised of community, business, and internal stakeholders. Staff will coordinate intermittent releases of draft data and findings during the research process to solicit input from City Council and residents while the assessment is being conducted. This iterative process will ensure that residents and decision-makers are updated and able to ask questions in real time as the data is assembled.

The Request for Proposals was published in late May, and it is anticipated that a contract will be executed with the winning firm in early July. The final assessment and draft recommendations will be delivered to City Council by the end of the year.

Updating the housing needs assessment contributes to the City's Strategic Plan priority of Preparedness and Resilience by building a system of intentional support for residents, businesses and the environment that mitigates risks and proactively seeks out ways to ensure the community not only endures - but thrives. This work also contributes to the City's Strategic Plan priority of Shared Sense of Community through equitable opportunities that help residents feel at home and connected in their community and empowered to live their best lives. City Council assigned the completion of the Housing Needs Assessment as a Key Performance Indicator supporting the Strategic Plan priority of Robust Infrastructure. The creation of housing to support all Westminster residents under the guidance of the 2040 Comprehensive Plan ensures that development is appropriately matched to infrastructure capacity and available water resource.

Respectfully Submitted,

Mark A Freitag

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