

City of Greeley, Colorado
CITY COUNCIL WORK SESSION PROCEEDINGS
November 14, 2023

1. Call to Order

Mayor John Gates called the meeting to order at 6:00 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance.

3. Roll Call

City Clerk Heidi Leatherwood called the roll.

The following members of Council were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Councilmember Dale Hall

Mayor Pro Tem Brett Payton

The mayor announced that Councilmember Ed Clark was at “end of watch” and asked for a moment of silence.

The City Clerk continued the roll call.

Councilmember Johnny Olson - attended remotely via the City's Zoom platform
Mayor John Gates

4. Recognition of Councilmember Ed Clark

Mayor Gates led the Council in heartfelt words about Ed Clark. Each Councilmember shared stories, experiences, and reverence, as they expressed their high regard for their friend and fellow Councilmember who will be fondly remembered for his service to this community.

5. Reports from Mayor and Council Members

Councilmember DeBoutez shared a quick acknowledgment for Juliana Kitten and the trip to Milwaukee she coordinated to view the Milwaukee County Homeless Program. Mayor Gates attended the trip as well and echoed Councilmember DeBoutez sentiment. Mayor

Gates shared his gratitude for James Halthy, Housing Administrator of Milwaukee County. The program was a Housing First model, and it was good to see this can work.

6. Item 6 Affordable Housing Parking Reduction

Community Development Director Brian McBroom introduced the item at 6:15 p.m. Interim Chief Planner Caleb Jackson was available for questions.

Mr. McBroom presented a summary of the grant the City of Greeley received from the Department of Local Affairs (DOLA) to conduct the citywide Housing Needs Assessment and the 10th Street Redevelopment Plan demonstrating how an existing area of the community could accommodate additional housing. As a condition of the grant, the City was required to discuss adopting an incentive for dedicated affordable housing for below-median income households, and staff proposed a code amendment to satisfy the grant requirement.

Households making below-median incomes typically have fewer automobiles and requiring under-used parking lots increases development and maintenance costs that further burden low-income residents. The proposed amendment is intended to allow dedicated affordable housing developers the option of reducing the amount of required parking to an amount more tailored for the residents.

Other nearby municipalities, including Fort Collins, Loveland, and Longmont have similarly reduced parking rates for affordable housing.

Staff was asking for consensus from the City Council to on whether to proceed with an amendment to the development code in line with the staff recommendation.

Councilmember Hall inquired about public parking and off-street parking calculations. Mr. McBroom shared that the current development code provides the ability to reduce parking when public parking is available.

Councilmember DeBoutez shared that she supports the amendment for the lowest income areas 0-30%, as many of them do not have cars and supports parking reduction for those that live on major corridors using public transit. She stressed the importance of being strategic, as parking was important to the residents. She questioned if changes made now will be reflected in the Governor's incentives for housing homelessness. Mr. McBroom explained that any change that would be made would not supersede any state law change.

Councilmember Olson asked if the amendment was for rentals or single-family homes and expressed concern for unintended consequences. Mr. McBroom explained it can be applied to either. Councilmember Olson echoed Councilmember DeBoutez's comments about overflowing public parking areas for people in the 30% and above Average Monthly Income (AMI), these people depend on their vehicles to get to work.

Mayor Pro Tem Payton asked if there was a map or estimate of how much is really being impacted. Mr. McBroom referred to an article in the packet. Mr. Jackson shared that the

lastest parking space cost is about \$9000 each, which does not include the cost of the land or prep-work

Councilmember Butler and Mayor Pro Tem Payton expressed that the discussion should continue. Councilmember Olson expressed that staff needs clear direction and knowing that 38% of the community depends on their vehicles to commute to work, he could support this as a general amendment. Ms. Kitten shared that the new hire will be very involved in these conversations and can help answer many of the questions and concerns presented and asked if the decision needs to be made now as a condition of the grant. Mr. McBroom added that bringing this amendment to Council meets the requirements of the grant. The City is not obligated to adopt the incentives, at this point, it is to consider the amendment and over the course of the next three to five years, many more presentations will be made on affordable housing.

The consensus of Council was to table this topic for now, with the consideration of bringing it back to Council later, most likely when it can be part of additional discussion items related to affordable housing.

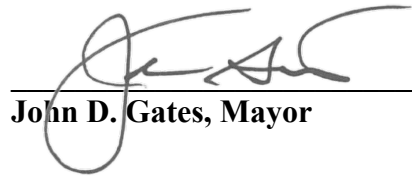
7. Scheduling of Meetings, Other Events

None.

8. Adjournment

Mayor Gates adjourned the meeting at 6:38 p.m.

Approved:



John D. Gates, Mayor

Attest:



Heidi Leatherwood, City Clerk