



Housing for All Advisory Board

December 11, 2025

5:00pm-6:30pm

City Center South, 1001 11th Ave, Greeley CO 80631

2nd Floor Colorado Room

1. Call to Order: Board Chair

2. Roll Call

Present:

- Alfredo Esparza Hernandez
- Cinque Mason
- Chuck Rehmer
- Elizabeth Elston
- Jaymi Anderson
- Josh Fulenwider
- Kim Collins
- Trent Howell (Board Chair)

Absent:

- Kendall Boots

3. Agenda Approval

- a. Motion to approve: Fulenwider 1st, Elston 2nd, passes unanimously.

4. Approval of Minutes

- a. Motion to approve minutes with Elston's last name spelling corrected. Rehmer 1st, Hernandez 2nd, passes unanimously.

5. Old Business

- a. Update on HUD programs.
 - i. 2024 award cycle almost completed
 - ii. 2025 funds approved by HUD will begin contracting with subrecipients for those awards.
- b. Housing Financing & Incentives Presentation. A motion was made to move to future meeting agenda: Howell 1st, Hernandez 2nd, passes unanimously.
- c. Housing Incentive Policy – Presentation by Kaileen Whaley, Housing Incentive Manager.
 - i. The Board discussed the draft Housing Incentive Policy. The intent of the policy is to encourage and support development. Kaileen noted that the current draft is prescriptive, and the goal is to allow flexibility to meet with developers to identify gaps and customize incentives where possible. While the policy allows for negotiation, no incentives are guaranteed.
 - ii. The application and approval process was reviewed, with clarification that City Council retains sole discretion for final approval. The City will serve as the certifying body, and the HAAB will act in an advisory and recommendation capacity. Roles and authorities of all reviewers were reviewed.
 - iii. The Housing Incentive Agreement was discussed, and initial feedback was positive. Next steps include:
 - 1. Code amendments
 - 2. Internal review and revisions
 - 3. Amendments to HAAB rules and regulations
 - 4. Amendments to the fee section of the City Code
 - 5. The target timeline for completion is Q2. A formula will need to be developed to determine incentives based on housing categories (e.g., affordable, attainable).
- d. Meeting format – revisit options
 - i. The Board agreed to keep a hybrid meeting format. In the event of inclement weather, meetings may shift to virtual. Notification will be provided by noon on the day of the meeting, preferably via text message. This decision was unanimous. Deb Callies will make the determination based on City of Greeley EOC notifications.
- e. Board Member Questions
 - i. Board openings typically occur in October based on term expirations. If a position is vacated earlier due to resignation, the opening will be posted. The City Clerk's Office manages the process and provides notifications when terms are nearing expiration. Members may reapply, and the reappointment process is streamlined.

- ii. Deb Callies will distribute a list of current Board member terms.
- f. Residency Requirements
 - i. The Board discussed residency requirements and noted that categories for appointments that include education and experience to be considered for Board membership. Finn Foster, City of Greeley Administrative II – Boards and Commission introduced himself and explained that there are no term limits for this Board.
- g. Cascadia Project
 - i. Update to City Council on January 13, 2025, agenda. It was noted that Housing Solutions has not been involved in the project and has not had representation in discussions. Elizabeth raised questions regarding the allocation of mill levy funds and recipients of those funds.
 - ii. A PUD election will be held on February 24.

6. New Business

- a. February’s agenda is expected to be substantial, potentially including PAB and CDBG items.

7. Citizen Input

- a. N/A

8. Next Meeting

- a. The next meeting will be February 12, 2025.

9. Adjournment:

- a. A motion to adjourn was made by Alfredo Esparzo Hernandez and seconded by Chuck Rehmer. The meeting was adjourned.

Approved:

Signed by:

Trent Howell

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Kenneth T. Howell- Board Chair

1/22/2026 | 4:07:11 PM MST

Date

Signed by:

Val Martensen

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Valorie Martensen, Housing Development Manager

1/22/2026 | 4:07:11 PM MST

Date

Housing for All Board Mission Statement

The Housing for All Advisory Board meets the second Thursday of each month at 5pm at City Center North 1100 10th Street Greeley, CO 80631 in the first floor lobby conference room. For information on how to place an item on the agenda, email: deb.callies@greeleygov.com at least one week prior to the scheduled meeting date.

Housing for All Advisory Board: The purpose and objectives of the board are to establish appropriate housing solutions within the community including options for affordable housing and strategic housing for economic development and population growth. The board will advise the City Council and City Manager on housing issues, strategies, and policies for long- and short-term goals and funding priorities- including but not limited to funding allocations of HOME Investment Partnership Program (HOME) and the Community Development Block Grant (CDBG) Program. The board will inform, with community input, the impacts of city policy proposals on housing affordability, diversity, and accessibility.

The Housing for All Advisory Board (HAAB) advises city council and staff and has the following functions:

- Advise the city council and city manager on housing issues, strategies, goals and policies;
- Make funding recommendations to city council related to assigned grant funding cycles;
- Study and recommend to the council and the city manager long and short-range goals, ordinances, funding priorities and programs to address recognized housing needs; Develop and recommend, with community input, innovative approaches to accomplish the city's housing goals, including tools for preserving existing housing;
- Advise the city council and city manager concerning the impacts of city policy proposals on housing affordability, diversity and accessibility;
- Review regional housing issues and make recommendations to the city council;
- Advise the city council concerning an appropriate advocacy role for the city in state and federal housing matters and;
- Consult and coordinate with housing committees and other city boards and commissions to develop and support the city's housing efforts.