

1. Introductions:
 - a. Present: Kelly Pomis, Kim Sannes, Rabbi Jay Sherwood, Courtney Stone, Delia Busby, Eric Meldrum, Rebecca Michael, Catherine Duarte
 - b. Apologies: Brenda Dukart, Dennis Apuan, Leona Lopez, Jillian Likness
2. Community Event Updates -
 - a. Eric Meldrum - developed GoCodeColorado project around Affordable Housing - entrepreneurship competition that uses public data to solve big problems; his project Adobio focused on providing information on Accessory Dwelling Units - entering your address and being able to find out if your property is eligible for an accessory dwelling unit and its parameters.
 - i. Zoning laws are incredibly convoluted between municipalities so is going to take some time and effort to complete the project but 24,000 housing Units short in El Paso County (2014 EPC Aff. Housing Needs Assessment)
 - ii. Ways to achieve more Accessory Dwelling Units
 1. Legalize, adjust zoning code (Durango - 2015);
 2. Reduce cost - provide financial incentives to homeowners (LA) - \$75,000 loan to build an ADU, 10 year loan; if rented to someone who's low income, they take 10% of the loan principle;
 3. Allow tiny houses as ADU's
 - iii. Currently, lot size must be 7000 ft to have an ADU, even in the very limited area of COS that allows multi-family zoning;
 - iv. Delia - What are your next steps? Still figuring them out as it has been more challenging than anticipated to build the database because municipality zoning codes are so different
 - v. Catherine – Should connect Mike Shultz - leading a zoning code change specifically to ADU's and may need community support; Currently wanting to pilot an ADU project in the historic core (Mill Street, Hillside?), doing a neighborhood plan in Mill Street and has been a lot of community support
 - vi. Eric - HOA's - how are they impacted, efforts need to be focused on getting HOA's to accept ADU's
 - vii. Delia - Start the conversation with candidates - conversation enhancer during City Council election in April 2019
3. Fair Housing Coordinator –
 - a. Tracy Lessig, City Attorney, is reviewing the job description to make sure the items are within the City's reach and tweaking language; HR is reviewing structure/language/responsibilities
 - b. Supportive that the HRC is making a formal recommendation, but adding a new position is more in the purview of the executive branch (Mayor) than City Council, as Council approves the budget but not organizational structure
 - c. Will want to set up a meeting with the Mayor to discuss his ideas and response
 - d. Kelly - Do we know where the Mayor stands? Legal liability - every year HUD collects number of complaints and better to proactively address
 - e. Catherine - Just got done with Renter's Rights workshops - packed houses, lots of questions, definitely landlords that take advantage of peoples' situations;
4. Housing Ordinances –
 - a. Development Appeals Process –

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- i. Broadmoor Bluffs Housing Development is an example of how affordable housing development can be stymied by appeal processes
 - ii. when community members litigate affordable housing development (especially if they are not as directly impacted), it limits affordable housing and gives COS a poor reputation for those looking to develop
 - b. Independence Center – focusing on universal design for affordable housing so that people with disabilities have access; foresee that appeals ordinance will limit goals in the future and willing to partner to address
 - c. Connect with Lee Patke from Greccio to tell story about Broadmoor Bluffs project and get his input on best solutions
- 5. Story Collections:
 - a. Community meeting – record interviews with impacted people at (StoryCorps style) potentially for free at library
 - b. Share with Council
 - c. Invite Andy Koen to next meeting
- 6. Action items for October:
 - a. Set date for November meeting
 - b. Invite: Mike Shultz (ADU process), Lee Patke (Greccio), Andy Koen
- 7. Agenda Items for Next Meeting:
 - a. New Commissioner Applications
 - b. Review 3 Housing Solution Options/Strategize: Fair Housing Coordinator, ADU Code Update, Development Appeals Process Ordinance
 - c. Story Collection