

Westminster Inclusivity Board

6:00-7:30 p.m., Wednesday, May 14, 2025, Hybrid Meeting

MISSION: The mission of the Inclusivity Board is to work with City Council to advocate for all voices within our community and to ensure everyone is treated with fairness, dignity, and respect.

VISION: The Inclusivity Board envisions a diverse community where everyone understands the city belongs to them and their participation matters.

Meeting Minutes

- Members Present: Steve Brachman, Alan Farb, Rich Chamberlain, Miguel Mendoza, Donna Johnson. Members Absent: Justin Davis, Michelle Zajic, Megan Peters, Jillian Hodge
- Staff & Guests: Amber Hott, Amy Rodda, Kate Cooke, Andrew Spurgin, John McConnell, Vivi Del Pizzo

- **Review and Approve Previous Meeting Minutes**
Steve Moved/Alan Second - Unanimous

- **City Council Report**
 - Councilor Hott - There are funds in North Huron URA for one fire station. Will still need to find funds for staffing. Next week City Council will vote on trap/neuter/release ordinance regarding feral cats. Council directed staff to draft ordinance to ban retail sale of cats and dogs. Question about whether budget will be balanced. Legally has to be a balanced budget. Still collecting input from residents about the budget through June 2. The north fire station is just one part of what was requested on the November ballot. Discussion on whether to put back on ballot or not. Part of issue might have been education about the measure but cost of projects could increase if it is put on ballot in 2-3 years.

- **New Business**
 - **City Housing & Planning Staff Presentation** by John McConnell, Planning Manager, Andrew Spurgin, Principal Planner and Vivi Del Pizzo, Housing Administrator

Community Services: new department created last year combining multiple teams: Economic Development, Planning, Building. Decision making bodies that affect housing mainly include Planning Commission and City Council. City Council also functions as Westminster Housing Authority and Westminster Economic Development Authority.

Master planning work done last several years: 2040 Comprehensive Plan, Downtown and Westminster Station specific plans, Transportation & Mobility Plan, Parks, Recreation, and Libraries Vision Plan, Sustainability Plan.

Comprehensive Plan Housing Concepts: First Comp plan with a housing element. Realign development requirements with land inventory. Maintain and improve affordable housing throughout the city. Senior and special needs housing. Support smaller format "missing middle" housing and accessory dwelling units.

Recent actions: Free Pre-Application review, condo defects protections. Affordable housing exactions through PUD. Tiny home code provisions. Housing Needs Assessments 2016, 2020, 2024. Removal of residential occupancy limits. Accessory Dwelling Unit ordinance. Prop 123 opt-in and commitment met.

Affordable Housing Developments: Economic Development staff partners with affordable housing developers to bring more housing options into the city.

Currently under development: Uplands – Maiker Housing Authority includes 70 affordable units with 10 units supporting adults with (I/DD). Proposed Head Start preschool on ground level. The Overlook at Uplands – Charles Town Co – 247 affordable housing units for 40 & 70% of the area median income.

EEHR – Emergency and Essential Home Repair – funded with CDBG grants. Provides up to \$10,000 in eligible home repairs for income qualified, home occupied households.

LIFT – funds multi-family housing rental rehabilitation activities. No cap on amount. ED puts out notice.

Rental Housing deficits: Deficit in market rate and luxury impacts the surplus in middle income housing and puts more pressure on housing for lower income households.

Ownership housing deficits: First-time homeowners and those making less than 120% MHI face many challenges. Most homeowners could not purchase their homes today. Deficit in middle income housing and below.

- **Old Business**

- Building Community/Outreach

- Collaboration with other local Boards around Inclusivity/Northglenn – Chair of Northglenn Inclusivity Board reached out and would like to convene Inclusivity Boards around the area – their board has been working on a safe business initiative. All present were interested.
 - Proclamations at City Council meeting on June 9: Immigrant Heritage Month, Pride Month, Juneteenth. Please let Amy know if you have community members who can attend and accept the proclamations,

- **Community Report**

- Alan mentioned the Naturalization Ceremony hosted by Westminster Public Library – 35 new citizens from 17 countries.

- Alan also mentioned a Metro Denver homeless initiative which is different than the Point in Time survey and numbers may be 5x higher than what is reported in Point in Time. MDHI held first convening in Boulder which Alan attended.

- Steve heard positive feedback regarding Arts Week. Would like to meet jointly with Youth Advisory Panel in the future.

- **Future Meeting topics**

- June 11, 2025 – Chris Lynn – Senior Resource Center
 - August 13, 2025 – Chris Chovan – Federal BRT, Mobility Programs
 - Date TBD: City Engineering – Heath Klein - Sidewalk Plowing and Walkability

- **Closure/Reflection**