



Next Generation Advisory Committee

Thursday, 3 February 2022

6:30 PM

Zoom Webinar

Participation Options for Non-Broadcast Virtual Meetings: Due to COVID-19, the City of Littleton is providing virtual coverage of public meetings for our boards and commissions to protect the health of citizens and staff. Meetings will not be held in person until further notice.

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1. Roll Call
2. Approval of Agenda
3. Approval of January 6, 2022 Meeting Minutes
 - a. **Attachment:** DRAFT Minutes 1/6/22
4. Public Comment
5. Secretary Nomination & Election
6. Councils Goals and Work Plan – 2022-2024
 - a. Priorities for the coming two years
 - b. Provide suggestions goals and objectives to be integrated into the work plan
 - c. New work plan coming in Mid-February
 - d. **Attachment:** <https://www.littletongov.org/connect-with-us/city-leadership/goals-objectives>
7. Break (5 Minutes)
8. Subcommittees
 - a. Zoning/ULUC
 - b. Sustainability
 - c. DIEB
9. Announcements
 - a. Staff Report
 - b. City Council Report
 - c. General Announcements
10. Adjournment

1. Roll Call
 - a. Greg, Hannah, Susie, Lauren, Lydia, Molli, Emily, Alyssa present
 - b. Michael is not present as of 6.37pm
 - c. Michael joined at 6.59pm
2. Approval of Agenda
 - a. Motion to approve Greg Anderson
 - b. Second to approve from Lydia Phillips
 - c. Approved unanimously
3. Approval of December 2, 2021 Meeting Minutes
 - a. **Attachment:** DRAFT Minutes 12/2/21
 - b. Greg Anderson motion to approve
 - c. Second from Emily Przekwas
 - d. Approved unanimously
4. Public Comment
 - a. Opened at 6.40pm
 - b. 403
 - i. Iftin Abshir, deeply concerned that vibrant is on the agenda; they are not a city committee or department, not a non-profit, not a political action, and not a lobbying group, they are a community organization and well defined agenda and mission, no board of directors, they are not registered with the state of Colorado, is not required to disclose any financial information, no idea where they receive or spend their money
 - c. 819
 - i. Pam Chadborne, district one, who are vibrant Littleton, there is nobody there, what are they, advocacy, how do they do it, and where do they get their money, they say they advocate for affordable housing and transportation alternatives, and their policies do not accomplish affordable housing, their claims do not bear out. Don't see as appropriate to have 40 minutes with. Shocked the minutes were approved, and a transcription are not read through, the minutes shouldn't have been approved. They need better transcription. Happy we are doing are environmental stewardship, one trash company, the multiple drivers allow too much damage to the roads and the air pollution is much higher. The city does public service, it should figure out that we are paying for the inefficient waste pickup and feel we should contract this out.
 - d. 443
 - i. Robin Berstein, Geneva village, commend Emily on her courage as she should stood up to the remainder of the committee, and that the other members were resistant to her ideas and felt counterintuitive, and the other three are wannabes and do not want to be

inclusive. She agrees with Emily and that Littleton is a white supremacist city. The elimination of Iftin was the result of this ideology.

e. Closed at 6.50pm

5. Vibrant Littleton Round Table (40 Minutes)

- a. Eric: One point of clarity in public comment, we are part of two organizations or entities that touch city of Littleton matters, we (Eric & Emily) met on the city's housing task force, on that housing task force, started brainstorming a citizens group to advocate positive, constructive change, on a lot of different issues, one of which is housing, which we focus a lot of time on. If conversing in this agenda, we would have preferred to represent the housing task force, and there isn't any money regarding Vibrant Littleton. Helpful to clarify a few things around housing policy that we inform that we involve as a housing taskforce. The two main things being, when people think about housing affordability, they start talking about affordable housing. Affordable housing is subsidized, income restricted, which means individuals over a certain income cannot live there. This is a small piece in creating housing affordability, which allows for more diverse individuals to come into a community. A major issue we have in American cities, a large population for whatever reason, sometimes it's a lack of economic means, or mental handicaps, and they need support and that's what SMHO does. We don't have enough housing for the rest of the contingent for the rest of the population. And creating affordable housing is meeting for the rest of the population. Spend a lot of time researching. First was advising on the ULUC, and the approach there was to support changes to the zoning code that would artificially constrained housing supply would no longer be artificially constrained. Zoning puts a blanket on the demand and creates a supply constraint. Want to open up the zoning code so more housing could be built. This is an ongoing progress. Hit a major milestone last fall as a housing taskforce and city. And the next phase is providing for the first group, people who are unable to afford market rate housing. At some point the market will be insufficient to provide housing. There are currently no requirements on the private enterprise And the housing taskforce is working on an inclusionary housing ordinance to hopefully start to drive more and more income restricted housing. Draft in a way that produces more income restricted, but more housing in general. Incentive-based approach, that when developers want to build, have the city offers zoning breaks or fee restrictions that will make it easier for the developers to make it easier to build, and now they can build more units, and they have to turn some of those more units have to commit to be 5 or 10% to be affordable housing options. It's complicated, and our task force spends a lot of time on this.
- b. Greg – any relationship with the contractors who get the money? The people that build the actual rental units? Want to make sure to clarify who we are speaking to
- c. Eric – most appropriate would be housing task force
- d. Greg – constructive and productive future, and I hear 5 extra for 100 and that seems low, is that market value? Could we talk about Aspen Grove?
- e. Eric – city of Denver passed a law that was more punitive, 15-20% of all new housing have to be income restrictive, and there is no subsidy for the developer, no breaks for the developer, with so many developers clambering for work in Denver, they didn't feel the need to incentivize any of them. The reality, the profit metrics that developers build to, are in line with starting a small business, the nominal numbers are bigger, but they are not making 5x their money when they build a project. 20%, it's like saying Kings had to sell half their food at half price. What are ways we can make this produce more housing units overall and result in income-restricted housing.

Aspen Grove, they are a planned development, the inclusionary ordinance will apply to the entire city of Littleton. If they wanted to use the ordinance, they could. It would 10-15% would be what they might have to commit to in their project, before they can reap any benefits. It's still under study, impact fees or linkage fees, if your project is 100mil and 1% fee will be used to build inclusionary housing, may put in a fund or given to SMHO. Has to be meaningful but also allows the housing market to be built. If you construing the overall in the name of income restricted, it ends up reducing housing affordability overall. Cities that are allowed to build have better success overall, but you have to take into account the population that needs support outside of the free market.

- f. Susie – How taxing on a city can more housing can be? There is a strain on utilities, schools, roads, all these come with increased density and population, and handled through capital improvement funds, maintenance, or water? How are the incentive built into these additional costs?
- g. Eric – lot of specifics with Littleton, the market is so complex, it is absolutely true that more housing can increase use of city services, it is equally true that more compact development patterns can create greater efficiencies in the existing infrastructure. One of the biggest challenges as a city is how to supply more housing without it being too much of a strain on our infrastructure, more and more who work on this on a daily basis, that the best way out of it is to create a denser revenue fabric, as opposed to keeping it out. If a street was filled with duplexes, it would be producing more property tax, and twice as many customers for businesses for sales tax, and same amount of parks, streets, and light poles, that would be supported as twice as much city revenue. It's a complicated question, and you replace a shopping center with only housing, there is a claim that the excess people will be a higher strain– moving away from sales taxes, makes us pick between commercial development and housing, other cities focus more on property tax.
- h. Susie – helps me think about it in a different context
- i. Greg – why does your developer not work in Littleton
- j. Eric – our financing is real estate investment trust which only allows places like DT Denver and cherry creek. Investors are like pension funds for states. Make a commitment that doesn't usually include suburban locations
- k. Alyssa – Emily would you like to add anything to what Eric has said?
- l. Emily – accessible city, and it'll be hard to make this a possibility by following the path forward, improving more sustainability, walkability, more housing options, and that is what she shows up for. She is a creative who shoots video and animates and builds community and enthusiasm that the city has outlined as a priority and get behind. Not in real estate
- m. Susie – can you elaborate on the city cannot be diverse and walkable?
- n. Emily – the way that it feels as a human being, having grown up in Littleton, gone to Littleton HS, large resistance to change and to higher density and living options, town homes, duplexes, apartment, shift into more option options, it's easy to get to a train station without a car, better access for bicyclists, accessible to people from different lifestyles and income levels, if we don't change, people will get priced out, and we don't want our vulnerable communities kicked out or priced out. I want to see our city come together.
- o. Susie – to that end, housing is obviously the piece the group is focused on, any insight or opinions on what else the city needs to get there, one thing our group has talked about, like the

sidewalks are horrible, and roads are bad, and concerns about schools, and all the things that make up a community?

- p. Michael – I am a real estate agent in Littleton, there's no good answer to this problem, born and raised and want to see it stay accessible for the people that grew up here and work here, the only answer, is to build more, we have to figure a way to accommodate all the people who want to live here. We have not built enough housing options for citizens in any of our cities in the last 10-15 years. We have built just as many homes in the 10 years as we did between 1940-1950. What happens when a community doesn't build enough housing, is that lower income residents get pushed out, and it sucks to hear we need to build more housing, because if we don't build or accept more housing, in any way, then we will see our lower income residents pushed out, and those who have been here longest. Consider the idea that staying the way it is, will cause the city to crumble, in a personal opinion. If we are not careful in how we decide how to build these homes, that's how people are screwed, and that's where people get screwed.
- q. Eric – the little village with 10 houses for 10 people, the situation in Littleton and in the front range and west/south, is you have 12 people in that village of 10 houses, and a lot of people in those 10 houses are saying they don't want to let in those 2 in, and then only the richest 10 people get the houses, instead of it being equitable. Lots of nuance and complexity in this, over and over studies and academics who practice this, plenty of equity conversations to be had. All types of supply relieve pressure on the system. And we cannot stumble over ourselves and say we only need to build a certain type of housing, the cost of housing, labor, land, etc. all cost.
- r. Michael – and that family will find that home elsewhere, and we will lose those individuals that will bring in that extra revenue, and could help to create more housing for people who cannot afford that pricier home
- s. Eric – all housing supply is good housing supply, tons of things like neighborhood character, and talked a lot about how we want to change conversation about neighborhood character. And he moved into more downtown, it's denser, and there is downtown Littleton, and it could not be built today, what people love is the things we are not allowing to be built again. There's little duplexes and old homes and narrow bungalows, and small plots, and broader conversations there are so many ways to fit in new housing, and not a threat to
- t. Emily P. – incentives, what is the comparison, if you give 100k to a developer what is the incentives to give to low-income individuals to get housing as well. Seems like it could be enabling the well off
- u. Eric – so many undefined things about the inclusionary housing ordinance, the way something like that would work, would be 100k break on city fees and in turn then 10% of the units are affordable, and that gets transferred to the family that need assistance, they would be then 50% of market rate on their rent, over a 50 year, that's 12k/year for the individuals who gets to live there. The benefit does get transferred, and it puts the onus on the long-term owner, and they don't get any support for that reduced rent, and have to live with it for the rest of the length of the building, in spite of that lost income, and the people living there get to benefit
- v. Michael – this model has been proven to work in terms of the amount of assistance that goes towards those people who need assistance in housing, and model in the country where we basically do the opposite, and this is now being put on the developer, and the developer would like to make money, and these guidelines are put in place, he has seen the developer to only want to make this work, because their bottom line is important, so they have to adhere to these guidelines and make a profit, and ROI is not easy to do when you take 10-15% of a

development, and developers who want to be in the program are largely looking out for the community

6. Break (5 Minutes)

7. Environmental Stewardship (40 Minutes)

Hannah - Frame questions to give to council before their retreat in addition to goals past the retreat, and we like how the housing narratives came together, looking at ideas from everyone on this committee to bring to council for the retreat

- a. How would you define “environmental stewardship”? What are key words? What does environmental stewardship mean to you?
 - i. Greg – one thing I would like a sustainability committee, and that’s what I think of, having a group of people that officially report on stewardship
 - ii. Michael what would you want them to do
 - iii. Greg – favorite is C, climate crisis, and how is it impacting your everyday life, and if it’s not every day you aren’t thinking about it enough, and if we don’t have people thinking about this in general decisions, in housing decisions, idk if we are doing ourselves nay favors
 - iv. Michael – the group to do
 - v. Greg- advise in the best way they believe in, in a sustain focus instead next gen focus
 - vi. Hannah – basically no matter the topic, there is someone who can bring in a sustainability POV for that topic, there is someone to refocus it
 - vii. Greg – but a group because it’s democratic process
 - viii. Susie – to build a committee would be great, and to answer, like the housing crisis, the climate crisis is complicated, and solutions that may seem right are not always right, like buying a beeswax wrap instead of wrap, but when you look at the supply chain and logistics, and manufacturing and packaging and logistics and isn’t any more sustainable than plastic bags, the climate stuff and environmental stuff is complicated, and a committee is especially important who can do the research and look at the big picture of all of it, and having a focused group on that would be great
 - ix. Molli – in personal context, one of the things to bring this to the group, that had a working session with the city council where the introduced environmental stewardship goals, and they had a definition for it to inventory what they are currently doing, and from that meeting, let’s keep doing what we are doing, and there wasn’t a big push for a big sustainability, it was put off a bit, and maybe further defining goals and values, and it does seem like an area where they have fully defined has fully defined what it means, and maybe it should be a different term. Environmental components and some social justice component, and ensuring everyone in the community has healthy environment they are living in.
 - x. Alyssa – I feel stewardship is a large word and means guiding and requires education
 - xi. Greg – steve what are your thoughts?
 - xii. Steve – if you truly want my thoughts I can,

- xiii. Michael – yes
- xiv. Steve – this is thoughts and feelings are your own, and I am happy to translate them without my interjection of my opinion, and not feeling opposed
- xv. Kathleen – can I share the sustainability definition on the screen?
- xvi. Hannah – yes

Environmental Stewardship is pursuing a balanced approach for a vibrant community today and tomorrow through the efficient delivery of services and resilient infrastructure in an environmentally, economically, and socially responsible way. Recognizing the community as a series of interconnected systems, including natural and local, that function together to provide the quality-of-life citizens desire and acknowledge that the whole operates as a dynamic interconnected system – a change to one part of the system will affect other parts of the system.

- xvii.
- xviii. Steve – it is a comprehensive definition, but hits on all the key ideas that the stewardship is the bugs and bunnies’ preservation work that decade’s past have thought to be. I’m an ES professionally, and it is a driver of the problems of the communities facing, and key factor of the design of the day to day, in regard to definitions, they have been refined over time, and this particular doesn’t throw up red flags, all are components of the stewardship. Necessarily rather than getting hung up as a definition of being a guiding principle, multiple faceted ways to approach procedures, policies, and measure being good stewards of the environment and pursuing them. Feel like resiliency should be in there.
- xix. Molli – struggle with this definition, it feels status quo, but it doesn’t feel innovative or doing things better, it feels like we need to be aware, versus ideally the city would be more innovative and a leader. And it doesn’t feel outcome driven. Would like to see more innovation and proactivity to what the city is doing to continue to evolve doing business in every single way
- xx. Lydia – to Molli’s point, more innovation and initiative with this, the main fact is seeing how slow changes happen, and would like things to start happening now, so in the near-ish future there are effects
- xxi. Michael – what is happening? Certain endeavors we may be pursuing? What is happening? Posed to the city of Littleton
- xxii. Kathleen – we did repair a report for council, and can make sure Alyssa can distribute to the committee, it was on Sep. 14 when the presentation was made to council and their discussion, there is the video and the full report, she can forward on to report to the city, full inventory for services that fits in this space
- xxiii. Michael – read it, what happens now or next? Any progress in that report?
- xxiv. Kathleen – the report is the inventory of what we are doing, they are ongoing, and retreat in Feb and discussion in what they want to do in 2022 and beyond in their work plan, and is part of their 7 goals discussion, unclear what the council is taking on, but it is a center piece of their discussion
- xxv. Michael – make sure we are being heard, but these discussions after the fact are also being included

- xxvi. Molli – to Hannah’s point, the point of today is to get everyone’s thoughts and ideas and feedbacks in a condensed format, and we have one letter to drafted a while ago, and the plan is that this will be presented to the Feb meeting, and it sounds like a pivotal point and they might be willing to expand on this goal that was added on, and when it was previously discussed, it was at a different stage, and it’s worth doing a quick assessment, B & C, maybe to raise hand and give input on that, and is there a climate crisis? And coming from a next gen committee, this is helpful for them to think about, from our committee, this is something we adamantly feel like this is a problem and is a problem and we want the city to do the things
- xxvii. Emily P. – surprised to see it so encompassing of the natural environment, how the environment impact human beings, try to have a more humanitarian outlook and how it impacts them and their lives, and it also something that is divorced from humans and is about animals and them having a place to live in an environment just as a place live, and it’s a very human centered definition, and see that other component that is just us as stewards of the environment, but in service of the ecosystem and biology and animals, and in terms of the committee having a committee would be highly beneficial. Question is posed to Greg, if the committee has any kind of authority, not just a commission or board, we as Next Gen doesn’t have any authority, but to give sustainability commission a authority
- xxviii. Greg – too late to not have a conversation to not have a conversation about climate change, and needs to be someone talking about that in every decision the city makes, but do not know what it looks like
- b. How important is environmental stewardship for you?
- c. Is there a climate crisis? (Is it impacting your everyday life? How often do you think about it?)
 - i. All are unanimous in feeling that there is a climate crisis
 - ii. Hannah – where does it fall in importance, would this fall in the top three?
 - iii. Molli – number one
 - iv. Alyssa – this is one of the most important topics and items to our generation
 - v. Greg –I feel like A-F are so important to present to council, can I add one?
 - vi. Hannah – this is more of a brainstorming prompt to help us get to this goal of what we want to give them
 - vii. Greg – think about an idea of a sustainability committee, could you envision Littleton with a sustainability advocate and what does that look like
 - viii. Michael – agree to an extent, to consider all the factors when bringing something forward, and done a good job in the past, in terms of things they are going to take and make sure they the council will consider
 - ix. Hannah – are you referring to an environmental or sustainability committee?
 - x. Michael – I think it may be something they may not consider, and I would hope they do
 - xi. Emily P. – consider vs implement, if we give a suggestion or white paper, they would consider by reading it, but may not implement it, and no harm in presenting for consideration
 - xii. Michael – no harm in presenting, fully on board with presenting. I think we’ve seen
 - xiii. Alyssa – point of clarification, it is a new city council and they may be more receptive to new ideas, but the way we do present items is important so they can be received correctly

- xiv. Molli – they should integrate sustainably into city services, planning, and council decisions, whether that is through a committee of an educated person on staff, and we really think the city should be thinking about this in everything they do, and we can present that form in many different ways
- xv. Michael – that is a splendid idea, worried it won't go through as only an environmental thing, but integrating it is awesome
- xvi. Emily P. – reiterate the position that has more than just advocacy role, but an enforcement and authority aspect
- xvii. Michael – I would agree, a push for someone who does has power
- xviii. Lydia – echo that sustainability that it should be on top of their mind and someone should be on to advise in everything they do and is a number one concern
- d. How do you think the city of Littleton is doing enough to address the climate crisis?
 - i. Hannah – sent out the list of things of currently doing and continue doing
 - ii. Lydia – nuanced, I think it is a crisis that no one is doing enough, unless we act as a whole
 - iii. Michael – same as Lydia
 - iv. Lauren – same as Lydia, could be doing much more
 - v. Greg – no
 - vi. Susie – echo what Lydia said
 - vii. Alyssa – agree with Lydia
- e. Within Littleton, what are examples of poor environmental stewardship and good environmental stewardship?
- f. Is there anything specific that you would like to see the city do regarding environmental stewardship?
 - i. Susie – the garbage truck situation, multiple trucks a day, and it needs to be monopolized or zoned or districts, other cities are more progressive with this
 - ii. Lauren – agree with Susie. walkability, but to diversify the community, but from a sustainability, practical solutions that are easy, and educating the public more, that's providing literature or social media campaign, that is low cost but effective
 - iii. Michael – love that, I want this city to stay the same way it is, but that's all talk, I will come up with an answer in the next month on this
 - iv. Emily P. – send a narrative or specific to the group about experience with the crisis or personal experience with garbage trucks, or something personally impacted by, and leave open
 - v. Hannah – all narratives need to be in before the 16th for Sustainability to pull it all together
 - vi. Lydia – Christmas some years we have a blizzard, and fall or summer weather this year, and it's a little bigger than Littleton

Hannah - Deadline to have items into council.

Kathleen - The 21st of January

8. Subcommittee Reports (10 Min)

- a. Zoning – submitted narratives, now going forward with maybe the housing ordinance and more affordable housing discussions
- b. Sustainability – nothing else to add.

- c. DIEB – focusing on 2022 goals, contentious conversation, and everyone was frustrated and have an opportunity to talk about that, and some items that need to be addressed

9. Announcements (10 Min)

a) Staff Report

- a. Applications out for authority’s board and commissions, due by 5pm on Jan 31, and last update from the clerk that there aren’t currently any applicants for vacancies on NGAC, and recruit some new folks would be appreciated
- b. Housing taskforce on Jan 11 will be meeting during a study session, and will include the narratives that NGAC pulled together – and a consultant under contract to produce a study that is data driven that is affordable housing and how we want to address that, very conceptual right now, want that study and research to help council have that conversation, and make that offer to be a sounding board for them
- c. Housing data we talked about tonight, pressure points, for both sales tax and how that fits together with housing, had this approach that housing costs money and commercial is better for fiscal impact, and a strong fiscal, and may be a good presentation for the data point, and housing will be a huge pillar in economic development strategy, and the biggest struggle is hard to find housing for their people, and new hires for the city are struggling to find a place to live, and housing is a part of the overall strategy
- d. Lydia – reapplying to the next gen, will there be an interview?
- e. Kathleen – Yes, you will go through another interview process, through mid-early February most likely
- f. Lydia – no new participants coming in?
- g. Kathleen – common that it is quiet through the holidays, but people like to run close to the deadline, we see a pickup after the holiday on the 17th, that we will see more of them come in
- h. Where are they advertised?
- i. Kathleen – On the website

b) City Council Report

- a. How excited to be the liaison for this committee, the discussions on housing and environmental stewardship, NGAC is an independent committee and do not want to color our judgment on what is or is not acceptable, and committed to communicating our desire to city council, and is every proposal going to be implemented? No, but reinforcing that promising to faithfully communicate these ideas and conversations, and believes in the work that we are doing, and things that he truly personally believes, and to make the best case possible to other members of council, and after Feb we will see how the prioritization falls out. We are more than being heard, but they are being touched deeply and moving these initiative forward and continue to push council and staff in ways to cause us to change and grow and re-think our assumptions, and hope to be part of that journey and process on things they feel concerned about, and discuss in more detail.
- b. Also liaison to Denver council of governments, how to spend 100 of millions in transportation funding, and hopefully further goals
- c. And liaison to Littleton public schools, schools, families, and crisis are at the top of his mind as he brings them before council

- d. Two of the larger, and highline canal conservancy, with capital improvements, storm water management and water quality, signage, trail connectivity, recreation, facilitate getting those resources

Point of order

Need a motion to extend the meeting, can we have motion to extend to 8.45?

Lydia Phillips Motion

Michael Steighner Second

All in favor

Point of order

Emily P. – please do not refer to us as “guys” as we are not all guys

Steve – of course, I will focus on using ya’lls

c) General Announcements

- a. The city manager is retiring
- b. Seeking out a new city manager is a top priority, and before the approval of a budget, one of the most important decisions. This process needs to be done in a confined manner, but this city manager is an important position and how we execute on the priorities that council sets out, and if we have thoughts, feelings, concerns, and encourage the general meetings to voice concerns or speak with Steve, and is a top priority
- c. Michael – what are the qualifications?
- d. Steve – working with executive recruiting firms, for the qualifications in the next manager, we will be coming up with qualifications over time during the recruiting process
- e. Michael – would love to be the person to be from Littleton
- f. Steve – please send ideas via email
- g. Greg – who hires the city manager?
- h. Steve – council. They hire the manager, lawyer, and judge

10. Adjournment

- a. Lydia Phillips motions
- b. Lauren Geber seconds
- c. Carries unanimously, adjourned at 8.44pm