

CITIZENS ADVISORY COMMITTEE ON HOUSING
AND COMMUNITY DEVELOPMENT
PUBLIC HEARING
July 9, 2019
6:00 p.m.

Members Present: Marcella Barnett, Lynn Bittel, Vince Chowdhury, Teri Marquantte, Kathryn Messer, Hayley Reddish, Jason Schneider, Michael Thomas, Catalina Vielma, and Charlene Wisner-Howard.

Members Absent: *Fumnanya Camara, *Bill Moran, and Robert Plowden.

*Excused

Late Arrivals/

Early Departures: Jason Schneider.

Staff Present: Barb Baca, Aimee Bart, Chris Davis, and Jeff Hancock.

Guests Present: None.

Chairperson Lynn Bittel called the meeting to order at 6:00 p.m.

Roll Call

Approval of Agenda

- Teri Marquantte motioned to approve the revised agenda as presented. Charlene Wisner-Howard seconded the motion. The motion passed unanimously.

Approval of Minutes

- Marcella Barnett motioned to approve the minutes of the June 11, 2019 meeting as presented. Hayley Reddish seconded the motion. The motion passed unanimously.

Communications from Staff

- a. **Aimee Bart – Notification of Approval of Leave of Absence Request – Fumnanya Camara**
Ms. Bart notified the Committee that Ms. Camara’s leave of absence was granted by a 2/3 majority vote in which the votes were received via e-mail. At that time, we made note that we would inform them at the next scheduled meeting to reflect the decision in the meeting minutes.
- b. **Chris Davis – Distribution of Stakeholder Invitation from Planning Department**
Mr. Davis explained that the City is developing a Housing Toolkit to help address the Affordable Housing Crisis. He drew the Committee’s attention to the invitation from Mr. Daniel Kryzanowski regarding a focus group for the Housing Toolkit on August 14, 2019. Ms. Bart informed the Committee that Mr. Kryzanowski has also requested to present to the Committee at the September 10, 2019 meeting.

Discussion ensued. Mr. Davis addressed the Committee Members’ questions and informed

them that we would be sending clarification regarding this invitation via e-mail.

c. **Chris Davis – Paris Grand Opening Time Change**

Mr. Davis drew the Committee’s attention to the Paris Grand Opening flyer. An e-mail was sent out regarding this invitation, however there has been a change in time. The Grand Opening will now be July 12, 2019 from 10:30 AM – 12:00 PM. **Mr. Davis** also advised the Committee that parking is scarce in that area and to plan accordingly.

Discussion ensued.

d. **Chris Davis – 2020 Application Process**

Mr. Davis gave a brief explanation of our 2019 Final Allocation numbers from HUD and the time lapse that occurs between the City’s budget process and the reception of our Grant Dollars. In order to cooperate with the City’s budget process, we estimate our 2020 budget on observations of program needs in the community and historical data regarding our programs.

Mr. Davis presented a summary of the CDBG, HOME, and ESG funding. The total CDBG funding anticipated to be available for 2020 is approximately \$2,852,955; HOME funding anticipated for 2020 is approximately \$1,133,568; and ESG funding anticipated for 2020 is approximately \$246,431.

Project: Community Development CDBG Administration – 2020
Funding Request: \$590,590

Staff is requesting CDBG funding for 2020 in the amount of \$590,590 for Administration. These funds are required for non-direct delivery programs and administrative activities for staff salaries, benefits, and purchase of supplies, services, staff training, etc. In addition, funds may be expended for planning, marketing, and advertising. This amount is subject to a 20% cap.

Discussion ensued. Staff addressed the Committee Members’ questions.

Project: Emergency Repair Program – 2020
Funding Request: \$200,000

Staff is requesting CDBG funding for 2020 in the amount of \$200,000 for the Emergency Repair Program. This program provides owner occupied income eligible households with financial assistance for emergency needs such as furnace repair or replacement, water heater replacement, plumbing repair, sewer repairs and other emergency repairs. Emergency conditions are defined as a situation that creates a hazard to the occupant’s health, safety or well-being.

Discussion ensued. Staff addressed the Committee Members’ questions.

Project: Commercial Renovation Program – 2020
Funding Request: \$850,000

Staff is requesting CDBG funding for 2020 in the amount of \$850,000 for the Commercial Renovation Program. This program provides funding for commercial revitalization efforts for exterior storefront properties located in the HUD-approved Neighborhood Revitalization Strategy Area (NRSA). The on-going exterior storefront program offers design services and rehabilitation funding as a 50% forgivable loan, with a 50% ten-year repayable loan. The program is intended to provide incentives to businesses that expand or relocate to Aurora.

Discussion ensued. Staff addressed the Committee Members' questions.

Project: Handicap Accessibility Program – 2020
Funding Request: \$75,000

Staff is requesting CDBG funding for 2020 in the amount of \$75,000 for the Handicapped Accessibility Grant Program. The program provides owner occupied, income eligible households with handicap accessibility modifications and/or repairs to their homes. The funds will be in the form of a grant to the owner not to exceed \$15,000. Accessibility work may include the installation of wheelchair ramps, chair lifts, widening of doorways, and any other handicap accessibility needs.

Discussion ensued. Staff addressed the Committee Members' questions.

Project: Radon Mitigation Program – 2020
Funding Request: \$50,000

Staff is requesting CDBG funding for 2020 in the amount of \$50,000 for the Radon Mitigation Program. The program provides owner occupied, income eligible households with initial testing, mitigation, and clearance testing in the form of a grant.

Discussion ensued. Staff addressed the Committee Members' questions.

Project: Hazardous Tree Removal Program – 2020
Funding Request: \$90,000

Staff is requesting CDBG funding for 2020 in the amount of \$90,000 for the Hazardous Tree Removal Program. These funds will be used for removal of dead/dangerous non-city trees that

have been cited for violation by Code Enforcement or Forestry. The funds will be in the form of a grant for income eligible, owner-occupied home-owners.

Discussion ensued. Staff addressed the Committee Members' questions.

Project: Rehabilitation Program – Staff Operating Expenses – 2020
Funding Request: \$500,000

Staff is requesting CDBG funding for 2020 in the amount of \$500,000 for Rehabilitation Programs Administration. These funds are utilized for direct delivery program staff salaries, benefits, staff training, supplies, and services relating to the Division's housing rehabilitation programming.

Discussion ensued. Staff addressed the Committee Members' questions.

Project: Homeownership Assistance Program – Staff Operating Expenses – 2020
Funding Request: \$300,000

Staff is requesting CDBG funding for 2020 in the amount of \$300,000 for Homeownership Assistance Program Administration. These funds are utilized for direct delivery program staff salaries, benefits, staff training, supplies, and services. May also be expended for planning, marketing, and advertising. This is subject to the 15% Public Service Cap.

Discussion ensued. Staff addressed the Committee Members' questions.

Project: Northwest Aurora Alley Improvements – 2020
Funding Request: \$300,000

Staff is requesting CDBG funding for 2020 in the amount of \$300,000 for construction of alleys in the Northwest Aurora neighborhoods. The Alleyway Paving Project is a cooperative effort between the Community Development Division and Public Works Department. The project addresses maintenance and drainage issues; improves the community appearance, eliminates blighting effects, and improves public safety. The two departments are responsible for the funding and operation of the program which started in 1999. The 281 alleys are located north of 6th Avenue and West of Peoria Street. CDBG funds will be used with the intent of paving at least four (4) alleys in 2020. The alleys are chosen by a lottery system at the Northwest Aurora Neighborhood meetings each year.

Discussion ensued. Staff addressed the Committee Members' questions.

Project: Lead Based Paint Program – 2020
Funding Request: \$5,000

Staff is requesting CDBG funding for 2020 in the amount of \$5,000 for the Lead Based Paint Program. It provides grants to homebuyers for lead hazard screening of pre-1978 properties primarily for the Home Ownership Assistance Program. Due to carry-forward, we have not requested funding for this program in several years, however we are now needing to add some additional funds.

Discussion ensued. Staff addressed the Committee Members' questions.

Project: CDBG Unprogrammed Reserve – 2020
Funding Request: \$92,365

Staff is requesting CDBG Unprogrammed reserve funds for 2020 in the amount of \$92,365. These funds will be used to address new or expanded projects identified and approved as eligible under the CDBG program.

Discussion ensued. Staff addressed the Committee Members' questions.

Project: HOME Administration – 2020
Funding Request: \$153,356

Staff is requesting HOME funding for 2020 in the amount of \$153,356 for Administration. These funds will be used to pay salaries, benefits, and appropriate administrative expenses for the HOME Program. This amount is subject to a 10% cap.

Discussion ensued. Staff addressed the Committee Members' questions.

Project: Single Family Rehabilitation Loan Program – 2020
Funding Request: \$900,000

Staff is requesting HOME funding for 2020 in the amount of \$900,000 for the Single Family Rehabilitation Loan Program. The program will use federal funds from the HOME Program for deferred payment loans to rehabilitate single family, owner-occupied homes for income eligible individuals. The intent of the rehabilitation program is to improve the supply of decent, safe, sanitary and affordable housing for low-and moderate income families and individuals in Aurora.

Discussion ensued. Staff addressed the Committee Members' questions.

Project: Homeownership Assistance Program (HOAP) Down Payment Assistance Loan Program – 2020

Funding Request: \$0

Mr. Davis reminded the Committee that due to the rising housing market prices and the eligibility constraints of the program, only 2 HOAP projects have been completed so far this year. Due to carry-forward, we are not requesting additional funds for this program, but it is expected that this program will gain momentum in the future. These carry-forward funds will be used as a part of the Home Ownership Assistance Loan Program (HOAP) to provide direct financial assistance to first time home buyers for the minimum required down payment and all allowable closing costs up to a maximum of \$10,000.

Discussion ensued. Staff addressed the Committee Members' questions.

Project: Tenant Based Rental Assistance (TBRA) Program – 2020

Funding Request: \$300,000

Staff is requesting HOME funding for 2020 in the amount of \$300,000 for the Tenant Based Rental Assistance (TBRA) Pilot Program. The funds will provide direct assistance to low-income households who need help paying their rent. TBRA is a rental subsidy that helps make up the difference between what a renter can afford to pay and the actual rent for housing. This is a progressive program with the intention that participants will be self-sufficient within 2 years.

Discussion ensued. Staff addressed the Committee Members' questions.

Project: Community Housing Development Organization (CHDO) – 2020

Funding Request: \$170,036

Mr. Davis informed the Committee that the minimum funding level established by statute is 15% of the total HOME grant. Staff is requesting funding for 2020 in the amount of \$170,036 that would be used as the required HOME set-aside for CHDO created to carry out elements of the housing strategy outlined in the Consolidated Plan. CHDO activities providing affordable housing can include acquisition, rehab, or new construction.

Discussion ensued. Staff addressed the Committee Members' questions.

Project: HOME Unprogrammed Reserve – 2020
Funding Request: \$365,229

Staff is requesting HOME unprogrammed reserve funds for 2020 in the amount of \$365,229. These funds will be used to address new or expanded projects identified and approved as eligible under the HOME program, including funding for affordable housing projects.

Discussion ensued. Staff addressed the Committee Members' questions.

Project: Emergency Solutions Grant (ESG) Program – 2020
Funding Request: \$246,431

Staff is requesting funding for 2020 in the amount of \$246,431 for the ESG Program. These funds will be distributed to non-profit homeless and housing service provider organizations for: emergency shelter, homeless prevention, rapid re-housing assistance and administration.

Discussion ensued. Staff addressed the Committee Members' questions.

Mr. Davis reminded the committee that the next meeting in which voting on the items discussed tonight is next Tuesday, July 16, 2019 and begins at 6:00 PM.

Communications from Committee

- a. There were no communications from the Committee.

Adjournment

- Marcella Barnett motioned and Charlene Wisner-Howard seconded the motion to adjourn the meeting. The meeting adjourned at 7:26 p.m.

Minutes taken by: Aimee Bart
Aimee Bart, Administrative Specialist

Minutes reviewed by: Chris Sanchez
Planner, Community Development Division

Minutes approved by: Syoun Bittel 7/16/19
Date