

**HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY COMMITTEE**  
January 23, 2019

Members Present: Council Member, Chair Crystal Murillo  
Council Member, Vice Chair Allison Hiltz  
Council Member Johnny Watson

Others Present: Cesiah Guadarrama, Anthony Youngblood, Brittany Dezutter, Bridgette Cheme, Maggie McSchaefer, Liia Koiv-Haus, Julie Heckman, Chance Horiuchi, Mark Marshall, Craig Maraschky, Duane Adams, Jason Batchelor, Malcolm Hankins, Anita M. Burkhart, Chris Davis, George Adams, Petra Bennett, Dre Chiriboga Flor, Angela Garcia, Andrea Amonick, Shelley McKittrick, Jenee Shipman, Daniel Krzyzanowski, Signy Mikita, Scott Campbell, Nancy Flores, Karen Hancock, Andrea Barnes, Sydney Hawkins, Meg Allen, Stephanie Kok, Michael Bryant, Kara Mason, Carmen Atilano, Gayle Jetchick, Ash Ferguson, Wendy G. Talley, Sandra Youngman, Lisa Pedersen, and Deana Foxen.

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## **WELCOME AND INTRODUCTIONS**

Council Member Murillo welcomed everyone to the meeting. Introductions were made around the room.

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## **MINUTES**

The December 7, 2018 minutes were approved by Council Members Murillo and Hiltz.

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## **ANNOUNCEMENTS**

Shelley McKittrick announced the need for volunteers for the Point-in-Time study, Monday, January 28, 2019. Council Member Hiltz shared that she has joined the Aurora Community Outreach Team (ACOT), several times this winter, and the experience has had a profound impact on her personally. She expressed her gratitude to the volunteers, staff, and community partners connecting successfully to help find solutions for and save the lives of those experiencing homelessness.

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## **NEW ITEMS**

### **UPDATE FROM THE MOBILE HOME TASK FORCE**

#### **Summary of Issue and Discussion**

In April 2018, City Council created an Affordable Housing Mobile Home Task Force to study the lack of affordable housing in Aurora. Comprised of mobile home park residents, owners, representatives of non-profit organizations and affordable housing advocacy groups, the Task Force was requested to undertake a needs assessment and identify best practices moving forward. Wendy G. Talley, Task Force Facilitator, introduced herself and Task Force members, Ms. Petra Bennett, and Ms. Andrea Chiriboga-Flor, who will be presenting recommendations to the Committee based on critical needs defined by the Task Force.

The Task Force began meeting in July, 2018 in search of possible solutions to the displacement of mobile home park residents due to closures, rezoning and redevelopment. There are approximately 2,000 people living in mobile home communities in the City of Aurora. Ms. Bennett and Ms. Chiriboga-Flor discussed five key recommendations that will be proposed to City Council:

- Goal I: Educate elected officials, city staff, mobile home residents and owners on mobile home park topics to include creating a permanent Task Force to work collaboratively with park owners to raise awareness of mobile home park issues, risks, rights and responsibilities.
- Goal II: Create city policies and define best practices that support and protect mobile home parks and mobile home residents within the city experiencing retaliation from owners, eviction and displacement, and support state legislation promoting housing affordability. Draft leases that lay out mobile home park responsibilities, mandate that mobile home owners further define roles and responsibilities of owners and residents, mandate this information be posted or easily accessible to residents, and compensate homeowners for lost equity when a move is necessary.
- Goal III: Support the preservation of existing mobile home parks and the acquisition of additional mobile home park land. Provide mobile home park residents with a purchase opportunity before it is offered to market, and require advance notification to all residents when a park is listed for sale. Create a funding source to incentivize mobile home park owners with improvements to existing parks.
- Goal IV: Revise land use regulations and zoning code to include more options for mobile home parks and protections for mobile home park residents. The MHTF proposes to extend the moratorium another 10 months to provide more time for Council to consider best options moving forward. Regulate advanced notification to all residents impacted by rezoning. Prioritize the development of a new model for mobile home community ownership and re-zone vacant land to accommodate mobile home park development.
- Goal V: Formalize relocation and displacement policies. Require land owners to provide relocation assistance.

Questions/Comments – Ms. Nancy Flores, Task Force member and resident of the Denver Meadows MHP, explained the difficulty finding places throughout Colorado where there is land zoned and affordable to move a mobile home. Furthermore, there are 10 homes in Denver Meadows that cannot be moved, and those residents and families will be displaced.

Council Member Watson asked Task Force members if any of the mobile home park owners were actively engaged with the Task Force at any time. Ms. Talley responded, “There was one mobile home park owner that came to two meetings.” From July – December, the Task Force met more than 10 times.

Outcome – Council Member Murillo thanked everyone for their time and hard work on the Task Force, especially those affected by the displacement, and said she looks forward to the full report presentation before City Council on February 4, 2019.

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## **CHAPTER 14 ORDINANCE PROPOSAL**

### **Summary of Issue and Discussion**

Council Member Charles Richardson has proposed to amend Section 14-4 of the City Code relating to procedures following the impoundment, court proceedings, and destruction of animals when there is a court-ordered surrender, to allow for an automatic stay of execution for seven calendar days. He explains that there is currently nothing in city code requiring the animal to be held for any period of time following a court order. Owners are offered the opportunity to file an appeal bond at their own cost, but if no appeal is made immediately, the animal becomes city property. Mr. Richardson added, he wants every effort made to save an animal, and his intent is; “To introduce due process into the system and provide for stronger animal owner rights.”

Questions/Comments - Council Member Hiltz expressed her support for the proposal, and added, "A seven-day appeal process is certainly reasonable." Experts from the Humane Society of Boulder Valley, and Denver Dumb Friends League were in attendance and made comments in opposition of the proposal. Council Member Murillo thanked those in attendance and welcomed anyone to email further comments or concerns to her directly.

Outcome – The Committee unanimously agreed to move the item forward to Study Session.

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## **COMMUNITY DEVELOPMENT 2018 ACCOMPLISHMENTS**

### **Summary of Issue and Discussion**

Anita Burkhart, Manager of Community Development, presented program highlights and projects that were accomplished in 2018.

- Construction of the Village @ Westerly Creek III was completed and provides 74 units of affordable housing dedicated to seniors. Three other HOME funded projects are under construction and scheduled to be complete in 2019, while three additional low-income housing HOME funded projects are scheduled to begin construction in 2019.
- The Commercial Renovation Program, which provides for exterior-only renovations, completed two projects and began three more that will be finished in early 2019. Ms. Burkhart shared photos of the renovated facades, and also explained a number of jobs have been created as a result of redesign and upgrades of the area, and the Arts District has benefited as well.
- Other highlights include providing assistance to nearly 100 homeowners through CDBG programs, and providing assistance to over 500 families with single-family home pre-purchase programs, counseling, and seminars through the Home Ownership Assistance Program.
- Renovation projects were completed for two non-profit agencies, catering to low-income children and families, and four alleys were paved in the NW Aurora Alley Paving Project.

Ms. Burkhart shared that HUD has set the purchase price limit for mortgage values at \$312,000. A consultant was recently hired to review Aurora-only (including Adams and Arapahoe Counties) mortgage value limits, which determined the need to raise market value limits to \$342,000. A public comment period is open and will be expiring next week. Subsequently, a formal request will be submitted to the Federal Government to increase the market value limit.

Questions/Comments - Council Member Watson asked for current Area Median Income (AMI) information. Staff will send the AMI schedule and a link to the page for Public Comments on mortgage value limits. Ms. Burkhart asked the Committee if she may present 2018 Community Development Accomplishments to all of City Council at Study Session.

Outcome – The Committee unanimously agreed for Ms. Burkhart to present this information to Study Session, and thanked her for the information.

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## **2019 WORK PLAN**

### **Summary of Issue and Discussion**

Jason Batchelor, Deputy City Manager, reviewed the agenda items carried forward from 2018 that were requested by the Committee but were not presented. He solicited additional topics for the 2019 work plan.

- Council Member Hiltz shared her concerns of the impact an extensive closure of the Federal Government would have on furloughed workers and their families living in the Aurora community. She asked if the

Committee could form a contingency plan, and provide information on what assistance or resources the city currently utilizes for low-income households that could possibly be expanded.

- In an effort to get ahead of the curve of the phenomenon of gentrification and displacement in Aurora, Council Member Murillo expressed her interest in a grant opportunity for municipalities through the For Everyone Home Initiative, *City Solutions for Housing Equity Initiatives*. Presented by The Ford Foundation, this grant provides a 2-1 match of local committed funds for lasting affordability and inclusive growth tools. Chair Murillo says this grant opportunity would pair wonderfully with the initiative of the Affordable Housing Tax Force 2.0, currently in formation. The grant is due February 28<sup>th</sup>, 2019.
- Council Member Murillo requested a presentation from Task Force 2.0 specifically to discuss objectives and strategies on how to improve community engagement, and to ensure they align their goals and objectives with work executed by the first Affordable Housing Task Force.

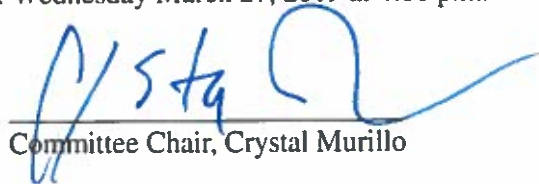
**MISCELLANEOUS MATTERS FOR CONSIDERATION**

Council Member Murillo shared that she also serves on the Fitzsimons Redevelopment Authority. Meetings are held quarterly and conflict with HoRNS. She requests to reschedule meetings for the 4<sup>th</sup> Tuesday of April, July, and October. Staff will adjust the meeting schedule and confirm with the Committee.

Meeting adjourned at 5:55 p.m.

The next meeting: Wednesday March 27, 2019 at 4:00 p.m.

APPROVED:

  
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Committee Chair, Crystal Murillo