

HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY COMMITTEE
May 22, 2019

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

Others Present: Michelle Wolfe, Malcolm Hankins, Jason Batchelor, Sydney Hawkins, Tim Joyce, Chris Davis, Sandra Youngman, Liz Fuselier, Maria Sepulveda, Gayle Jetchick, Chance Horiuchi, Mike Criner, Heather Lafferty, Barb Baca, George Adams, Craig Maraschky, Jen Garner, and Deana Foxen.

WELCOME AND INTRODUCTIONS

Council Member Murillo welcomed everyone to the meeting.

MINUTES

The April 23, 2019 minutes were approved by Council Members Murillo, Hiltz, & Watson.

ANNOUNCEMENTS

There were none.

NEW ITEMS

ANALYSIS OF IMPEDIMENTS

Summary of Issue and Discussion

As a recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD), the city is required to conduct an Analysis of Impediments (AI) every five years. The analysis identifies any housing disparities that may lead to racial or ethnic segregation, illegal physical or other barriers to persons with disabilities, and other discriminatory practices in housing. In August of 2017, the city hired BBC Consulting to conduct a regional AI in partnership with City of Boulder, Broomfield, Boulder County, Denver, Longmont and several local housing authorities. Christopher Davis, Acting Manager of Community Development, introduced Jen Garner from Root Policy Research, a group of partners that branched off from the original consulting firm BBC. Ms. Garner explained that study findings were collected from an extensive community engagement process that included community meetings with residents and stakeholder focus groups. Analysis revealed housing insecurity across the region for low income renters as the threat of displacement increases due to affordability. Proposed fair housing goals identified for Aurora are:

1. Add affordable housing to the market, and prioritize housing that accommodates families.
2. Continue to fund rehabilitation and accessibility improvements for low income homeowners, and preserve existing affordable housing.
3. Create a program to “buy down” the cost of market rate units created by the private market and which are not affordable to persons at or below 60% AMI.

Questions/Comments – Council Member Hiltz expressed concerns with the figures identifying 3,000 of the 6,000 participants surveyed identified as white homeowners, and only 260 participants carried Section 8 Vouchers. Ms. Garner answered that as a regional survey, it does capture results of other cities such as Boulder and Longmont, and in comparison, does not reflect Aurora’s individual diversity and economic class of residents.

Outcome – Council Member Murillo recommended this presentation move forward to a future special study session or as a component of the affordable housing plan and toolkit. Council Member Murillo thanked Ms. Garner for the information.

HABITAT for HUMANITY PROGRAM

Summary of Issue and Discussion – Heather Lafferty, CEO, Habitat for Humanity of Metro Denver, and Maria Sepulvida, Vice President of Community & Government Partnerships, shared that Habitat for Humanity is an organization that builds affordable homes and sells them with affordable financing to low-income families who would likely not qualify to purchase a home otherwise. Habitat has served the metro area for 40 years and helped to make home ownership possible for nearly 2,000 families by working through a community engagement model of building authentic partnerships with developers and by leveraging volunteerism, education, and donations. Ms. Sepulvida explained the measurable impacts a Habitat home has on families, teaching the critical importance of stability and strong financial health. Ms. Lafferty provided copies of Habitat for Humanity's annual report and impact statement to the Committee. Habitat has constructed 74 new homes in Aurora, and has provided rehabilitation assistance to 35 others. Today, Ms. Sepulvida and Ms. Lafferty are proposing a solution to help add and preserve the affordable housing stock in Aurora through Habitat's Renovation Program. The request is for Aurora to fund \$40,000 for each home acquired to provide for renovation costs.

Questions/Comments – Council Member Murillo asked if Habitat owns the land, or how they differ from a land trust. Ms. Lafferty explained their program carries a 90-year deed restriction authorizing Habitat first right to re-purchase the property, and allows the maximum selling price of the home to be capped. If the property is sold back to Habitat, it will remain in their inventory to be sold to the next qualifying family. Council Member Murillo asked if they were asking each municipality for \$40k per home. Ms. Lafferty answered, the proposal to Denver was for \$50k and may vary from each city/county due to the different price points in their respective housing markets. Council Member Hiltz asked about another of Habitat's Programs, the Accessory Dwelling Unit (ADU) program. Ms. Lafferty said this is another source of affordable housing that is fairly new and is currently taking place in the west Denver neighborhoods, primarily because of the large lot sizes. The ADU units are being pre-fabricated off-site and then taken to the properties.

Outcome – Council Member Murillo suggested this item move forward to Study Session for Council to discuss. Council Members Hiltz and Watson agreed. Ms. Lafferty and Ms. Sepulvida thanked the Committee.

MISCELLANEOUS MATTERS FOR CONSIDERATION

There were none.

The next meeting: Wednesday, June 26, 2019 at 4:00 p.m.

Meeting adjourned at 6:00 p.m.

APPROVED:



Committee Chair, Crystal Murillo