

HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY COMMITTEE
October 23, 2019

Members Present: Council Member, Chair Crystal Murillo
Council Member, Johnny Watson

Members Absent: Council Member, Vice Chair Allison Hiltz

Others Present: Mary Lewis, Gail Pennington, Meg Allen, Joshua Nicholas, Susan Barkman, Quincy Snowden, DeAnna S., Shawn Day, Melissa Rogers, Thomas Sedberry, Andrea Barnes, Daniel Krzyzanowski, Katherine Byers, Mike Kenny, Kelsey Moon, Satya Wimbish, Steve Ruddick, Roberta Bloom, Kerri Dunn, Shannon J., Teri Deaver, Gary Margolis, Andrea Amonick, George Adams, Sandra Youngman, Michael Bryant, Brian Arnold, Liz Austin, Darrin Erickson, Kelly Erickson, Penny Erickson, Robriq Cook, David Erickson, Tim Joyce, Michael Lawson, Shelley McKittrick, Anthony Youngblood, Gayle Jetchick, Claudine McDonald, Nancy Freed, Melinda Townsend, Phil Nachbar, and Deana Foxen.

WELCOME AND INTRODUCTIONS

Council Member Murillo welcomed everyone to the meeting.

MINUTES

The August 28, 2019 minutes were approved by Council Members Murillo and Watson.

ANNOUNCEMENTS

There were none.

NEW ITEMS

ARTSPACE PHASE II MARKET STUDY REPORT FINDINGS

Summary of Issue and Discussion

Philip Nachbar, Development Project Manager with Planning & Development Services, explained in 2016, the City contracted with Artspace, a leading nonprofit development consultant for the arts, to conduct a preliminary feasibility study for the possible development of a live/work artist project in the Aurora Cultural Arts District (ACAD). The results of the study showed a high level of interest among local artists and determined that a mixed-use, affordable, arts-centric concept could help strengthen the ACAD. Artspace recommended that a Phase II Arts Market Study be conducted to understand the depth of the regional creative community, and to quantify the demand for shared, cooperative space for artists.

In 2018, the ACAD organization applied for a Gates Foundation grant to fund the Phase II Arts Market Study to continue the assessment process and was awarded a grant in the amount of \$18,000. Upon a request for funding from ACAD to fully fund the \$30,000 project, the City agreed to provide a grant in the amount \$15,000 to support the Phase II Arts Market Survey. As a condition of the City's participation, Artspace expanded its scope to include not only a live-work artist facility, but a broad range of artists' facility and space needs.

The Market Study achieved broad demographic responses both from within Aurora and the Denver metro area, with nearly half (49%) being current residents of Aurora and 12% having lived in Aurora in the past. There was a wide representation of arts, cultural, and creative industries, as well as a mix of races and ethnicities as self-reported by respondents. The market study identified shared creative space as having the highest demand, followed closely by live-work space, private studio, and performing arts spaces.

Questions/Comments – Does the Committee support a continued policy discussion with staff as to the findings and potential opportunities to address the identified demand for artist's space in the Aurora Cultural Arts District?

Outcome – Chair Murillo and Council Member support continued discussions and welcome updates from staff.

ANIMAL SERVICES CHAPTER 14 ORDINANCE REVISIONS

Summary of Issue and Discussion –

Claudine McDonald, Manager of Community Relations, explained in September of 2018 potential ordinance revisions were brought to Council. These included updates to the language of Chapter 14, codifying existing practices, and implementing best practices going forward. Staff was given the direction to gather public input on the proposed revisions. Ms. McDonald introduced Anthony Youngblood, Animal Services Manager, and Susan Barkman, Neighborhood Liaison, whom administered an in-depth public engagement process which provided opportunities for resident participation through social media, a dedicated web-page and email distribution list, several online surveys, and several open-houses at various locations throughout the city. Location data was captured and tracked from each respondent based on their demographics. This information has been provided in the backup. Impactful revision requests submitted for review include:

- A group comprised of 10 individuals was formed to specifically recommend newly proposed conditions for obtaining a Fancier’s Permit.
- Recommendations were requested to revise language (i.e., *Animal Care Officer to Animal Protection Officer, Pit Bull to Restricted Breed*).
- An amendment that identifies who can act as a witness when a summons is issued for violation of the barking dog ordinance.
- Restricted Breed Ordinance: Original Proposed Revision: Keep the restricted breed ordinance while changing the phrase “pit bull” to “restricted breed” and address situations where a service or emotional support animal is a restricted breed. Proposed Amendment: Add language to allow the American Bully Breed as is defined by the United Kennel Club. Proposed Amendment: A proposal to eliminate the restricted breed ordinance altogether and create and approval of a new ordinance, *Keeping a Dangerous and Potentially Dangerous Animal*.
- Propose Shelter-Neuter-Release Ordinance, creating a program for colony caretakers to track feral cat colonies, trap the animals, transport them back to the shelter for spay/neuter, and then return to the colony following procedure.

Questions/Comments – Council Member Murillo provided comment slips for those in attendance and staff collected one comment submitted from constituent Liz Austin indicating her thoughts.

Outcome – Council Member Murillo suggested this move forward to Study Session and thanked Ms. McDonald, Ms. Barkman, and Mr. Youngblood for their work.

Note – Due to the complexity of this item and a new City Council and Committee Members, staff would like to bring this topic back to the Policy Committee for further review in March.

MOTEL REDEVELOPMENT vs. TENANT RELOCATION COST ANALYSIS

Summary of Issue and Discussion –

Sandra Youngman, Code Enforcement Manager, provided information related to hotel/motel best practices and provided examples of how other regional communities address the conditions of aging hotels used primarily as long-term housing, and what they are doing to motivate owners to remodel or revitalize their properties. Shelley McKittrick, Homelessness Program Director added the average cost to prevent an eviction is about \$1,200 and re-housing an average household cost a little over \$1,800. The average household size in 2019 has been 2.39. Andrea Amonick, AURA Manager, explained incentives for revitalization would be possible through Opportunity Zones (tax incentives for new owners over a period of time) and taking advantage of Tax Increment Financing in areas of Urban Renewal. For example, participating in a renovation program or substantive rehabilitation program to stimulate the Urban Renewal Area by producing a balanced stock of both market-rate and lower-to moderate income housing available.

Questions/Comments – Informational.

Outcome – Council Members Murillo and Watson requested this information be shared with the rest of City Council for their information.

2020 ONGOING INTERNAL HOMELESSNESS PROGRAM FUNDING REQUESTS**Summary of Issue and Discussion –**

Shelley McKittrick, Homelessness Program Director, is requesting renewed funding in 2020 for:

- The House Aurora Partnership, \$575,000.
- Cold weather activities and the Point-in-Time Count, \$20,000.
- Capacity building and training funding, \$25,000.

Questions/Comments – Does the Committee approve the funding requests for 2020, continuing the work that has been accomplished over the last two years through the Homelessness Program?

Outcome – The Committee approved \$575,000 for the House Aurora Partnership, \$20,000 for cold weather activities, and \$25,000 capacity building funding for presentation at Study Session.

CODE ENFORCEMENT COMMUNITY OUTREACH, & SUMMONS OUTCOMES**Summary of Issue and Discussion –**

Sandra Youngman, Code Enforcement Manager, provided an overview of the Code Enforcement process, timeframes given for compliance, and a discussion on what occurs when a violation ends up in Court. Residents are provided alternative solutions through community outreach and education, collaboration with other agencies, and referrals to city programs (i.e., Water Conservation, Community Development Rehab Programs, etc.). Ms. Youngman explained that when all options have been exhausted, a Summons to Court is issued as a final means to bring the property in compliance. Steve Ruddick, City Attorney, offered specific information on the timelines for resolution of matters through the court system. He added the court sees about 1.5 percent of all the cases Code Enforcement handles. Shawn Day, Presiding Judge, explained the Judicial Department has a philosophy to make the goal of the court to get the property to come into compliance. For instance, an option may be to suspend a fine for a period of time to bring the property into compliance.

Questions/Comments – Nancy Freed, Deputy City Manager, offered her personal experience and knowledge of the tradition of each of the Departments working together to achieve voluntary compliance.

Outcome – The Committee thanked Ms. Youngman, Mr. Ruddick, and Judge Day, and asked this information be shared with the rest of City Council.

MISCELLANEOUS MATTERS FOR CONSIDERATION

The next meeting: tba
Meeting adjourned at 6:30 p.m.

APPROVED:



Committee Chair, Crystal Murillo

