

AGENDA
HOUSING, NEIGHBORHOOD SERVICES, & REDEVELOPMENT
POLICY COMMITTEE

Wednesday, January 23, 2019

4:00 PM, Mt. Elbert Room, 5th Floor, Aurora Municipal Center

Council Member Crystal Murillo, Chair

Council Member Allison Hiltz, Vice Chair

Council Member Johnny Watson

Jason Batchelor, Deputy City Manager

George Adams, Director, Planning & Development Services

Andrea Amonick, Manager, Planning & Development Services

Malcolm Hankins, Director, Neighborhood Services Department

The Housing, Neighborhood Services, & Redevelopment Committee's Goal is to:

- Maintain high quality neighborhoods with a balanced housing stock by enforcing standards, in relation to new residential development, and considering new tools to promote sustainable infill development
- Plan for redevelopment of strategic areas, including working with developers and landowners to leverage external resources and create public-private partnerships

1. Welcome and Introductions
2. Review/Approval of Minutes – December 7, 2018
3. Announcements
4. New Items
 - Update from the Mobile Home Affordable Task Force (45 min.)
 - Community Development 2018 Accomplishments (15/10)
Anita M. Burkhart, Manager, Community Development Division
 - 2019 Work Plan
5. Miscellaneous Matters for Consideration

Next Meeting: Wednesday, February 27, 2019

Total projected meeting time: 90 minutes

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HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY COMMITTEE

December 7, 2018

Members Present: Council Member, Chair Crystal Murillo
Council Member Allison Hiltz

Members Absent: Council Member, Vice Chair Angela Lawson

Others Present: Celena Martinez, Deann Britton, Gayle Jetchick, Jon Sanders, Linda Hart, Kimberly Brown, Sally Maxwell, Michelle Evans, Louise Leone, Sydney Hawkins, Mary Lewis, Jenee Shipman, Anthony Youngblood, George Adams, Andrea Amonick, Shelley McKittrick, Malcolm Hankins, Chance Horiuchi, Helen R. Murray, Satya Wimbish, Sandra Youngman, Lori Swenson, Susan Barkman, Carol Valentine, Susan Jensen, Krista Robinson, Abby Fitch, LaRana Skalicky, Richard Barahona, Craig Bond, Aaron Vega, Philip Nachbar, Tim Joyce, Kathie Timko, and Deana Foxen.

WELCOME AND INTRODUCTIONS

Council Member Murillo welcomed everyone to the meeting and noted the many new faces in attendance. Many identified themselves as being in attendance for the update on the Chapter 14 Animal Ordinance revisions.

MINUTES

The October 31, 2018 minutes were approved by Council Members Murillo and Hiltz.

ANNOUNCEMENTS

There were no announcements shared.

NEW ITEMS**ARTS DISTRICT STAKEHOLDER UPDATE****Summary of Issue and Discussion**

Philip Nachbar, Development Project Manager with Planning & Development Services, introduced himself to the Committee and presented information on the Arts District, which has served as the cultural heart of Northwest Aurora since the development of the original Colfax Master Plan in 1980. City investments contributing to the vitality of the Arts District in recent years include; the renovation and expansion of the Aurora Fox Theater, construction of the MLK Jr. Library & Municipal Center, acquiring 1400 Dallas Street and The Hornbein Library Building, and the addition and renovations of the Peoples Building, 9995 E. Colfax Ave.

Mr. Nachbar introduced Susan Jensen, and Krista Robinson from DAVA (Downtown Aurora Visual Arts), who provided information on the Arts District Stakeholders Group which was established in January 2015. The Stakeholders Group is comprised of city staff and various artistic groups based within the District. The group collaborates to enhance the long-term financial viability and growth of the arts organizations and the District. The strategy for Stakeholders is to attract new patrons through diversifying various types of programming, and engaging families and children through affordable artistic educational classes. Ms. Jensen and Ms. Robinson provided financial statistics reported by the various facilities and their programs in 2017 and the first quarter of 2018.

The District was able to increase funding by 20% in a year-to-year comparison of first quarter results using marketing, advocacy and outreach in the schools, parks and other public places. The future health of the Arts District, including its commercial activity, is closely linked to the health of the arts organizations themselves. By capitalizing on the high-quality, culturally diverse programming offered to patrons throughout the metro area, Stakeholders will continue developing new initiatives that welcome all ages and forms of artistic expression reflective of the rich cultural heritage and experiences of our diverse community.

Outcome – The Committee thanked Mr. Nachbar, Ms. Jensen, Ms. Robinson, and all others in attendance representing the various organizations within the district.

ANIMAL SERVICES PROPOSED ORDINANCE & PUBLIC COMMENT SUMMARY

Summary of Issue and Discussion

Jenee Shipman, Manager, Animal Services Division, explained in recent months the public has expressed concerns regarding proposed revisions to Aurora’s Animal Ordinance, Chapter 14. A determination was made at the October Policy Committee that more time would be permitted in an effort to allow for staff to continue discussions, summarize feedback, and provide recommendations. Residents, breeders, AKC Fancier Permit Holders, and other animal representatives shared many comments related to proposed ordinance revisions concerning feral cats, dangerous and barking dogs, shelter fees, and restitution. However, the majority of feedback received was related to the proposed elimination of the Fancier’s Permit and excessive number of animals permitted. In response to those concerns, staff has recommended keeping the Fancier Permit currently in code and working with a smaller group of permit holders whom have volunteered to assist in drafting revised processes for certifying the requirements to obtain a Fancier Permit.

Questions/Comments - Council Member Murillo asked for clarification on the Fancier’s Permit versus the Pet License. Ms. Shipman answered that all animals in the city must have a pet license. The fancier’s permit allows a breeder to have more than the maximum number of dogs permitted. Staff recommends the fancier permit exception stay in the code as is, without revision or removal.

Outcome – A policy will be drafted by the sub-committee concerning the Fancier Permit, and all recommended revisions to Chapter 14 will move forward with staff recommendations to Study Session for further review.

MISCELLANEOUS MATTERS FOR CONSIDERATION

Additional agenda items requested for 2019: Mobile Home Park Task Force, Housing Market Analysis, Affordable Housing, Homelessness Programs, Potentially Dangerous Animals, and Neighborhood Engagement Strategies.

Shelley McKittrick announced the Metro Denver Homeless Initiative’s Point-in-Time count is scheduled on January 28, 2019 from 8:00 p.m. – midnight, and requested the assistance of volunteers from the Committee.

Council Members Murillo and Hiltz thanked staff for their dedicated service and work this year.

Meeting adjourned at 5:45 p.m.

The next meeting: TBD

APPROVED:

Committee Chair, Crystal Murillo

Back-up not included

Update from the Mobile Home Affordable Task Force

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Housing, Neighborhood Services and Redevelopment Policy Committee Agenda Item Commentary

Item Title: Annual report from Community Development to Housing, Neighborhood Services & Redevelopment Policy Committee
Item Initiator: Anita M. Burkhart
Staff Source: Anita M. Burkhart, Manager, Community Development Division
Deputy City Manager Signature:
Outside Speaker:
Council Goal: 4.0: Create a superior quality of life for residents making the city a desirable place to live and work--2012

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session
- Approve Item and Move Forward to Regular Meeting
- Information Only

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*
2018 CDBG and HOME annual update on accomplishments and upcoming projects in 2019.

QUESTIONS FOR Committee

May Community Development present information to City Council Study Session?

EXHIBITS ATTACHED:

2018 Update to HRNS committee 01-23-2019.pdf

MEMORANDUM



City of Aurora

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TO: Housing, Neighborhood Services, and Redevelopment Policy Committee

THROUGH: Jason Batchelor, Deputy City Manager
Malcolm Hankins, Director Neighborhood Services Department

FROM: Anita M. Burkhart, Manager of Community Development Division

DATE: January 23, 2019

SUBJECT: Community Development 2018 Accomplishments

2018 Program Highlights

Affordable Housing Low Income Housing Tax Credit (LIHTC) Projects:

- Construction of the following HOME funded projects was completed in 2018:
 - **Village @ Westerly Creek III** (850 S. Ironton Way) – 74 units of affordable housing for households whose incomes are at or below 60% of Area Median Income; 24 units are dedicated to senior housing and 50 units are dedicated to family housing.

- Construction of the following HOME funded projects is underway:
 - **Paris Street Family Housing** (1702 Paris Street) – 39 units of affordable housing for households whose incomes are at or below 50% of Area Median Income; all units are dedicated to family housing with a mix of two- and three-bedroom units; project is scheduled to be completed in June of 2019.
 - **Alameda View Apartments** (15501 E. Alameda Pkwy) – 116 units of affordable housing for households whose incomes are at or below 60% of Area Median Income; the development will be a mix of one-, two-, and three-bedroom units; project is scheduled to be completed in September of 2019.
 - **Peoria Crossing Apartments** (12101 E. 30th Avenue) – 82 units of affordable housing will be constructed for households at 30%, 40%, and 60% of Area Median Income; the development will provide 15 one-bedroom units, 47 2-bedroom units, and 20 3-bedroom units; project is scheduled to be completed in December of 2019.

- Construction of the following HOME funded projects is expected to begin in 2019:
 - **Nine Mile Station Senior Living** (12251 E. Cornell Avenue) – 50 units of affordable housing for seniors (62+) whose incomes are at or below 60% of Area Median Income (70% of units will be for those with incomes at 50% and less); there will be 35 one-bedroom and 15 two-bedroom apartments; the project is scheduled to be completed in early 2020.

- **Residences at Hoffman** (1348 Xanadu Street) – 85 units of affordable housing for seniors aged 55+ whose incomes are at or below 60% of Area Median Income; the development will provide 66 one-bedroom and 19 two-bedroom apartments; project is scheduled to be completed in early 2020.
- **Connections at 6th (previously known as Residences at 6th Ave.)** (601 Potomac Street) – A mod-rehab of 68 units of existing affordable housing for households whose incomes are at or below 60% of Area Median Income; project is scheduled to be completed in early 2020.

2018 Rehabilitation Programs Highlights:

Commercial Renovation Program (Exterior only):

- 1452 Kenton Street – Jubilee Coffee completed February 23, 2018.
- 1485 Kingston Street – JYC Building completed June 15, 2018.
- 1982 Nome Street – Under construction due to be completed in early 2019.
- 10700 Montview Blvd – Under construction due to be completed in early 2019.
- 1400 Dayton Street – Under construction due to be completed in early 2019.

Single Family Rehabilitation Programs:

- CDBG Emergency Repair Program completed 37 projects; typical repairs include replacement of furnace, water heaters, waterlines and sewer lines.
- CDBG Radon Mitigation Program completed 15 projects; mitigation includes initial testing, mitigation and clearance testing.
- CDBG Handicap Accessible Program completed 5 projects; typical repairs include wheelchair ramps, chair lifts, walk-in bathtubs, widening of doorways.
- CDBG Hazardous Tree Removal Program completed 22 projects; this new program started in July 2017. Must be non-city owned trees, homeowner must be issued a notice of violation by Neighborhood Support (Code) or by Forestry for a dead/dying hazardous tree. Only tree removal with stump grind is eligible under this program, tree trimming is not an eligible activity.
- HOME Single Family Rehabilitation Loan Program completed 19 projects; entire property must be brought up to current housing standards under the Uniform Physical Condition Standards as established by HUD which includes a 5-year certification on all major systems.

2018 Home Ownership Program Highlights:

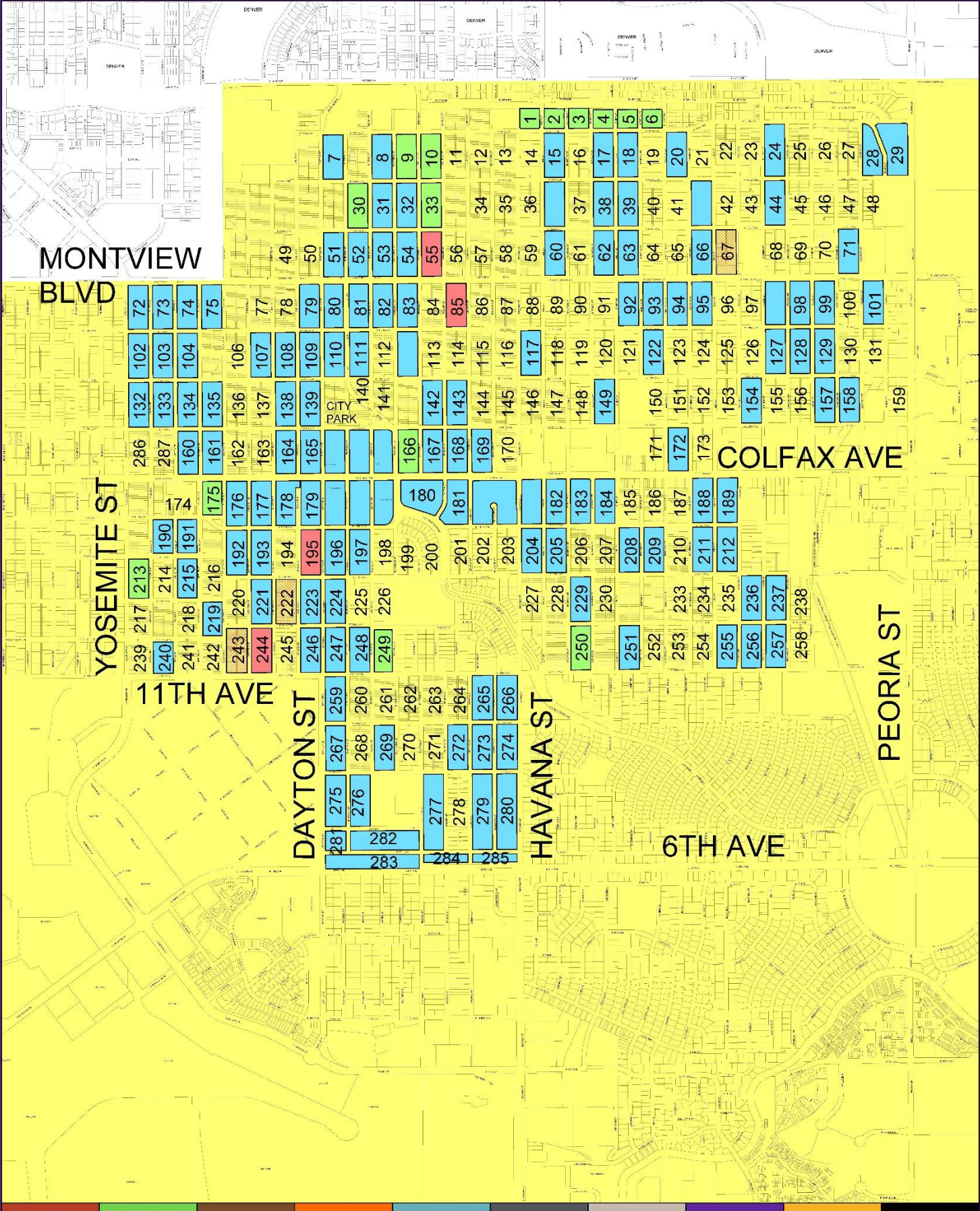
- Home Ownership Assistance Program (HOAP) has assisted 5 families with down payment and closing cost assistance through the end of August 2018.
- HOAP Counselors have provided a total of 484 families with counseling for the Pre-Purchase Program, Reverse Mortgage Program, and Foreclosure Prevention Program.
- HOAP Counselors have provided a total of 46 families with counseling for the Home of Our Own Program (HOOO) (security deposit and first month's rent for families living in Colfax Motel/Hotels). The HOOO program has assisted 7 families with security deposit and first month's rent.

2018 HOAP Education Seminar Attendance:

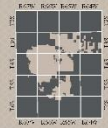
- A total of 618 people have attended the English speaking first-time homebuyer seminar.
- A total of 366 people have attended the Spanish speaking first-time homebuyer seminar.
- A total of 29 people have attended the Financial Fitness Seminars.

Other 2018 Program Highlights, including Capital Needs Improvement Projects:

- The 2018 NW Alley Paving has been completed. 4 alleys were paved. 145 alleys have been paved out of the total 281 alleys able to be paved. (Please see map at end of document).
 - Note: 2019 Alleys selected are:
 - Alley 43 – Macon St./Moline St. & 22nd Ave./23rd Ave.
 - Alley 163 – Chester St./Clinton St. & Colfax/16th Ave.
 - Alley 186 – Kenton St/Kingston St. & 14th Ave./Colfax Ave.
 - Alley 198 – Elmira St./Florence St. & 13th Ave./14th Ave.
- Renovation was completed for Aurora Interfaith Community Services (1553 Clinton Street, Aurora, CO. 80010), a nonprofit agency serving over 6,400 children and families in Aurora annually with food and clothing.
- Renovation was completed for Ability Connections, Creative Options for Early Childhood Education (1633 Florence Street, Aurora, CO 80010), a nonprofit agency providing early childhood programs to low-moderate income children and families.



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City of Aurora, Colorado

2018 Northwest Aurora Alley Map

March 24, 2017



- Legend**
- Improved Alley To City Of Aurora Standards
 - Scheduled Alley Improvements For Year 2018
 - Alley Has No Public Right-Of-Way
 - Eligible Area For CDBG Grant
 - Design Plans Prepared
 - 000** Alley Number

Feet 0 400 800 1,600

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HOUSING, NEIGHBORHOOD SERVICES, & REDEVELOPMENT COMMITTEE 2019 MEETING GOALS

**4th Wednesday of every month at 4:00 p.m.
Mt. Elbert Conference Room**

MEETING DATES 2019

January 23, 2019
February 27, 2019
March 27, 2019
April 24, 2019
May 22, 2019
June 26, 2019
July 24, 2019
August 28, 2019
September 25, 2019
October 23, 2019
November 27, 2019
December 25, 2019

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CARRY FORWARD ITEMS TO 2019

- Systematic Housing Inspection Update (Malcolm Hankins/Sandra Youngman)
- Paris Street Project Status (Anita Burkhart/Chris Davis)
- Alameda View Project Update (Anita Burkhart/Chris Davis)
- Point-in-Time Study (Shelley McKittrick)
- Westerly Creek Phase III (Anita Burkhart)
- Homelessness Service Provider Updates: Aurora Warms the Night, Comitis Crisis Center, Aurora Housing Authority, Colfax Community Network
- Arts District Stakeholder Update (Andrea Amonick/George Adams)
- Arts District Strategic Plan Update (Andrea Amonick)
- City Demographics – where federal funding is best resourceful – per CM Murillo

REQUESTED 2019 AGENDA ITEMS

- Explore renovations on existing properties as affordable rental options in addition to already offering new development and home ownership programs.
- Gentrification – proactive vs. reactive approach & a clear, defined meaning of gentrification per CM Murillo.
- Housing Market Analysis
- Mobile Home Task Force Resolution
- Homelessness Program
- Potentially Dangerous Animals
- Neighborhood Engagement Strategies