

**AGENDA**  
**HOUSING, NEIGHBORHOOD SERVICES, & REDEVELOPMENT**  
**POLICY COMMITTEE**

**Wednesday, June 26, 2019 4:00 PM**  
**Mt. Elbert Room, 5<sup>th</sup> Floor, Aurora Municipal Center**  
Council Member Crystal Murillo, Chair  
Council Member Allison Hiltz, Vice Chair  
Council Member Johnny Watson  
Michelle Wolfe, 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 – May 22, 2019
3. Announcements
4. New Items
  - APS School Based Health Clinics (15/10)  
Michelle Wolfe, Deputy City Manager
  - Fitzsimons Area Development Update (10/10)  
Andrea Amonick, Manager, AURA
5. Miscellaneous Matters for Consideration

Next Meeting: Wednesday, July 24, 2019 4:00 p.m. Mt. Elbert **(tbd)**

**Total projected meeting time: 45 minutes**

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**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.

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## **WELCOME AND INTRODUCTIONS**

Council Member Murillo welcomed everyone to the meeting.

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## **MINUTES**

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

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## **ANNOUNCEMENTS**

There were none.

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## **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.

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**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.

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**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



**Housing, Neighborhood Services and Redevelopment  
Policy Committee  
Agenda Item Commentary**

<b>Item Title:</b> APS School Based Health Clinics (SBHC)
<b>Item Initiator:</b> Michelle Wolfe
<b>Staff Source:</b> Michelle Wolfe, Deputy City Manager
<b>Deputy City Manager Signature:</b>
<b>Outside Speaker:</b>
<b>Council Goal:</b> 2.2: Partner and Cooperate with local educational institutes--2012: 2.2--Partner and Cooperate with local educational institute

**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.)*

Council Member Murillo requested information on APS School Based Health Clinics (SBHC).

**ITEM SUMMARY** *(Brief description of item, discussion, key points, recommendations, etc.)*

- All four SBHCs are integrated primary care clinics, meaning they provide both primary medical care (including nutrition and care navigation services) and behavioral health services as a coordinated care team. *Preventative* (hygienist) and *Restorative* (Dentist) Dental Services are offered at the 2 Kids Clinics (available to all SBHC patients).
- The SBHCs accept any APS student (anyone with an APS ID#) AND their siblings, neonatal to 21 years old.
- Accepted insurances: Medicaid, CHP+, Commercial (Cigna, United, BCBS, etc...)  
**DO NOT ACCEPT:** Denver Health Medicaid or Kaiser (Medicaid Outreach Coordinators will help to change Medicaid option if possible)
- For those without insurance, there are Medicaid Outreach Coordinators that will help determine eligibility and sign-up. If not eligible, the Sliding-Scale program will be applied. The fee scale is \$0, \$2, \$5, or \$7 (max) for each visit.
- Each SBHC has different days/hours of operation. All SBHCs are open during school breaks and most holidays. Rotating Saturday clinic once a month, or more often as needed.

**Crawford Kids Clinic:**

Monday: 8a-4p  
Tuesday: 8a-6p  
Wednesday: 8a-4p  
Thursday: 8a-3p  
Friday: 1p-4p

**Kids Clinic at Laredo:**

Monday-Thursday: 9a-5p  
Friday: 8a-12p

**Trojan Wellness Center:**

Tuesday-Thursday: 9a-5p  
Friday: 8a-4p

**Olympian Wellness Center:**

Monday, Tuesday, and Thursday: 9a-5p

\*Referrals to community resources are provided by all SBHC partners.

**QUESTIONS FOR Committee**

Informational

**EXHIBITS ATTACHED:**

SBHC Brochure.pdf

# Medical Services:



## Physical Health

- + Provided by Every Child Pediatrics
- + Physicals/wellness exams/sports physicals
- + Immunizations (shots)
- + Management of chronic conditions (asthma, eczema, weight management)
- + Routine lab tests
- + Treatment of minor injuries or illnesses



## Behavioral Health

- + Provided by Aurora Mental Health
- + Mental health screenings
- + Interventions and brief therapy
- + Consultation with medical providers
- + Case management
- + Referral to community resources



## Dental Health

- + Provided by Children's Hospital Pediatric Dentistry
- + Dental exams, x-rays, cleaning
- + Sealants, fluoride varnishing
- + Cavity treatment, tooth removal



## Referrals to Community Agencies

# Servicios médicos:



## Salud Física

- + Proporcionada por *Every Child Pediatrics*
- + Evaluaciones físicas/de bienestar/exámenes deportivos
- + Vacunas
- + Manejo de enfermedades crónicas (asma, dermatitis atópica o eczema, control de peso)
- + Evaluaciones rutinarias de laboratorio
- + Tratamiento de lesiones y enfermedades menores



## Salud Mental

- + Proporcionada por *Aurora Mental Health*
- + Exámenes de salud mental
- + Intervenciones y terapia breve
- + Consulta con proveedores médicos
- + Manejo de casos
- + Remisión a recursos de la comunidad

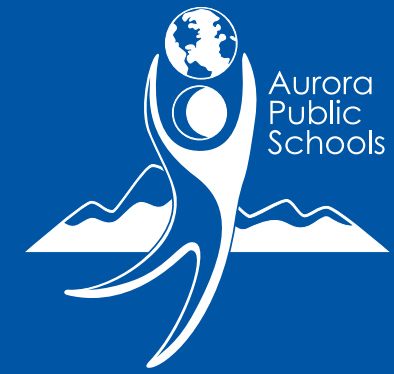


## Salud Dental

- + Proporcionados por el *Children's Hospital Pediatric Dentistry*
- + Evaluaciones dentales, rayos x, limpiezas
- + Sellos, aplicación de fluoruro protector
- + Tratamiento de caries, extracciones dentales



## Referencias a Agencias Comunitarias



# School Based Health Clinics

Las clínicas de las escuelas

The School Based Health Clinics of APS offer comprehensive, caring and affordable health care to students attending Aurora Public Schools and their brothers and sisters.

Las clínicas de APS ofrecen cuidado de salud comprensivo y accesible a los estudiantes que asisten a las Escuelas Públicas de Aurora y a sus hermanos y hermanas.

CALL TODAY FOR AN APPOINTMENT / PUEDEN HACER SUS CITAS LLAMANDO AL:

Crawford Kids Clinic: 303-326-2090

Laredo Kids Clinic: 303-326-1953

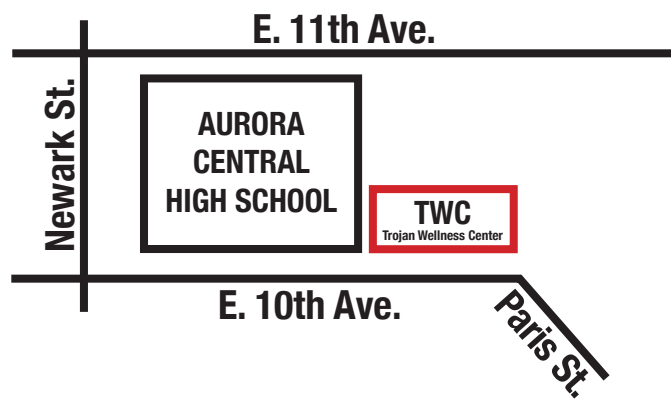
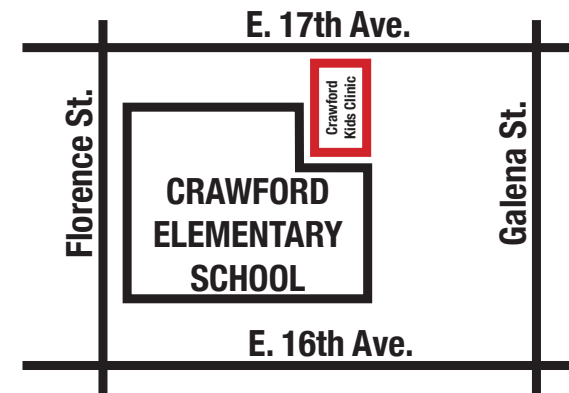
Olympian Wellness Center: 303-326-2088

Trojan Wellness Center (TWC): 303-326-1570

A partnership of / Una asociación de:







6/26/19



Laredo:  
<https://goo.gl/5AJ2Q1>



1420 Laredo Street • Aurora, CO 80011  
 303-326-1953



Aurora Central:  
<https://goo.gl/CXut42>



Crawford:  
<https://goo.gl/UpcRXy>



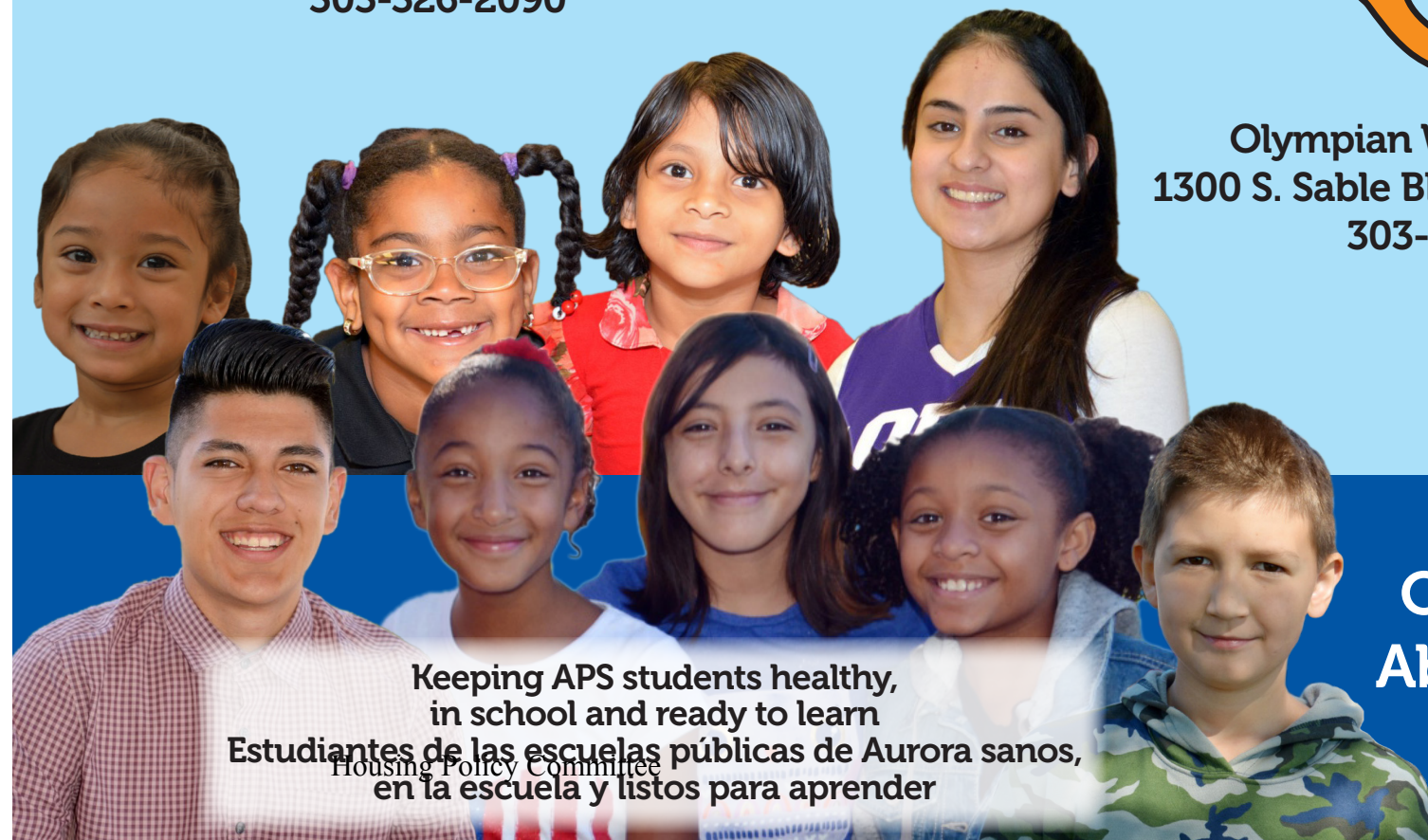
1600 Florence Street • Aurora, CO 80010  
 303-326-2090

Trojan Wellness Center (TWC)  
 11700 E. 11th Ave. • Aurora CO 80010  
 303-326-1570

Gateway:  
<https://goo.gl/knhWuw>



Olympian Wellness Center  
 1300 S. Sable Blvd. • Aurora CO 80012  
 303-326-2088



Keeping APS students healthy,  
 in school and ready to learn  
 Estudiantes de las escuelas públicas de Aurora sanos,  
 en la escuela y listos para aprender

Housing Policy Committee

Open Year Round  
 Abierto todo el año





**Housing, Neighborhood Services and Redevelopment  
Policy Committee  
Agenda Item Commentary**

<b>Item Title:</b> Fitzsimons Area Development Update
<b>Item Initiator:</b> Andrea Amonick, AURA Manager
<b>Staff Source:</b> Andrea Amonick, AURA Manager
<b>Deputy City Manager Signature:</b>
<b>Outside Speaker:</b>
<b>Council Goal:</b> 5.2: Plan for the development and redevelopment of strategic areas, station areas and urban centers--2012: 5.2--Plan for the development and redevelopment of strategic areas, station areas and urban center

**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.)*

At the April Policy Committee meeting, the Committee requested an update on development/urban renewal projects, specifically those within the Fitzsimons area. The attached memorandum provides a summary of the planning and development activities currently underway within the area.

**ITEM SUMMARY** *(Brief description of item, discussion, key points, recommendations, etc.)*

Currently, the area consists of five active urban renewal areas (URAs): the original Fitzsimons URA (approved in 2001), the Colorado Science + Technology Park (CSTP) URA (approved in 2008), the Fitzsimons Boundary Area II URA (approved in 2014) and the Fitzsimons Gateway A and B URAs (approved in 2015). The reason for having several separate urban renewal areas within the same geographic area is a combination of both the state statute restrictions on tax increment financing (TIF) duration, and the time it takes to initiate projects. The statute allows collection of tax increment by the Authority for a period not to exceed 25 years. Since that 25-year period begins with either approval of the plan or a substantive amendment, AURA strives to begin discussion of plans or plan amendments when a potential project has been identified “ready to go”.

Additionally, the 2016 changes to the urban renewal statute in HB 1348, both lengthens and complicates the project approval process. Developers requiring funding assistance must wait until the project has been presented to all taxing entities, and negotiations with each are complete before they can know what revenues will be available to assist their projects.

During the last three years, staff has worked primarily on projects that were initiated before 2016 to complete them and secure financing. A number of projects have been proposed since that time, and staff is now prepared to begin

discussions of those projects with Council. The attached memorandum summarizes both projects currently being completed and those under consideration as an update to the Committee.

**QUESTIONS FOR Committee**

None. Information Only.

**EXHIBITS ATTACHED:**

Fitz Dev Update(6-19).pdf



# MEMORANDUM

**To:** The Housing, Neighborhood Services and Redevelopment Policy Committee

**Through:** Jason Batchelor, Deputy City Manager *JTB*  
George Adams, Director of Planning and Development Services *G. Adams*

**From:** Andrea Amonick, Development Services/AURA Manager *A.A. Amonick*  
Melissa Rogers, Urban Renewal Supervisor *M. Rogers*

**Date:** June 26, 2019

**SUBJECT:** Fitzsimons Area – Urban Renewal Update

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## Executive Summary

At the April Policy Committee meeting, the Committee requested an update on development/urban renewal projects, specifically those within the Fitzsimons area. This memorandum will provide a brief written summary of the planning and development activities currently underway within the area.

Currently, the area consists of five active urban renewal areas (URAs) shown in Exhibit A: the original Fitzsimons URA (approved in 2001), the Colorado Science + Technology Park (CSTP) URA (approved in 2008), the Fitzsimons Boundary Area II URA (approved in 2014) and the Fitzsimons Gateway A and B URAs (approved in 2015). The reason for having several separate urban renewal areas within the same geographic area is a combination of both the state statute restrictions on tax increment financing (TIF) duration, and the time it takes to initiate projects. The statute allows collection of tax increment by the Authority for a period not to exceed 25 years. Since that 25-year period begins with either approval of the plan or a substantive amendment, AURA strives to begin discussion of plans or plan amendments when a potential project has been identified "ready to go".

Additionally, the 2016 changes to the urban renewal statute in HB 1348, both lengthens and complicates the project approval process. Developers requiring funding assistance must wait until the project has been presented to all taxing entities, and negotiations with each are complete before they can know what revenues will be available to assist their projects.

During the last three years, staff has worked primarily on projects that were initiated before 2016 to complete them and secure financing. A number of projects have been proposed since that time, and staff is now prepared to begin discussions of those projects with Council. This memorandum will summarize both projects currently being completed and those under consideration as an update to the Committee.

## Ongoing Activities in Existing Urban Renewal Areas

Projects that are complete or committed in original Fitzsimons URA include: the Shops at Fitzsimons, the Office Building, Bank and the Marriot Springhill Suites at Fitz Village, and a commitment to fund low and moderate income housing projects in and surrounding the area (\$1 million). All projects initiated within this area must be complete by 2026.

Projects that are complete or committed in Fitzsimons Boundary Area II URA include: the Forum at Fitzsimons, the Hyatt Hotel-Conference Center and Garage in Fitz Village and the Legacy housing development just east of the Hyatt.

A project in Fitzsimons Gateway A to build the Hyatt House Hotel just off the southeast corner of Colfax and Peoria is currently being discussed and is planned to come before AURA for final approval in early July. The project, the Fitzsimons Gateway Hotel, is a 140-room urban, modern extended-stay hotel bearing the Hyatt House flag. Hyatt House is an upscale end extended stay hotel, offering suites with separate bedrooms and full kitchens, and studios with kitchenettes. The amenities include a restaurant-bar, guest kitchen, laundry areas, a pool and fitness center, proposed smaller-sized meeting rooms, a computer/business center and modern, attractive common space areas. The Developer's franchise agreement with the Hyatt House flag is for thirty (30) years.

The Developer plans to upgrade the design prototype by increasing the building height to seven (7) stories and adding 10,000 square feet of ground floor retail. The bar and common space areas will be expanded, and the Developer will add an activated public patio at the building's western edge, and an outdoor patio for one of the retail spaces. The Developer will increase window sizes at all levels, and upgrade architectural enhancements. The building will be constructed with a higher grade of non-combustible wood, over a one-story podium. The Planning Commission unanimously approved the project site plan at its June 12th meeting. As previously indicated, staff will present the project to the AURA Board in July.

#### **Proposed Projects Requiring A Substantive Amendment to An Existing Urban Renewal Plan**

Within the Colorado Science + Technology Park (CSTP) URA, now branded as the Innovation Campus, AURA has committed funding for Metropolitan District infrastructure development (paid through bonds) to support projects in TIF Area #1. This has supported the development of jobs at FRA's Bioscience Buildings, UPI and several other developments on the Innovation Campus, north of Montview Boulevard.

To continue the creation of jobs within the Innovation campus, the Metropolitan District will borrow funds and add infrastructure to support the development of three new buildings: Bioscience III, IV, and V. The FRA has therefore requested to establish a new TIF area (TIF Area #2) to assist in the financing for the public improvements required for these three buildings. The new proposed TIF Area is near the northwest corner of Scranton Street and Montview Boulevard.

Establishing a new TIF area requires a substantive amendment to the existing CSTP URA under the new regulations of HB1348. The process requires a reconfirmation of blighting conditions (in the undeveloped area), and project presentation/negotiation with all the taxing jurisdictions to allocate increment. The presentation/negotiation must be conducted *before* the amendment can be formally presented and publically heard. Therefore, staff completed an updated blight study in June 2018. The condition survey focused on the area west of Scranton Boulevard. Staff will present a copy of the blight study to the Aurora City Council at its July 1<sup>st</sup> study session, and will ask Council to forward a resolution to its July 15<sup>th</sup> meeting to set a public hearing and declare the new area blighted at the August 19th City Council Meeting.

#### **Proposed Projects Requiring a New Urban Renewal Area Designations**

##### **Fitzsimons West**

A developer has purchased the property at 1725 Peoria Street and proposes to create a mixed use building with 96 units of student-oriented housing over 4,000 SF of commercial space. The building will be 7 stories, five stories of housing over several levels of parking with some street level retail. The rental project will meet some of the campus' needs for student housing and create a dense gateway along Peoria Street into the campus. The project Developer is applying for a HUD loan program as part of their project financing, but because of the cost of the parking podium the project still has a gap.

The project site is currently part of the original Fitzsimons TIF which will end in 2026, not allowing enough time to fund the gap. Staff is therefore suggesting the creation of a new urban renewal area, the Fitz West URA, that would include properties north of Colfax, but south and west of this project. In preparation for potentially creating a new urban renewal area, the City conducted a blight study which will be presented to Council at its July 1<sup>st</sup> study session, with a request to forward a resolution to its July 15<sup>th</sup> meeting to set a public hearing and declare the new area blighted and appropriate for urban renewal at the August 19th City Council Meeting.

The City has already invested approximately \$41 million over the last decade in a variety of low and moderate income housing projects (i.e., NSP, multi-family, and subsidized housing) within the area. Staff will seek to include land within the new urban renewal area (other than the proposed project site) to potentially incentivize private development along Peoria and west along Colfax and facilitate small local business development, additional services and other commercial development that not only responds to Council's new stated urban renewal goals but will also generate funding to support housing and business development by non-profit organizations that do not generate taxes and therefore require subsidies to be developed.

### 13<sup>th</sup> Avenue Station

Staff is also proposing a new urban renewal area on the east side of the campus, surrounding the 13<sup>th</sup> Avenue light rail station. Several projects are being proposed in this area, but one that is furthest along is a private, moderate income housing project located at the extension of N. Dillon Way next to I-225, south of the 13th Avenue station. The property has been purchased by Bach Homes, for approximately 390 moderate income apartment homes in close proximity to both transit and the campus. Additionally, the City has been approached by two separate developers seeking to develop the RTD-owned property just north of the creek and south of the RTD parking lot as additional low and moderate income apartments with some level of density and proximity to the 13th Avenue Station.

Staff is in support of projects proposed at both sites, however, the density of these projects requires the extension of Sable Boulevard/Dillion Way across the creek with a bridge structure (for Fire Access) and pedestrian access that neither developer can fund unilaterally nor without some financial assistance. Because at least one of the projects will be privately funded, staff believes that creating a new urban renewal area to include these potential developments could be a way to fund the required public improvements and facilitate the development of new low and moderate income housing adjacent to the 13th Avenue Station.

Therefore, staff completed a blight study of this area in June of 2019. The conditions survey focused on both the 13th Avenue Station area as well as the area along and north of Colfax containing the Uhaul and storage facilities. Staff believes that adding the land north of Colfax to a new urban renewal area (in addition to the proposed project sites at the 13th Avenue Station) will create additional business or housing opportunities that respond to Council's stated urban renewal goals. Staff will present a copy of the blight study to the Aurora City Council at its July 1<sup>st</sup> study session, and will ask Council to forward a resolution to its July 15<sup>th</sup> meeting to set a public hearing and declare the new area blighted at the August 19th City Council Meeting.

### Question for the Policy Committee

None. Information Only.



Exhibit A

