

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

**Wednesday, July 17, 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 – June 26, 2019
3. Announcements
4. New Items
  - APS School Based Health Clinics (10/10)  
Ashley Coram, School Based Health Clinics Program Manager  
Every Child Pediatrics
  - Providence at the Heights (15/15)  
Hassan A. Latif, Executive Director, Second Chance Center
  - Shipping Containers as Affordable Housing (5/10)  
George Adams, Director, Planning & Development Services
5. Miscellaneous Matters for Consideration

Next Meeting: Wednesday, August 28, 2019

***Total projected meeting time: 65 minutes***

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**HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY COMMITTEE**  
June 26, 2019

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

Others Present: Liz Fuselier, Mary Lewis, Sydney Hawkins, Chance Horiuchi, Gayle Jetchick, Chad Argentar, Melissa Rogers, Shelley McKittrick, Brittany Pond, Lindsay Lander, Chris Davis, Tim Joyce, George Adams, Malcolm Hankins, Michelle Wolfe, Daniel Krzyzanowski, Craig Maraschky, Matt Werner, Barb Baca, and Deana Foxen

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## **WELCOME AND INTRODUCTIONS**

Council Member Murillo welcomed everyone to the meeting.

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## **MINUTES**

The May 22, 2019 minutes were approved by Council Members Murillo, Hiltz, & Watson.

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## **ANNOUNCEMENTS**

Videos of progress made at the Providence development are available. The building is up to the 3<sup>rd</sup> floor.

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## **NEW ITEMS**

### **APS SCHOOL BASED HEALTH CLINICS**

#### Summary of Issue and Discussion

Malcolm Hankins, Director Neighborhood Services Department was asked to contact the Aurora Public Schools Program Manager about School Based Health Clinics. He stated he will schedule the Manager to present at a future Housing Committee.

Questions/Comments – None

Outcome – This agenda item will be tabled until the Program Manager is scheduled to present.

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### **FITZSIMONS URBAN RENEWAL AREA DEVELOPMENT UPDATE**

Summary of Issue and Discussion – Andrea Amonick, AURA Manager, provided information on the completed Fitzsimons area projects and proposed future projects. The original Fitzsimons development area was approved by City Council in 2001. Project development plans were staggered over time, with some moving forward and some being set aside for future development. Completed projects in the original Fitzsimons Urban Renewal Area (URA) include; The Shops at Fitzsimons, The Office Building, First Bank, & The Marriot Springhill Suites at Fitzsimons Village. A commitment to fund low and moderate income housing projects in the surrounding area was also negotiated and approved by Council. All of which are part of the original Fitz URA that must be completed by 2026.

Completed projects in the 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.

In 2008, other URA projects within the Colorado Science and Technology Park (CSTP), now branded as the Innovation Campus, began in order to stimulate private investment and bring bioscience and technology related business to the campus. As a result, Bioscience I (a.k.a. The FRA Building), Bioscience II, and Bioscience East were constructed. The initial development in TIF Area 1 generated approximately 1,000 jobs. Today, the campus employs approximately 26,000 workers.

The Metropolitan District has requested to amend the Urban Renewal Plan to include three more Bioscience Buildings for continued job growth. An amendment to the existing CSTP URA to create a new TIF area will be necessary (TIF area #2) to assist with financing essential public improvements. Expected to be a significant economic generator, the three new buildings are estimated to create an additional 1,200 new jobs.

Proposed projects requiring a new URA designation include: 1725 Peoria, a proposed mixed-use building of 96 units for student housing over a small amount of commercial space with underground parking. The developer will need help in order to complete this project.

At the 13<sup>th</sup> Avenue Station, Bach Homes has purchased property for 390 moderate-income units in close proximity to both transit and the campus. Bach Homes is not seeking an incentive, but in order to accommodate fire access codes, a bridge must be constructed across Tollgate Creek at Sable Blvd. and Dillon Way, and the developer is unable to absorb the cost without some financial assistance.

Staff will present this information to City Council on Monday July 1<sup>st</sup> with a request to schedule a public hearing to review blight study findings for the areas surrounding these projects. Also on July 1<sup>st</sup>, staff will present a reimbursement agreement to City Council for the Hyatt House Hotel, located on the SEC of Peoria and Colfax. Hyatt House is planned as a 6-story extended-stay with 140 rooms over one story of retail space. The hotel is expected to offer many amenities for the business traveler, those involved with the university, and hospital visitors.

Questions/Comments – Ms. Amonick was requested to provide information regarding the total of proposed new housing units and total square footage of retail space proposed for the projects. This information will be collected and provided to Council with a digital copy of the presentation, as it was not included in the backup.

Outcome – Ms. Amonick will provide the presented information to City Council at the July 1, 2019 Study Session for discussion and to determine if Council would like to set a public hearing to make a blight determination (a first step in the creation/amendment of an urban renewal area).

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## **MISCELLANEOUS MATTERS FOR CONSIDERATION**

There were none.

The next meeting: Wednesday, July 17, 2019 at 4:00 p.m.

Meeting adjourned at 5:00 p.m.

APPROVED:

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Committee Chair, Crystal Murillo



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

<b>Item Title:</b> Second Chance Center Presentation on Providence at the Heights
<b>Item Initiator:</b> Housing, Neighborhood Services & Redevelopment Policy Committee
<b>Staff Source:</b> Malcolm Hankins, Director, Neighborhood Services Department
<b>Deputy City Manager Signature:</b>
<b>Outside Speaker:</b> Hassan Latif, Executive Director, Second Chance Center
<b>Council Goal:</b> 4.4: Strengthen and build effective partnerships with the city's diverse community; and celebrate and appreciate diversity--2012: 4.4--Strengthen and build effective partnerships with the city's diverse community; and celebrate and appreciate diversit

**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.)*

The Second Chance Center is currently under development.

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

The Second Chance Center received 9% tax credits from CHFA in 2018 to build a 50 unit permanent supportive housing project -- Providence at the Heights (PATH). They have also received project based vouchers for 49 of the 50 units at the project. They secured the land adjacent to Elevation Christian Church and began construction a few months ago. Second Chance Center and their partners are coming to the policy committee to ask for funding to fill the gap they have as a result of construction delays beyond their control. Filling this gap will allow the project to come to completion.

**QUESTIONS FOR Committee**

N/A

**EXHIBITS ATTACHED:**

Providence - 7.17.19 PowerPoint

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# PROVIDENCE AT THE HEIGHTS

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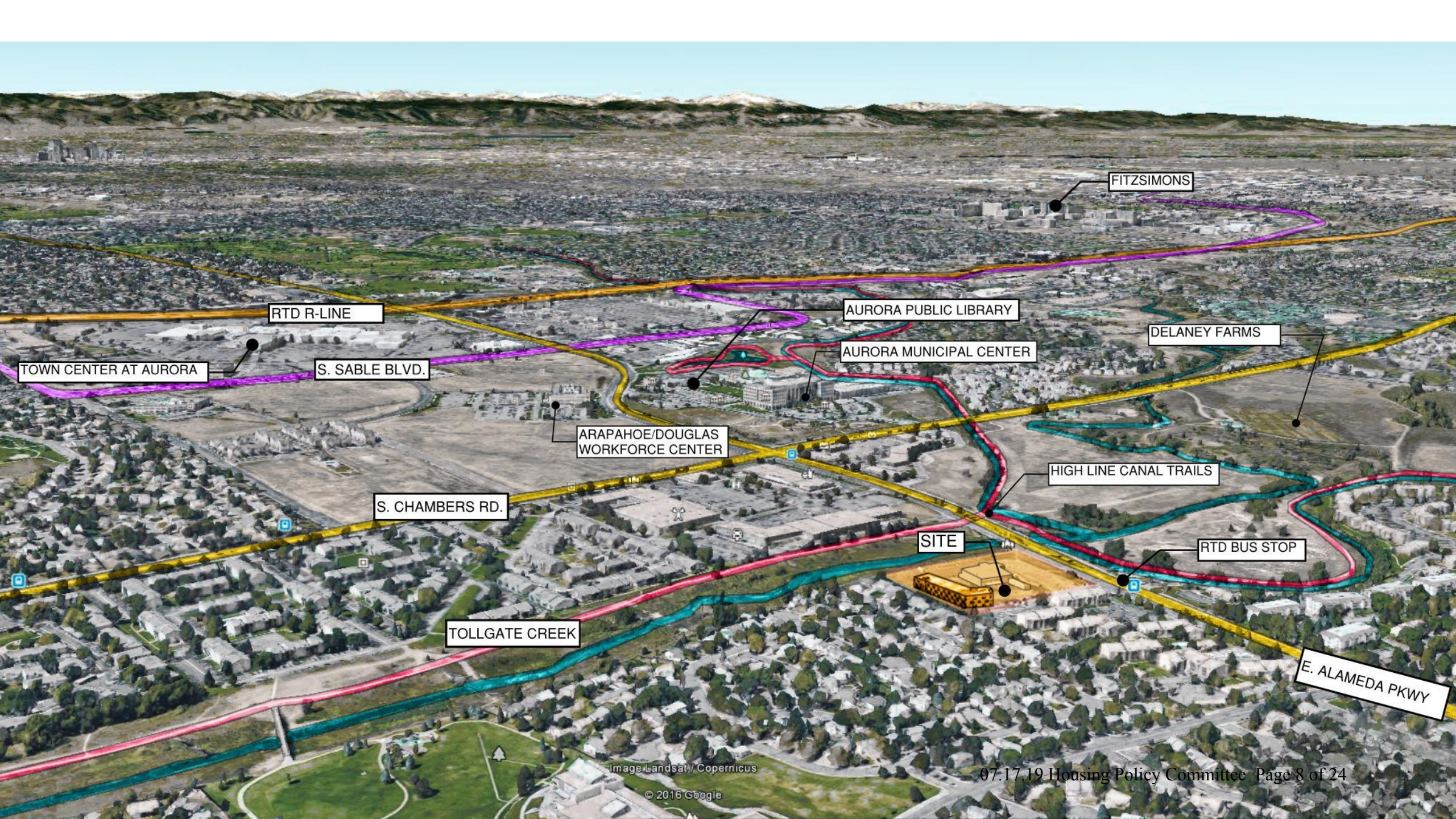


CITY OF AURORA

HoRNS Policy Committee Meeting

JULY 17, 2019





FITZSIMONS

RTD R-LINE

AURORA PUBLIC LIBRARY

DELANEY FARMS

TOWN CENTER AT AURORA

S. SABLE BLVD.

AURORA MUNICIPAL CENTER

ARAPAHOE/DOUGLAS  
WORKFORCE CENTER

HIGH LINE CANAL TRAILS

S. CHAMBERS RD.

SITE

RTD BUS STOP

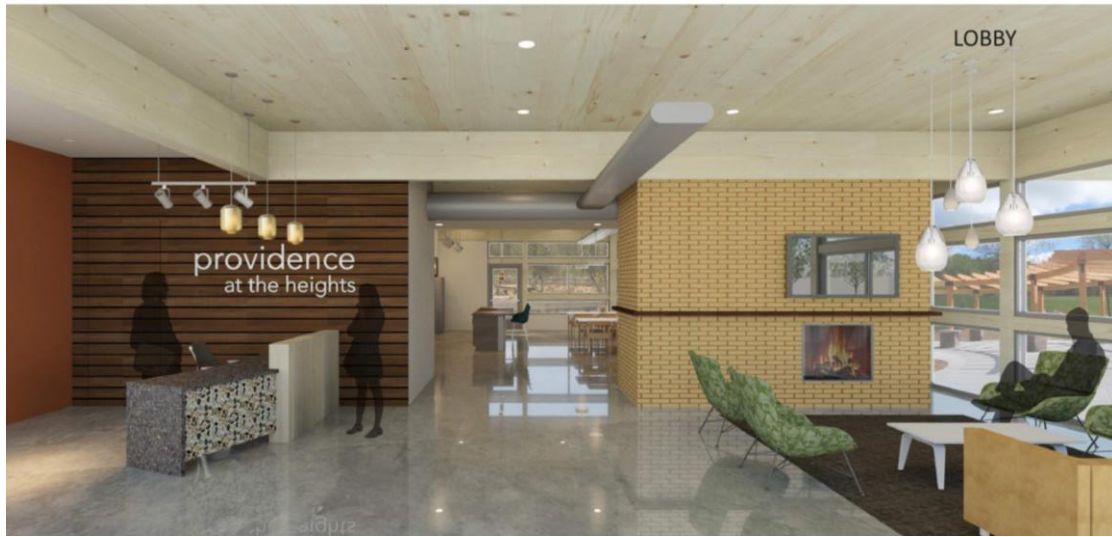
TOLLGATE CREEK

E. ALAMEDA PKWY





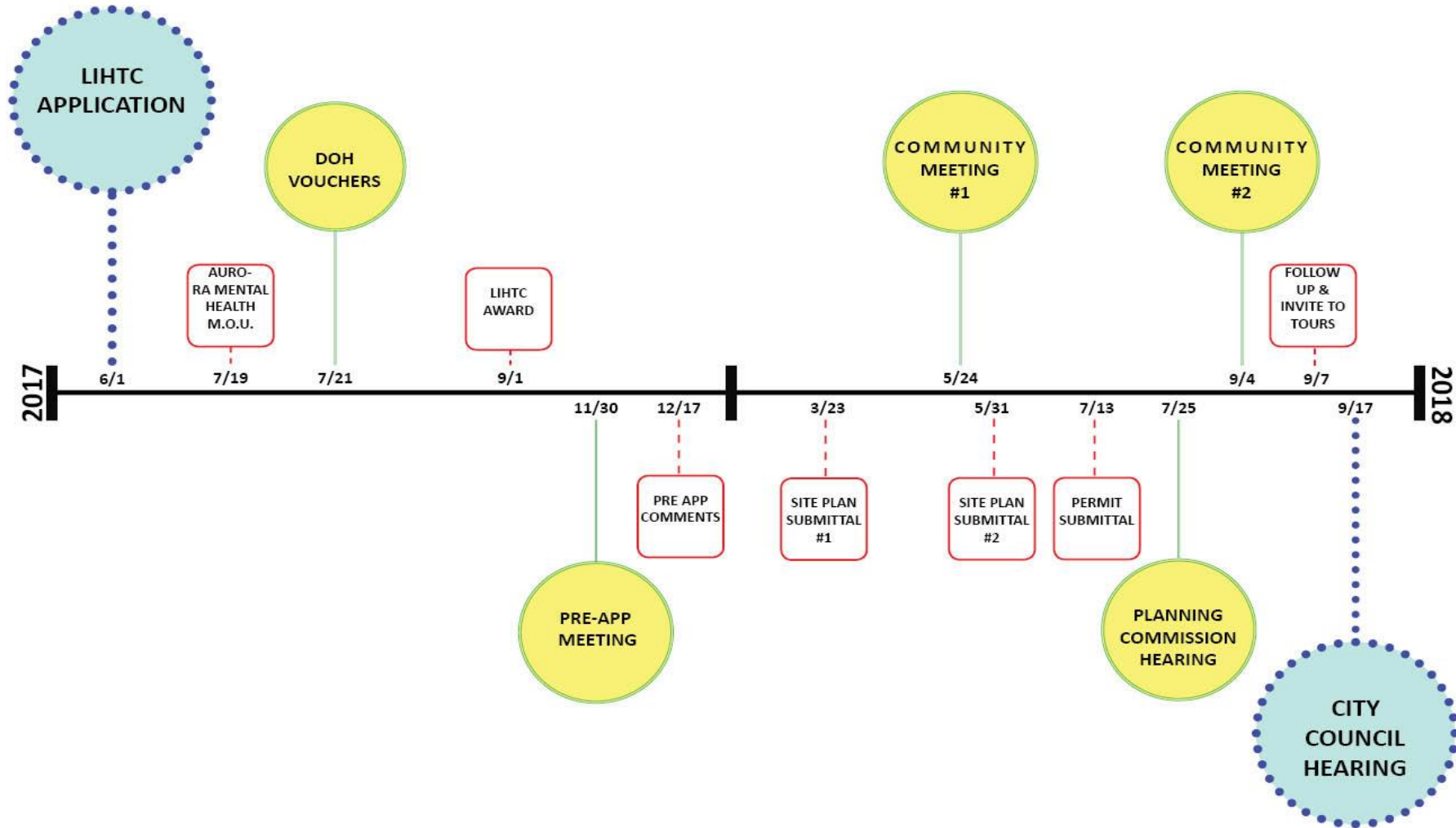




# Facts and Data

1. The Point in Time (PiT) Survey Conducted Annually
2. 357 Unhoused Neighbors in Aurora per the 2018 PiT
3. Providence at the Heights (PATH) Includes 49 Units
4. Forty (40) 1-Bedroom; Ten (10) 2-Bedroom
5. PATH Approved for 9% LIHTC Equity
6. No Current City of Aurora Investment

# PATH Development Process



# Schedule and Budget Impacts

1. Construction Originally Scheduled for September 2018
2. Soft Groundbreaking in January 2019
3. Realized Fiscal Impacts to Schedule and Budget
  1. Additional Labor Costs Associated with Appeal Hearing and Procurement
  2. Trump Administration Tariffs
    1. First Round: March 2018
    2. Second Round: May 2019
  3. Weather Days
    1. Two Bomb Cyclones
    2. Added Additional 22 Days to Development Schedule



# We Are Underway

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# The Ask

- We Ask for the City's Partnership in the Form of a \$675,000 Grant
  - One-Time Request for the Duration of the PATH Development
- The Request Represents 5% of the Overall Development Budget
- Funding Will Support Direct Services for Our Residents
  - Anticipated Service Dollars Redirected to Address Increased Development Costs





Questions?

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

<b>Item Title:</b> APS School Based Health Clinics (SBHC)
<b>Item Initiator:</b> Malcolm Hankins
<b>Staff Source:</b> Malcolm Hankins, Director, Neighborhood Services Department
<b>Deputy City Manager Signature:</b>
<b>Outside Speaker:</b> Ashley Coram, SBHC Program Manager
<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)*

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N/A

**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**

N/A

**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:





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



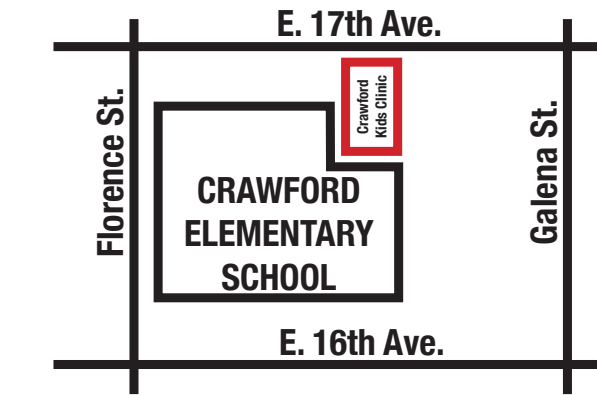
1420 Laredo Street • Aurora, CO 80011  
 303-326-1953



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



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



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



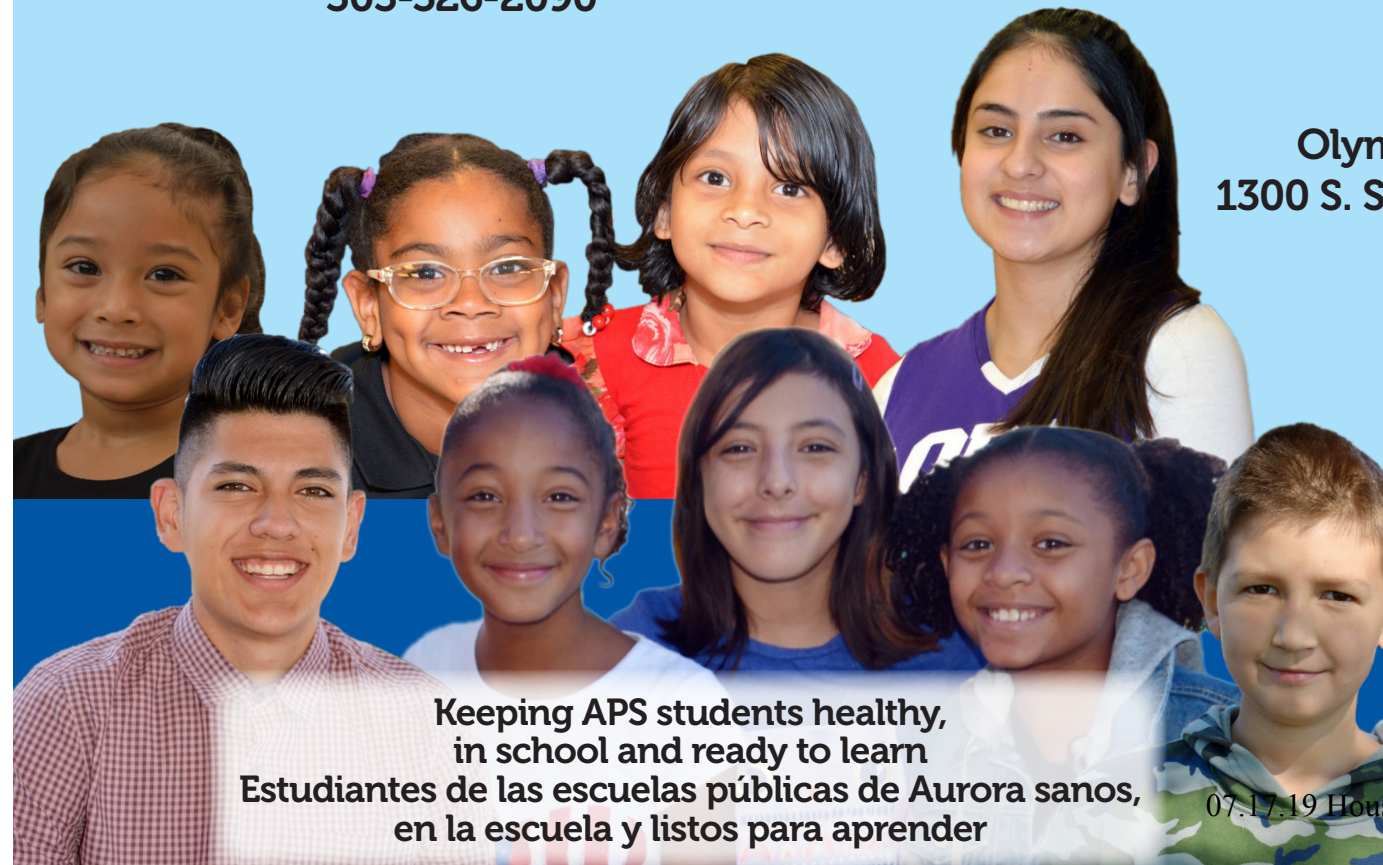
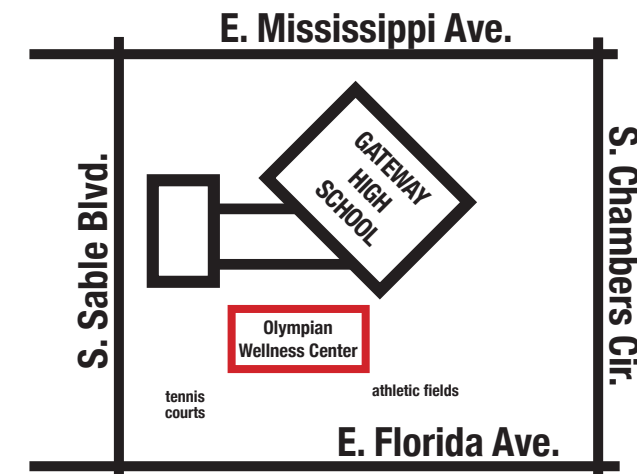
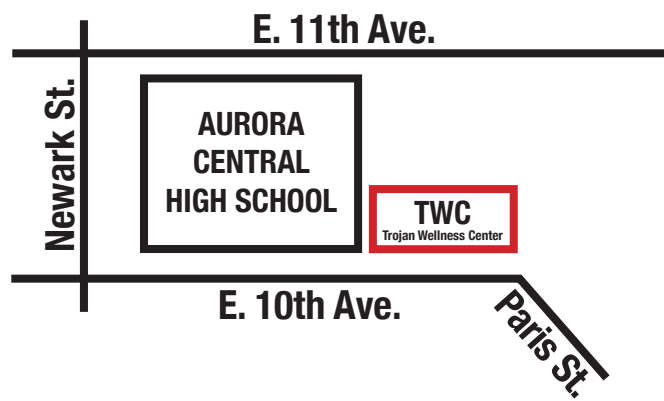
1600 Florence Street • Aurora, CO 80010  
 303-326-2090



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

**Open Year Round  
 Abierto todo el año**



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

<b>Item Title:</b> Shipping Containers as Affordable Housing Options – The Foundation for Economic Education
<b>Item Initiator:</b> George Adams
<b>Staff Source:</b> Scott Berg, Chief Building Official
<b>Deputy City Manager Signature:</b>
<b>Outside Speaker:</b>
<b>Council Goal:</b> 4.5: Maintain high-quality, livable neighborhoods--2012: 4.5--Maintain high-quality, livable neighborhood

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

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Council Member Hiltz received an inquiry from a constituent asking if would consider using shipping containers as an affordable housing option in Aurora.

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

From a Zoning Code perspective use of shipping containers for housing is permitted. However, shipping containers would need to meet standards that apply to more conventional housing products. For example, building setbacks, residential design standards, parking and landscaping.

There is nothing in the building codes that would prohibit the use of a shipping container as housing. The container would have to comply with the same code requirements as a conventional residential structure.

**QUESTIONS FOR Committee**

Informational

**EXHIBITS ATTACHED:**

None

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