

AGENDA
HOUSING, NEIGHBORHOOD SERVICES, & REDEVELOPMENT
POLICY COMMITTEE

Wednesday, August 28, 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

Michelle Wolfe, Deputy City Manager

Roberto Venegas, 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 – July 17, 2019
3. Announcements
4. New Items
 - Residential Lighting Ordinance (10/10)
Dan Money, Assistant City Attorney, City Attorney's Office
 - People's Building Presentation (20/10)
Aaron Vega, Events Facility Coordinator, Planning & Development Services
 - Community Development Affordable Housing Projects Update (10/10)
Chris Davis, Interim Manager, Community Development, Neighborhood Services
 - Trash, Recycling, & Composting Services (10/10)
Sandra Youngman, Manager, Neighborhood Support, Neighborhood Services
 - Source of Income Discrimination Ban (10/10)
Shelley McKittrick, Manager, Homelessness Program, Neighborhood Services
5. Miscellaneous Matters for Consideration

Next Meeting: Wednesday, September 25, 2019

Total projected meeting time: 100 minutes

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HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY COMMITTEE
July 17, 2019

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

Others Present: Andrea Amonick, Malcolm Hankins, Michelle Wolfe, Dan Money, George Adams, Sandra Youngman, Ashley Coram, Julie Zavala, Sharyn Vellenga, Jose Rodriguez, Michael Bryant, Tim Joyce, Dayna Ashley Oehm, Stephanie Kok, Chris Davis, Ryan LeCompte, Sydney Hawkins, Mary W. Lewis, Gayle Jetchick, Chance Horiuchi, and Deana Foxen.

WELCOME AND INTRODUCTIONS

Council Member Murillo welcomed everyone to the meeting.

MINUTES

The June 26, 2019 minutes were approved by Council Members Murillo, Hiltz, & Watson.

ANNOUNCEMENTS

Council Member Murillo addressed the Monday night Council Meeting and the statements made against herself, Council Member Hiltz and Johnston about their involvement in defacing the American flag at the Geo ICE Detention Facility. She expressed her extreme disappointment and frustration at not being allowed to speak in defense of herself, until the very end of the meeting. She noted that she was falsely accused and she believes the accusations made against her and her fellow council members have put their safety, and the safety of their family members at risk.

Andrea Amonick announced there will be four public hearings on separate blight designations to determine if the areas might be appropriate for designation in the future as an Urban Renewal Area. This topic will be presented on August 19, 2019 at 7:30 pm at the regular meeting of the City Council. Blight designation reports are available in the Planning & Development Services office.

NEW ITEMS**APS SCHOOL BASED HEALTH CLINICS****Summary of Issue and Discussion**

Ashley Coram, Every Child Pediatrics, introduced herself and presented the School Based Health Clinics (SBHC) Program. Through a collaborative partnership between the school district and community health providers, the SBHC Program provides comprehensive health care to students, including immunizations, sports physicals, acute illness treatment, and chronic condition management. Each clinic is comprised of a small staff, with one medical assistant and one medical provider (Physician Assistant or Nurse Practitioner). Children who have access to this health program benefit from receiving high quality health care, experience increased health outcomes, and higher academic achievement. There are over 2,500 SBHC's operating nationwide with a critical push to create more, and stakeholders are advocating legislatures to increase financial supportive funding.

Every Child Pediatrics serves as the medical provider and aids in general oversight of 11 of the 62 health centers operating through the State of Colorado, specifically, four of those clinics operating within Aurora Public Schools. These include; Crawford Kids Clinic at Crawford Elementary, the Kids Clinic at Laredo, the Children's Wellness Center at Aurora Central High School, and the Olympian Wellness Center at Gateway High School. Additionally, behavioral health providers from Aurora Mental Health are available for one-on-one counseling services & mental health screenings, and work side by side with medical providers' at all four clinics. Dental services provided by Children's Hospital are offered at Crawford and Laredo. Care coordination services are also provided to help

families overcome barriers. Unlike other SBHC's across the nation, APS students within the school district can be seen at any health clinic, as each clinic is conveniently located outside of the main school building and remains open during holidays, some Saturdays, and evening hours. Medicaid is accepted, and sliding scale fees are offered. The most a family will pay is \$0 to \$7, as the program is funded through grants, patient revenue, and Medicaid reimbursements.

Questions/Comments – Council Member Murillo commented on information she read about the potential closure of two of the schools where these clinics are located (Crawford and Central), and asked how those closures might impact the SBHC's. Ms. Coram answered since clinics are not part of the school district, even if the school is closed the clinic will remain open.

Council Member Hiltz requested digital copies of the handouts to share with the Public Safety Committee.

Council Member Watson asked how Medicaid funding will be replaced since it is beginning to dwindle. Ms. Coram responded that funding is a constant struggle, and private grants and other funding sources are constantly sought. Every Child Pediatrics is supported by general pediatric clinics that are not part of SBHC's.

Outcome – Council Member Murillo thanked Ms. Coram for the informational presentation.

SHIPPING CONTAINERS AS AFFORDABLE HOUSING OPTIONS

Summary of Issue and Discussion – George Adams, Director of Planning & Development Services, explained that the Planning Department views shipping containers similarly to that of a manufactured home. Zoning standards require homes to be placed on a firm foundation, connected to utilities, and must meet appropriate setbacks and residential design standards. Questions have been raised concerning the use of shipping containers, however, Planning has not received any specific project requests. The Building Code does not prohibit shipping containers as habitable spaces, but they must comply with all codes. Shipping containers would be considered an accessory dwelling unit, and certain specifications apply.

Questions/Comments – Council Member Murillo asked if other Municipalities in Colorado have implemented shipping container projects. Dayna Ashley-Oehm, Aurora Housing Authority, answered that Adams County regularly permits dwellings constructed out of shipping containers, as long as modular requirements for the State of Colorado are met. The State serves as the regulatory body and shares oversight with the container's State of origin. Once local inspectors verify connections and the container is installed it does not require further reinspection.

Outcome – Informational only.

MISCELLANEOUS MATTERS FOR CONSIDERATION

Dan Money, City Attorney II, shared that a proposed Ordinance on Residential Lighting Standards would likely come before the Committee in August. The item has been requested by Council Member Richardson, who received a request from a constituent who has alleged their neighbor is using a spotlight to harass them.

Chair Murillo announced that Deputy City Manager Michelle Wolfe has accepted a position outside of the City, and noted her last day will be September 3, 2019. Ms. Murillo expressed her sincere gratitude to Ms. Wolfe for her professionalism, and added that she will be missed.

The next meeting: Wednesday, August 28, 2019 at 4:00 p.m.

Meeting adjourned at 5:00 p.m.

APPROVED:

Committee Chair, Crystal Murillo



**Housing, Neighborhood Services and Redevelopment
Policy Committee**

Agenda Item Commentary

Item Title: Residential Lighting Ordinance
Item Initiator: Daniel Money
Staff Source: Dan Money, Assistant City Attorney - Civil Division x38917
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: 4.0-- Create a superior quality of life for residents making the city a desirable place to live and wor

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.)*

This ordinance was requested by Council Member Richardson.

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

This revised ordinance is intended to prevent residents from using the lighting on their property and houses in a manner to harass and annoy their neighbors.

QUESTIONS FOR Committee

Does Council support moving this item to Study Session?

EXHIBITS ATTACHED:

Residential Lighting Nuisance Ordinance.pdf

ORDINANCE NO. 2019 - ____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING CODE SECTION 62-26, TO ADD A PROSCRIBED ACT THAT WOULD PROHIBIT THE USE OF RESIDENTIAL LIGHTING AS A MEANS TO HARASS OR ABUSE OTHERS

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. That Aurora City Code Section 62-26 shall be amended to add a proscribed act under subsection (26). Subsection (26) reads as follows:

Sec. 62-26. Definition of public nuisance.

Proscribed Acts

(26) To direct or cause light emitting from one private residence or residential property, in a harassing or abusing manner, such that it unreasonably disturbs an adjacent property occupant’s use or enjoyment of that adjacent property.

Building-mounted lights shall be installed so that all light is directed downward, except for decorative lighting less than 100 watts fluorescent or the equivalent. Private and security lighting shall not cause light spillover onto adjacent properties that exceed 0.1 footcandles measured on abutting properties 10 feet away from the property line, except where adjacent to walkways, driveways, public and private streets.

Section 2. All ordinances or parts of ordinances of the City in conflict herewith are expressly repealed.

Section 3. Pursuant to Section 5-5 of the City Charter, the second publication of this ordinance shall be by reference, utilizing the ordinance title. Copies of this ordinance are available at the office of the City Clerk.

INTRODUCED, READ, AND ORDERED PUBLISHED this _____ day of _____, 2019.

PASSED AND ORDERED PUBLISHED BY REFERENCE this _____ day of _____, 2019.

BOB LEGARE, Mayor

ATTEST:

STEPHEN J. RUGER, City Clerk

APPROVED AS TO FORM:



DANIEL L. MONEY, Assistant City Attorney

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**Housing, Neighborhood Services and Redevelopment
Policy Committee**

Agenda Item Commentary

Item Title: People's Building Presentation
Item Initiator: Andrea Amonick, Development Services Manager
Staff Source: Aaron Vega, People’s Building Space Curator
Deputy City Manager Signature:
Outside Speaker:
Council Goal: 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 centers.

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

- Approve Item and Move Forward to Study Session
- Approve Item and Move Forward to Regular Meeting
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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 City purchased the former People's Rent to Own building (n.k.a. The People's Building) in February of 2014. The building was purchased as part of the Fletcher Plaza Urban Renewal program to contribute to the destination/ placemaking of the Aurora Cultural Arts District. The City funded and managed the building renovation during 2015 and 2016 bringing the total investment in the project to \$2.5 million. As such, the city has sought to expand the users and programs within this new venue to attract both local and regional audiences, artists and visitors. The building opened in late 2017 with a local artist "sampler" that was well received by the community.

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

In June of 2018, in order to increase the building use, the City contracted with the current Space Curator, Aaron Vega, to achieve the destination mission (outlined as a goal within the urban renewal plan) and achieve as close to revenue neutral programming as possible. During Aaron's 18 months curating the facility, the facility has hosted over 160 events and roughly 4,000 guests. Aaron will provide a comprehensive status report on the facility and his thoughts on continuing to grow the use, notoriety and programming of the space.

QUESTIONS FOR Committee

Information Only.

EXHIBITS ATTACHED:

None.

Back-up not included

People's Building Presentation



**Housing, Neighborhood Services and Redevelopment
Policy Committee**

Agenda Item Commentary

Item Title: Community Development Affordable Housing Projects Update (Paris Family Apartments, Peoria Crossing, Alameda View, Nine Mile Senior Living, Residences at Hoffman, Range View Apartments, Connections at 6th)
Item Initiator: Christopher Davis
Staff Source: Christopher Davis, Acting Manager, Community Development Division
Deputy City Manager Signature:
Outside Speaker:
Council Goal: 5.6: Continue to plan for high quality neighborhoods with a balanced housing stock--2012: 5.6--Continue to plan for high quality neighborhoods with a balanced housing stock

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 Committee requested to be updated on the Affordable Housing Projects under construction in the City of Aurora.

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

This is an informative presentation providing an update regarding the recently completed and ongoing Affordable Housing projects funded by Community Development.

QUESTIONS FOR Committee

Informational Only.

EXHIBITS ATTACHED:

Affordable Housing Update - 08.28.2019.pptx

Neighborhood Services Department

Affordable Housing Update

Community Development Division

August 28, 2019

Chris Davis

CD Planner



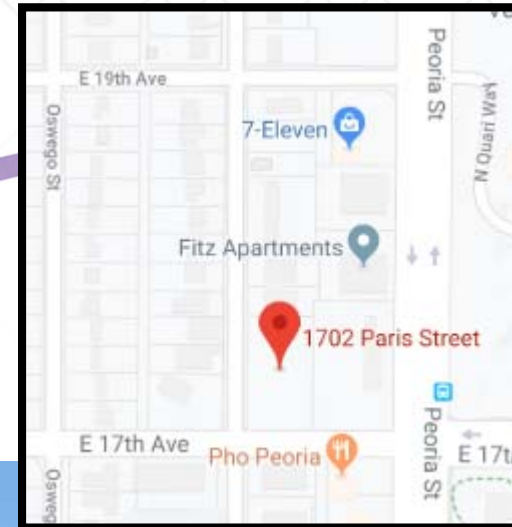
Overview

This presentation provides updates on Affordable Housing Projects utilizing Community Development funds that have recently completed or are currently under construction. These projects include:

- Paris Family Apartments
- Peoria Crossing
- Alameda View
- Nine Mile Senior Living
- Residences at Hoffman
- Range View Apartments
- Connections at 6th



Paris Family Apartments

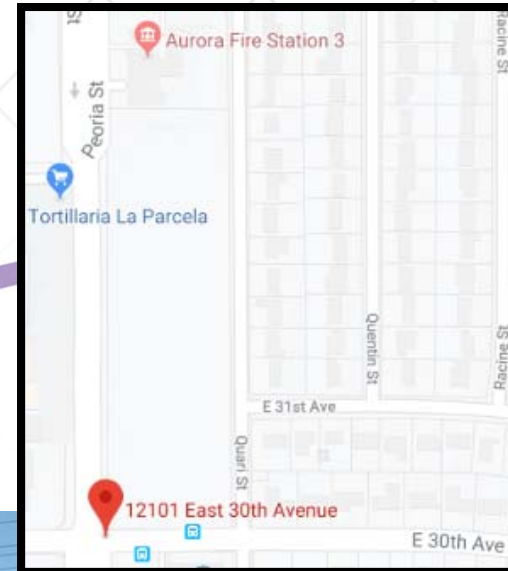


Completion	Number of Units	Rent Rates*
July 2019	39 units for Families	2 BR: \$327-\$1,045 3 BR: \$651-\$1,133

*Rent dependent on AMI%



Peoria Crossing

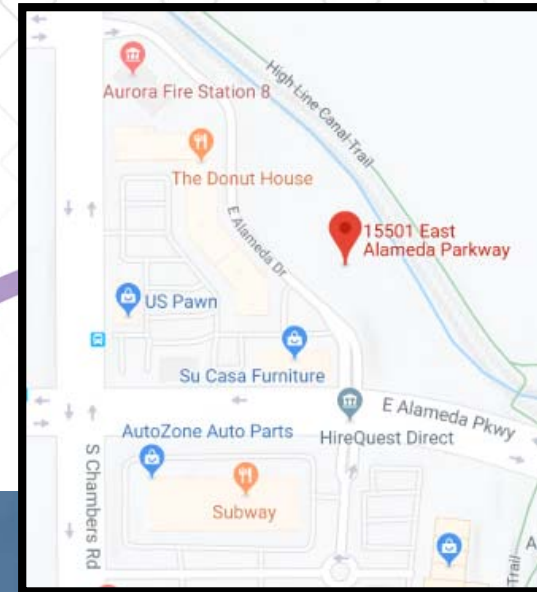


Estimated Completion	Number of Units	Rent Rates*
October 2019	82 units for Families	1 BR: \$950-\$1,065 2 BR: \$1,133-\$1,338 3 BR: \$1,297-\$1,929

*Rent dependent on AMI%



Alameda View

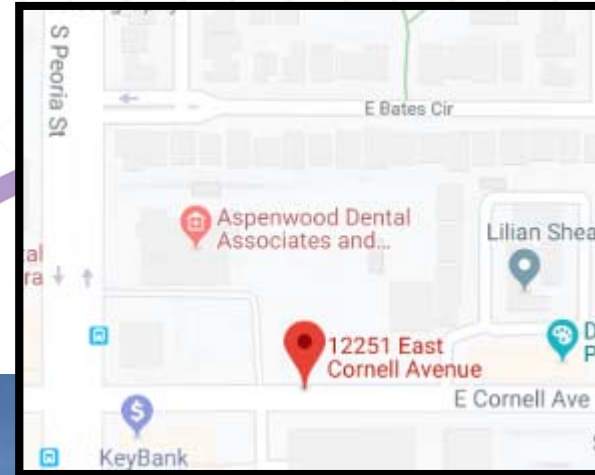


Estimated Completion	Number of Units	Rent Rates*
December 2019	116 units for Families	1 BR: \$430-\$970 2 BR: \$511-\$1,159 3 BR: \$634-\$1,335

*Rent dependent on AMI%



Nine Mile Senior Living



Estimated Completion

Number of Units

Rent Rates*

March 2020

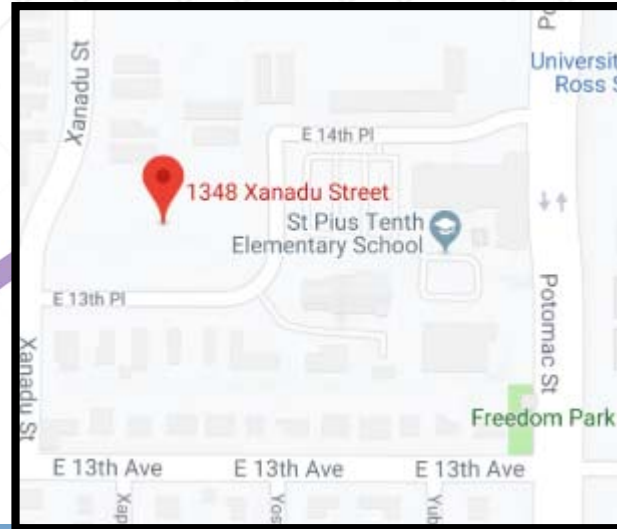
50 units for seniors 62+

1 BR: \$506-\$1,013
2BR: \$608-\$1,215

*Rent dependent on AMI%



Residences at Hoffman

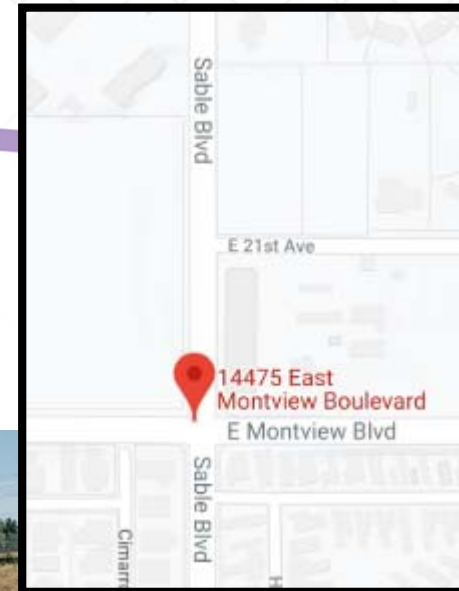


Estimated Completion	Number of Units	Rent Rates*
June 2020	85 units for seniors 55+ Veteran Preference	1 BR: \$462-\$968 2 BR: \$547-\$1,155

*Rent dependent on AMI%



Range View Apartments



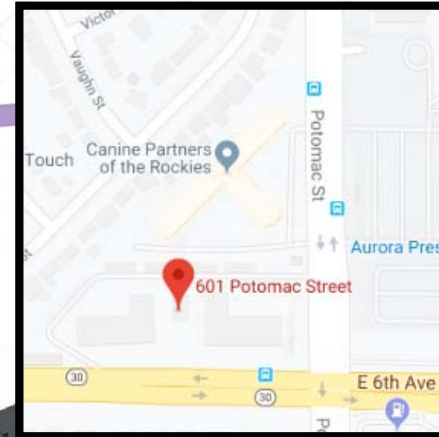
Estimated Completion	Number of Units	Rent Rates*
July 2021	223 units for Families	1 BR: \$460-\$1,135 2 BR: \$543-\$1,353 3 BR: \$619-\$1,554

*Rent dependent on AMI%



Connections at 6th (REHAB)

formerly known as Residences at 6th Avenue



Estimated Completion	Number of Units	Rent Rates*
December 2020	68 units for Families	1 BR: \$458-\$962 2 BR: \$543-\$1,148 3 BR: \$615-\$1,315

*Rent dependent on AMI%



Current Data for Minority and Women Owned Businesses

Minority Owned Businesses

- 3

Women Owned Businesses


- 9

Section 3 Businesses

- 3



Summary



Approximate Number of Affordable Housing Units located in Aurora	• 3,640
Number of Community Development funded Affordable Housing Units (2014-present)	• 660
Number of Community Development Funded Affordable Housing Units Under Construction/ Proposed	• 616
TOTAL	• 4,256



Questions?



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Housing, Neighborhood Services and Redevelopment Policy Committee

Agenda Item Commentary

Item Title: Trash, Recycling, & Composting Services
Item Initiator: Housing, Neighborhood Services, & Redevelopment Policy Committee
Staff Source: Michelle Wolfe, Deputy City Manager
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: 4.0-- Create a superior quality of life for residents making the city a desirable place to live and wor

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 this as a potential agenda item for discussion at HoRNS.

The attached presentation will address the questions CM Murillo posed to staff regarding the availability of recycling, composting, and waste hauling in the city. The questions include:

- Offer a description of current options for residents to recycle, compost, and haul waste.
- Provide information on services available from current providers including which offer recycling, composting, and waste hauling services.
- What are options for waste hauling in the community including those involving recycling and composting?
- What would be needed for the City to provide recycling, composting, and waste hauling services?

Similar questions about different methods of waste hauler regulations were contemplated by the Management and Finance policy committee in April 2015. The committee took no action after being presented with a brief overview memo on alternative waste hauling models.

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

The presentation given by staff will address each of the questions asked by CM Murillo in regarding to recycling, composting, and waste hauling in the city.

The presentation also references past research done by staff regarding how waste is collected and transported in the City of Aurora. In particular, research done on a potential waste hauler fee and presented to the full City Council at the April 27, 2019 Spring Workshop is related and relevant to this HoRNS presentation. At that workshop, Council directed staff to evaluate methods for assessing a waste hauler fee as a means to recover damages caused by trucks hauling waste across city roads.

Any consideration in changing the way recycling, composting, and waste hauling services are provided in Aurora in the future will likely require a change in the waste hauling service model allowed by the city. The same is true for the assessment of any fee to recover damages to roads. To that end, the presentation takes a high-level view in addressing CM Murillo's questions.

The presentation details several alternative waste hauling models utilized by cities across the Front Range. Each offers different approaches to recycling, composting, and waste hauling in the respective jurisdictions. A few models also offer ways for cities to assess fees to recover costs associated with the transportation of waste across city roads.

QUESTIONS FOR Committee

Information Only.

EXHIBITS ATTACHED:

Trash, recycling, and composting services - presentation 08.27.19.pdf



Waste hauling in Aurora

Housing, Neighborhood Services, and Redevelopment
Committee

August 28, 2019

Overview

- I. Initial questions to staff
- II. Current state of hauling, recycling, and composting in Aurora
- III. Waste hauling options

Past interest in waste hauling options

- **April 2015.** Council requested an overview of different waste hauling options.
 - Reviewed by M&F Committee. No action taken.
- **April 2019.** Council directed staff to consider assessing fees on waste hauling as method to fund road repair.
 - Fee will be considered with larger 2020 service fee study (subject to appropriation).
- **July 2019.** CM Murillo asks staff to address the questions on the previous slide related to recycling and composting.

Initial questions to staff

1. Offer a **description of current options** for residents to recycle, compost, and haul waste.
2. Provide information on **services available from current providers** including which offer recycling, composting, and waste hauling services.
3. What are **options** for waste hauling in the community including those involving recycling and composting?
4. What would be needed for the **City to provide** recycling, composting, and waste hauling services?

Residential services offered by incumbent haulers

Subscription-based haulers

Hauler	Regular waste hauling (landfill)	Recycling/Yard Waste	Composting	Specialized services*
Alpine Waste & Recycling	X	X	X	X
Pro Disposal	X	X		X
Republic Services	X	X		X
Waste Connections	X	X	X	X
Waste Management	X	X	X	X

*Specialized services offered vary by hauler. They may include pick up of bulky items, sharps, yard waste, and electronics recycling.

A total of 10 other specialty haulers legally operate vehicles in Aurora.

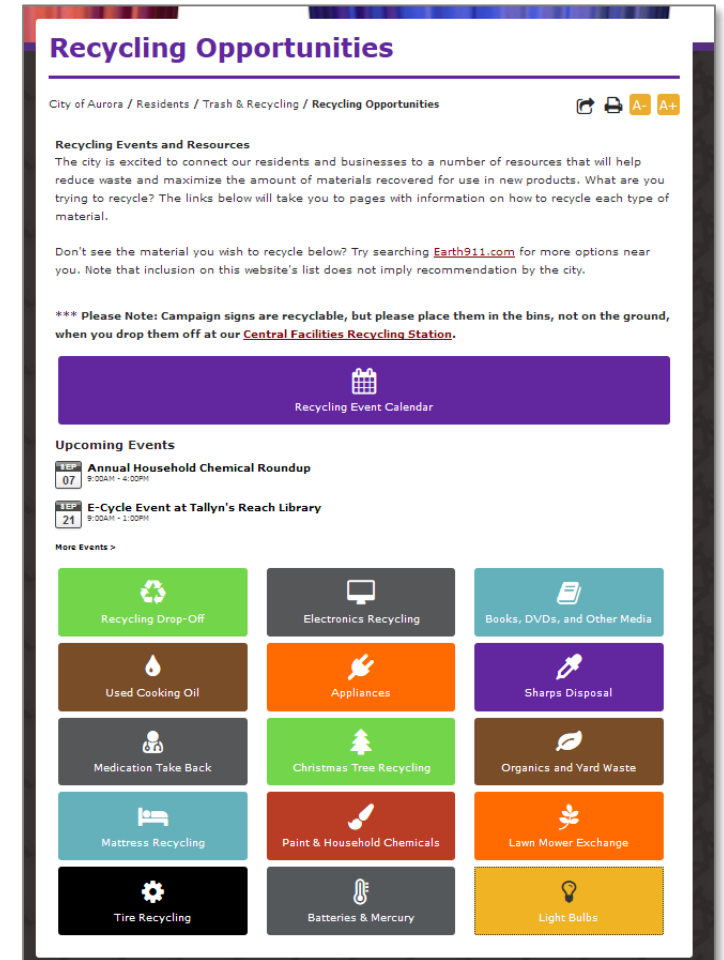
Other options for recycling and composting

- **Recycling**

- City's single-stream drop off – Central Facilities (13646 E. Ellsworth Ave, 80012)
- Waste Management's DADS drop off (3500 S. Gun Club Rd, 80018)
- Special events
 - City's Household **Chemical** Roundup (September – Central Facilities)
 - City's **Christmas tree** recycling (north, central, south locations)
 - TechnoRescue's bimonthly **electronics** recycling events (Central Facilities; Tallyn's Reach)

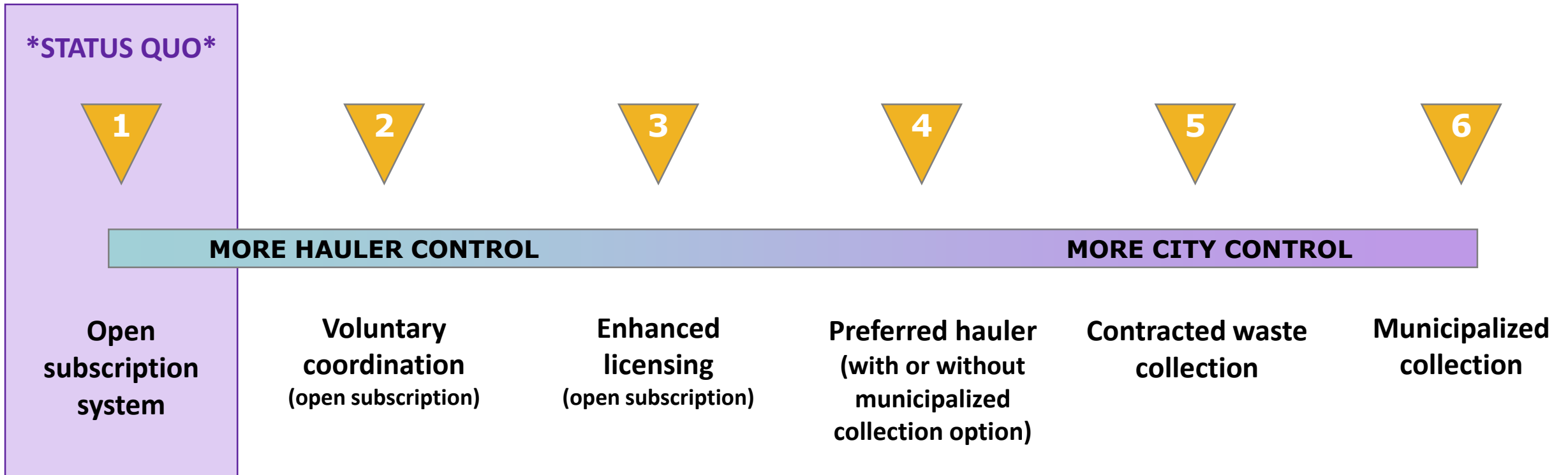
- **Composting**

- Wompost – by subscription (NW, E, and some SE Aurora only)

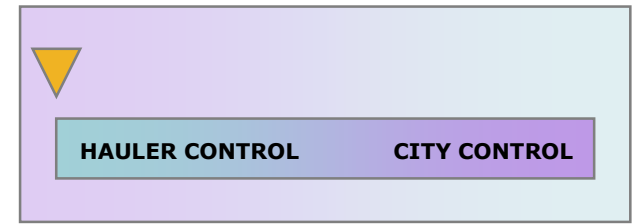


auroragov.org/residents/trash___recycling

Waste hauling options



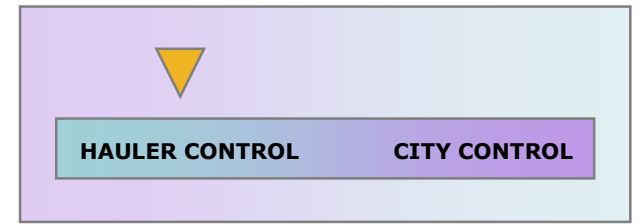
1. Open subscription model (*STATUS QUO*)



- Nearly completely free of City regulation.
- 15 different haulers (national and local operators) currently operating in the City.
- Cities using model: Aurora, Colorado Springs, Lakewood (currently)

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Maximum choice for residents, businesses, and HOAs to choose haulers and service options. • Multiple haulers provide for a variety of needs in the community. • Multiple price points available to consumers. • Free competition among haulers. • HOAs and non-mandatory neighborhood organizations can negotiate discounted rates. 	<ul style="list-style-type: none"> • City has no control over impacts of hauling—damage to streets, road traffic, pricing, service provision. • Geographic inequity in pricing and services available. • Inefficiency of multiple haulers’ routes covering the same geographic area. • Detrimental to environment with multiple haulers serving the same area in the same week. • Multiple trucks through the same neighborhood on same day inhibits neighborhood appeal. • Poor neighborhood aesthetics as trash carts sit on the street multiple days of the week. • Burden on residents to shop around for best price and service. No easy, transparent way to compare.

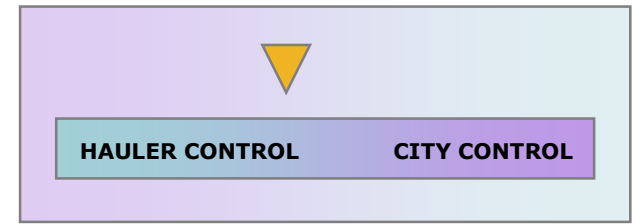
2. Voluntary coordination (open subscription)



- Is same as open subscription but with voluntary coordination among haulers to reduce neighborhood traffic.
- All haulers operating in a neighborhood or section of the City requested to operate on the same day.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Positive impact on neighborhood appeal (compared to status quo). • Maximum choice for residents, businesses, and HOAs to choose haulers and service options. • Multiple price points available to consumers. • Open competition among haulers. 	<ul style="list-style-type: none"> • May impact individual customers with specialized pickup needs. • May impact to haulers that offer specialized or limited service options. • City has little control over impacts of hauling— damage to streets, road traffic, pricing, service provision. • Geographic inequity in pricing and types of service available.

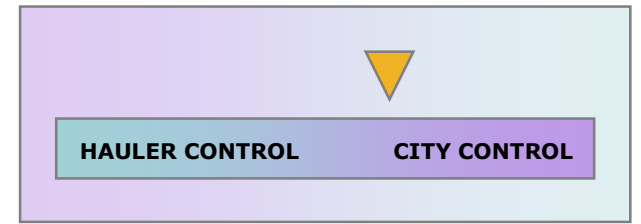
3. Enhanced licensing (open subscription)



- Adds statutory authority for the City to standardize waste diversion practices, service levels, pickup times, and other practices.
- Requires all haulers to receive an annual license from the City.
- Other cities using model: Boulder, Fort Collins

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Reduce or eliminate gaps in services available between groups of residents. • Customer choice of hauler is still available. • Licensing fee could be collected to partially offset hauler impacts on road infrastructure. • May improve amount of waste diversion. • May improve aesthetics of waste trucks. • May allow for provision of no-cost bulky item pickup. 	<ul style="list-style-type: none"> • May increase costs for customers. • Unlikely to positively impact noise, amount of traffic in neighborhoods, vehicle emissions. • Likely to require some program administration costs for the City. • Move may be seen as anti-business. May push smaller haulers out of the City.

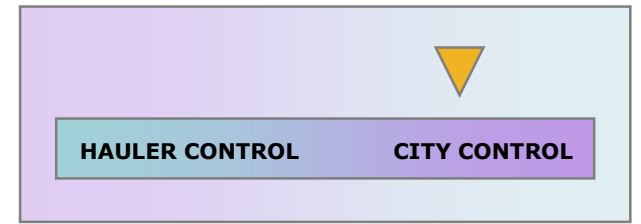
4. Preferred hauler (with or without municipalized system)



- Is a hybrid of open subscription, enhanced licensing, and contracted systems.
- City franchises one or more “preferred” haulers to achieve economies of scale on behalf of customers.
 - Municipalized service can be a preferred hauler.
- Preferred haulers abide by enhanced licensing requirements but receive a larger share of customers. Customer base can be expected to grow over time.
- Other entity using model: Highlands Ranch (non-preferred haulers must still pick up on single designated pick up date for neighborhood).

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Waste diversion services can be major consideration in designating the preferred hauler(s). • Provides uniform bundle of services to all customers, regardless of geography. • Customers retain choice of haulers. • Increased accountability of preferred hauler(s). • Can require provision of no-cost bulky item pickup. 	<ul style="list-style-type: none"> • Unlikely to positively impact noise, amount of traffic in neighborhoods, vehicle emissions in a significant way—at least initially. • Likely to require some program administration costs for the City. • Move may be seen as anti-business. May push smaller haulers out of the City.

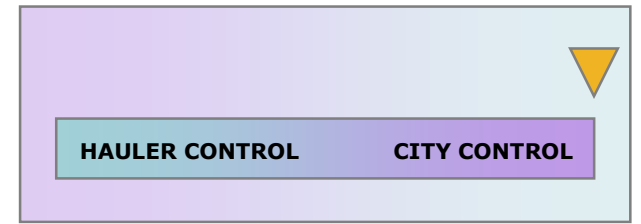
5. Contracted system



- City issues contracts to one or more haulers for residential collection.
- Contracts cover entire City or defined districts within.
- Customers are assigned a hauler based on where they live in the City.
- Other cities using model: Commerce City, Frederick, Greenwood Village, Golden, Lafayette, Lone Tree, Louisville, others. Recommended for Lakewood ballot question in November 2019.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Major consideration in awarding contract can be improving waste diversion. • Reduce or eliminate gaps in services available between groups of residents. • Likely to positively impact noise, amount of traffic in neighborhoods, vehicle emissions. • Licensing fee could be collected to partially offset hauler impacts on road infrastructure. • May improve aesthetics of trash trucks. • Can require provision of bulky item pickup. • All residents receive trash service (cannot forego service in violation of City code) 	<ul style="list-style-type: none"> • May increase costs for customers who produce larger quantities of waste. • Reduces customer choice of haulers. • Likely to require some program administration costs for the City. • Move may be seen as anti-business. May push smaller haulers out of the City.

6. Municipalized system



- City becomes sole provider of solid waste services for single-family and small multi-family residences.
- New City solid waste function would be an enterprise (like water or golf) with collection fees being paid by customers directly to the City.
- Other cities using model: Denver, Longmont, Loveland, Northglenn, Thornton

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • City has maximum control over fees and services provided to customers. • City can prioritize waste diversion. • City can reduce traffic, road damage while increasing neighborhood appeal. • Can provide bulky item pickup. • All residents receive trash service (cannot forego service in violation of City code). 	<ul style="list-style-type: none"> • No choice of haulers for customers. • Eliminates private hauling business for residential waste in the city. • Major start-up capital and administrative costs for the City. • Specialized pickup needs may be limited. • Would subject the City to new liabilities and require it carry new environmental insurance.

Questions



Housing, Neighborhood Services and Redevelopment Policy Committee

Agenda Item Commentary

Item Title: AMENDMENT OF CHAPTER 82 OF THE CITY CODE RELATED TO SOURCE OF INCOME DISCRIMINATION IN HOUSING
Item Initiator: Housing, Neighborhood Services, & Redevelopment Policy Committee
Staff Source: Shelley McKittrick, Director, Homeless Programs, Neighborhood Services Department
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: 4.0-- Create a superior quality of life for residents making the city a desirable place to live and wor

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 City has an anti-discrimination in housing ordinance that includes many forms of discrimination such as: religion, national origin, sex, race, creed, or color, or because of the religion, national origin, source of income, sex, race, creed, or color of his or her friends or associates. The current ordinance does not include source of income as a possible source of discrimination. The amendment recommended in this agenda item is to add "source of income" to that list.

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

Individuals and families in Aurora experience discrimination due to their source of income when attempting to rent or purchase a home. Often-times this discrimination comes in the form of refusing to rent to households with a Housing Choice (Section 8) Voucher. Other times it is their Social Security, child support, or student loans that are not accepted as viable income sources for rental approval. Amending the City's ordinance to include source of income discrimination will make the ordinance cover more discrimination causes, giving residents a legal route through which to grieve the discrimination they feel they have experienced. Other local communities such as Denver and Boulder have recently passed such new ordinances.

QUESTIONS FOR Committee

Does the Committee wish to recommend approval of the amended ordinance as presented today and forward the item on to Study Session?

EXHIBITS ATTACHED:

Ordinance Source of Housing Income Discrimination.pdf
Source of Income Discrimination August 2019.pptx



Source of Income Discrimination Ban

Proposed Amendment to section 82-57 of the City Code of the City of Aurora

Shelley McKittrick,
Homelessness Program Director
Neighborhood Services

BACKGROUND

- Aurora individuals and families may experience discrimination due to their source of income when attempting to rent or purchase a home
- Amending the City's ordinance to include source of income discrimination will give residents a legal route through which to grieve discrimination
- Other local communities such as Denver and Boulder have recently passed such new ordinances



SOURCE OF INCOME DEFINED

Source of income means as legal, verifiable income paid directly to the tenant or his or her representative (such as a payee), including but not limited to Social Security Supplemental Security Income (SSI), veteran's benefits, child support, spousal support, unemployment, insurance, pensions, and wages.



Proposed Ordinance Amendment

Current Ordinance	Proposed Ordinance
<p>To refuse to negotiate for a real estate transaction with a person or to increase the advertised price for a real estate transaction with a person because of his or her religion, national origin, sex, race, creed, or color, or because of the religion, national origin, sex, race, creed or color of his or her friends or associates.</p>	<p>To refuse to negotiate for a real estate transaction with a person or to increase the advertised price for a real estate transaction with a person because of his or her religion, national origin, source of income, sex, race, creed, or color, or because of the religion, national origin, source of income, sex, race, creed or color of his or her friends or associates.</p>



Question for the Committee

Does the Committee wish to recommend approval of the amended ordinance as presented today and forward the item to Study Session?



Thank you



ORDINANCE NO. 2019-____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING CHAPTER 82 OF THE CITY CODE RELATED TO SOURCE OF INCOME DISCRIMINATION IN HOUSING

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. That section 82-57 of the City Code of the City of Aurora, Colorado, is hereby amended to add the definition of source of income which definition shall read as follows:

Sec. 82-57. - Definitions.

The following words and phrases, when used in this article, shall have the meanings respectively ascribed to them and as set forth in C.R.S. § 24-34-501:

***Source of income* means as legal, verifiable income paid directly to the tenant or his or her representative (such as a payee), including but not limited to Social Security Supplemental Security Income (SSI), veteran's benefits, child support, spousal support, unemployment, insurance, pensions, and wages.**

Section 2. That section 82-58 of the City Code of the City of Aurora, Colorado, is hereby amended to read as follows:

Sec. 82-58. - Discrimination in housing.

It shall be a discriminatory or unfair housing practice to engage in any of the prohibited practices set out in C.R.S. §§ 24-34-502 and 24-34-502.2 or:

- (1) To refuse to negotiate for a real estate transaction with a person or to increase the advertised price for a real estate transaction with a person because of his or her religion, national origin, **source of income**, sex, race, creed, or color, or because of the religion, national origin, **source of income**, sex, race, creed or color of his or her friends or associates.
- (2) To refuse to engage in a real estate transaction with a person because of his or her religion, national origin, **source of income** sex, race, or color, or because of the religion, national origin, **source of income**, sex, race, creed or color of his or her friends or associates.
- (3) To discriminate against a person in the terms, conditions or privileges of a real estate transaction or in the furnishing of facilities or services in connection therewith because of his or her religion, national origin, **source of income**, sex, race, creed, or color, or because of the religion, national origin, **source of income**, sex, race, creed, or color of his or her friends or associates.

- (4) To refuse to receive from or to fail to transmit to a person a bona fide offer to engage in a real estate transaction because of his or her religion, national origin, **source of income**, sex, race, creed, or color, or because of the religion, national origin, **source of income**, sex, race, creed, or color of his or her friends or associates.
- (5) To represent to a person that any real property is not available for inspection or for a real estate transaction, when in fact it is so available, or to fail to bring a property listing to his or her attention or to refuse to permit him or her to inspect real property, under reasonable conditions, because of his or her religion, national origin, **source of income**, sex, race, creed, or color, or because of the religion, national origin, **source of income**, sex, race, creed, or color of his or her friends and associates.
- (6) To offer, solicit, accept, use or retain a listing of real property with the understanding that a person may be discriminated against in a real estate transaction or in the furnishing of facilities or services in connection therewith with respect to religion, national origin, **source of income**, sex, race, creed or color.
- (7) To make or cause to be made any written or oral inquiry or record concerning the sex, national origin, **source of income**, religion, ancestry, race, creed or color of any person seeking to purchase, rent or lease any housing or to use any form of application for purchase, sale, rent, lease or other transfer of any interest in housing which either records sex, national origin, **source of income**, religion, ancestry, race, creed, or color, or expresses, directly or indirectly, any limit, specification or discrimination on the basis of sex, national origin, **source of income**, religion, ancestry, race, creed or color.
- (8) For any person to whom application is made for financial assistance for the acquisition, construction, rehabilitation, repair or maintenance of any housing to make or cause to be made any written or oral inquiry concerning sex, national origin, **source of income**, religion, ancestry, race, creed, or color of a person seeking such financial assistance or concerning the sex, national origin, **source of income**, religion, ancestry, race, creed or color of prospective occupants or tenants of such housing or to discriminate against any person because of the sex, religion, national origin, **source of income**, ancestry, race, creed or color of such person or prospective occupants or tenants in granting, withholding, extending, modifying or renewing, or in the terms, conditions, or privileges relating to the obtaining or use of any such financial assistance.
- (9) For any person for business or economic reasons to induce, directly or indirectly, or to attempt to induce, directly or indirectly, the sale or rental or listing for sale or rental of any housing by representing that a change has occurred or will or may occur with respect to the religious, ethnic or racial composition of the street, block, neighborhood or area in which the housing is located.

- (10) For any person to aid, incite, compel, coerce or participate in the doing of any act defined in this section as an unfair housing practice or to obstruct or prevent any person from complying with the provisions of this article or any order issued under this article or to attempt, either directly or indirectly, to commit any act defined in this section to be an unfair housing practice.

Section 3. All ordinance or parts of ordinance of the City Code of the city of Aurora, Colorado, in conflict herewith are expressly repealed.

Section 4. Pursuant to Section 5-5 of the Charter of the city of Aurora, Colorado, the second publication of this ordinance shall be by reference, utilizing the ordinance title. Copies of this ordinance are available at the office of the City Clerk.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2019.

PASSED AND ORDERED PUBLISHED BY REFERENCE this _____ day of _____, 2019.

BOB LEGARE, Mayor

ATTEST:

STEPHEN J. RUGER, City Clerk

APPROVED AS TO FORM:

Tim Joyce (NCC)

TIM JOYCE, Assistant City Attorney

F:/Dept/City Attorney/CA/Tim/Ordinance/Source of Income Housing Discrimination/Ordinance Source of Income Housing Discrimination.