

AGENDA
HOUSING, NEIGHBORHOOD SERVICES, & REDEVELOPMENT
POLICY COMMITTEE
Wednesday, May 6, 2020 3:00 PM
WebEx Meeting - Access information provided to Internal Staff

Public Participation Dialing Instructions

Dial Access Number: 1.877.820.7831

Enter Participant Code: 254610#

Council Member Crystal Murillo, Chair
Council Member Francoise Bergan, Vice Chair
Council Member Alison Coombs
Roberto Venegas, Deputy City Manager
Andrea Amonick, Manager, Planning & Development Services
Nancy Sheffield, Interim 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 – March 11, 2020
3. Announcements
4. New Items
 - Solid Waste Service Model Alternatives (15/15)
Michael Lawson, General Management
 - Homelessness Services RFP (15/15)
Jessica Prosser, Manager, Community Development Division
 - Affordable Housing Gap Financing Application (10/5)
Jessica Prosser, Manager, Community Development Division
5. Miscellaneous Matters for Consideration

Next Meeting: Wednesday, June 3, 2020

Total projected meeting time: 75 min

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HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY COMMITTEE
March 11, 2020

Members Present: Council Member, Chair Crystal Murillo
Council Member, Vice-Chair Francoise Bergan
Council Member, Alison Coombs

Others Present: Council Member Juan Marcano, Council Member Allison Hiltz, Regina Edmondson, Roberto Venegas, Nancy Sheffield, Trudy Hernandez, Jessica Prosser, Daniel Krzyzanowski, Ryan LeCompte, Susan Barkman, Mary W. Lewis, Gail Pennington, Jennifer Orozco, Sandra Youngman, Bob Gaiser, Tim Joyce, Shelley McKittrick, Melinda Townsend, Abraham Morales, Karen Wolters, Tara S. Bostick, Bryon Taylor, Sabrina Lawson, Michael Terry, Mindy Parnes, Melissa Rogers, and Cecilia Zapata

WELCOME AND INTRODUCTIONS

Council Member Murillo welcomed everyone to the meeting. A brief introduction was made by each person in attendance.

MINUTES

The February 5, 2020 minutes were approved by Council Member Murillo with a minor amendment.

ANNOUNCEMENTS

Mary Lewis invited the Committee to the Open House/Housewarming celebration at Providence at the Heights at 11 a.m. on March 20th.

NEW ITEMS

PROVIDENCE AT THE HEIGHTS HOUSING SUPPORT – ONE TIME FUNDING

Summary of Issue and Discussion

Providence at the Heights (PATH) provides 49 units of permanent, supportive housing and is requesting \$695,000 in the form of a one-time grant from the City. Funding assistance is needed for transition assistance, apartment furnishings, building furnishings, transportation, security, on-site staff assistance, on-site resources, and building finishes. Shelley McKittrick, Homelessness Program Director, introduced Regina Edmondson, Development Director of Second Chance Center, which offers residents the chance to build healthy, stable and successful lives at PATH while transitioning out of incarceration. Ms. Edmondson explained the programming support offered to PATH residents. She shared the program's strong safety culture and the service philosophy for their members. The funding request comes as a result of a shortfall from construction issues that impacted their budget and added delays to their schedule. PATH is already 100% occupied, and Ms. Edmondson further explained that services and resources are needed immediately.

Questions/Comments – Council Member Bergan asked if PATH was requesting assistance from any other organizations to help fund this gap. When Ms. Edmondson answered, “No”, Council Member Bergan requested information regarding PATH's budget, revenues, and investments made by their other funding partners and service providers. She further suggested Ms. Edmondson collaborate with Arapahoe County, specifically, the Department of Health & Human Services, to partner with the city to fund the gap. A discussion was made by staff regarding the option of federal funding and compliance regulations. Council Member Bergan asked if the city can source the funding, where is the best source of funds? Staff will research funding sources available and make a recommendation for City Council to determine.

Outcome – The Committee unanimously agreed to move the request forward to Study Session for further discussion.

CITY CENTER DEVELOPMENT UPDATE**Summary of Issue and Discussion –**

The City Center, the area east of I-225 to the north and south of Alameda Parkway, has been a priority area for Aurora’s Planning and Development for decades. Within the City Center Development Area, RTD’s Metro Center transit-oriented hub, is one of three major hubs along the R Line light rail service area. (Colfax Station and Nine Mile Station being the other two). Each hub represents mixed-use, high density Urban District place-types, identified and prioritized in the Aurora Places Comprehensive Plan. Daniel Krzyzanowski, Principal Planner with Aurora’s Planning Department, explained that a new development proposal for the Metro Center property is imminent, as the Aurora Town Center has invested in redevelopment plans for the beginning of a long-term effort to enhance the site. To help shape and support this development interest, the city will initiate a six-month planning process, featuring a broad public input element to develop a vision and overall development framework for the area.

Questions/Comments – Council Member Murillo requested business types (i.e., local cooperatives) be included in the planning and development goals.

Outcome – Council Member Murillo thanked staff for the information.

RESTRICTED BREED DISCUSSION & PROPOSED DANGEROUS DOG ORDINANCE**Summary of Issue and Discussion -**

City Council has requested discussion of the Restricted Breed Ordinance, Section 14-75 of the Aurora Municipal Code, as several members have expressed an interest in repealing the ordinance. In 2005, the City adopted the Restricted Breed Ordinance. Modifications were made to the Ordinance over time, and in 2014, a question was put on the ballot as to whether the Ordinance should be retained or repealed. At that time, approximately 64% of the votes were in favor of retaining the Ordinance. The City Attorney’s Office has indicated the vote was advisory, so if City Council wishes to repeal the ordinance, it could be done so by returning to the voters with a ballot question, or it could be repealed by ordinance. Additionally, staff recommends the adoption of a proposed Aggressive Animal/Potentially Dangerous Animal Ordinance which will allow greater flexibility with enforcement processes and court cases. It will also allow an Animal Protection Officer to have more discretion in each situation and will be more current with other jurisdictions.

Questions/Comments – Council Member Coombs asked if comprehensive study data (population statistics, reported incidents, etc.) had been provided to educate voters or if there had been any public engagement process initiated prior to the ballot question in 2014. Nancy Sheffield, Interim Director, Neighborhood Services Department, stated there was communication leading up to the ballot. Staff worked closely with City Council to provide statistical data and respond to inquiries from the public, however, there was not a public education campaign made for either those in support of, or in opposition, of the ban. Council Member Bergan suggested opening an educational community engagement process based on the lack of public education in the past. Council Member Coombs agreed.

Council Member Hiltz reviewed her proposed, “Aggressive Animal/Potentially Dangerous Animal Ordinance” explaining the difference from the breed specific legislation as this proposal provides enforcement authority over any dangerous or potentially dangerous animal and isn’t canine or breed specific.

Tim Joyce, City Attorney, suggested moving all of Chapter 14 revisions forward to include the proposed Aggressive Animal / Potentially Dangerous Animal Ordinance forward to Study Session, and withholding the Restricted Breed Ordinance during the public engagement process.

Council Member Bergan expressed an interest in having a discussion to revise the number of dogs permitted based on a constituent’s request.

The Committee was then posed with the following questions: 1.) Does the Committee support retaining the Restricted Breed Ordinance section of the Aurora Municipal Code? 2.) Does the Committee support re-pealing the Restricted Breed Ordinance? 3.) Would you support doing so by ballot or by ordinance?

Outcome - The Committee unanimously approved to move Chapter 14 revisions forward to Study Session to include the proposed Aggressive Animal/Potentially Dangerous Animal Ordinance, while concurrently opening a two-

month public engagement process on breed specific legislation. The suggestion was made for Council Member Bergan to bring an amendment to include her constituent’s request in the public engagement process for number of dogs.

MISCELLANEOUS MATTERS FOR CONSIDERATION

Public members of the audience were provided an opportunity to submit their comments to be placed on the meeting’s record. Comments were submitted requesting City Council’s support and approval of changing breed specific legislation by Carolyn Boller, Tara S. Bostick, Bryon Taylor, Michael Terry and Karen Wolters.

Next meeting: Wednesday, April 1, 2020 3:00 p.m.
Meeting adjourned at 12:30 p.m.

APPROVED: _____
Committee Chair, Crystal Murillo

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

Agenda Item Commentary

Item Title: Solid Waste Service Model Alternatives
Item Initiator: Michael Lawson
Staff Source: Michael Lawson, Manager of Special Projects, 303-739-7188
Deputy City Manager Signature:
Outside Speaker:
Council Goal: 4.5: Maintain high-quality, livable neighborhoods--2012: 4.5--Maintain high-quality, livable neighborhood

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 Council has requested staff identify alternative models for solid waste hauling several times in the past. Most recently, City staff presented pros and cons of alternatives to the City's 'open subscription' solid waste hauling model at the August 28, 2019 Housing, Redevelopment, and Neighborhood Services (HoRNS) committee meeting. The committee did not advance a recommendation to the full Council at that time, directing staff to return to HoRNS for further discussion in early 2020.

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

This presentation to the HoRNS committee will be similar to that given to the committee in August 2019. Concerns associated with the current 'open subscription' model of solid waste hauling currently allowed by the City will be detailed. Staff has identified four different categories of concerns voiced by residents, the Council itself, and City staff:

- Growing prevalence of service interruptions;
- Incongruity in services offered and pricing across the community;
- Environmental impacts; and
- Other costs being incurred by the City and residents.

Alternative models to the open subscription model capable of addressing these four areas of concern will be presented along with the pros and cons of each.

Staff will recommend the City initiate a public engagement campaign to better understand the solid waste hauling challenges facing residents. Feedback from residents and other stakeholders will inform what additional regulations, if any, can best address the four areas of concern while balancing costs incurred by residents and residents' ability to choose their own hauler.

QUESTIONS FOR Committee

Does the committee wish to advance to the full Council the recommendation to initiate a community engagement campaign related to changing Aurora's solid waste hauling model?

EXHIBITS ATTACHED:

HoRNS - Solid waste regulatory options 04.01.20.pdf



Management of solid waste

Housing, Redevelopment, and Neighborhood Services
Policy Committee

April 1, 2020

Overview

- I. Briefing on solid waste hauling in Aurora
- II. Needs assessment – converging policy concerns
- III. Waste hauling options
- IV. Other significant policy considerations

Past interest in waste hauling options

- **April 2015.** Council requests an overview of different solid waste hauling options.
 - Reviewed by M&F Committee. No action taken.
- **April 2019.** Council directs staff to consider assessing fees on solid waste hauling as method to fund road repair.
- **August 2019.** CM Murillo asks staff to address questions related to availability of recycling and composting across the community.
- **Q1 2020.** City receives resident complaints about missed curbside trash pickups and changing service levels.

State of solid waste hauling today

- Continuing consolidation of haulers has left three major curbside residential operators in the metro area: Republic, Waste Management, and Waste Connections.
- Recycling is virtually always coupled with trash collection in the metro area.
- Composting is often not required but available at an additional cost to the city and/or resident. All three major haulers appear to offer composting.
- Cities cannot limit the number of haulers providing commercial, large multifamily service (>7 units) (C.R.S. § 30-15-401 (7.5)). Additional regulations may be put in place.
- Around 20 or so disposal companies operate in Aurora. Most operate vehicles of some kind.
 - Most are specialty companies offering pick up of roll-offs, bulky items, medical waste, yard waste, and electronics recycling.
- One pass of a residential waste truck is the equivalent of 1,000-1,300 passenger vehicles. Reducing passes from 6 to 2 per week may reduce total vehicle impact by 7 percent.^{1, 2}

¹ R3 Consulting Group, Inc. Trash Services Study Final Report. City of Fort Collins. 2008

² Wilde, W. James. Assessing the Effects of Heavy Vehicles on Local Roadways. Minnesota Department of Transportation. 2014.

Needs assessment – four areas of concern

Service interruptions

- Solid waste haulers have consolidated. Interruptions in service have resulted. There has been little communication on the changes from haulers.
- Difficult to find accurate comparative price information online.

Incongruity in services, costs

- Some residents have access to recycling and composting services, bulk pick up, etc., while others do not (especially in multifamily).
- There is geographical, pricing inequity in the provision of services.



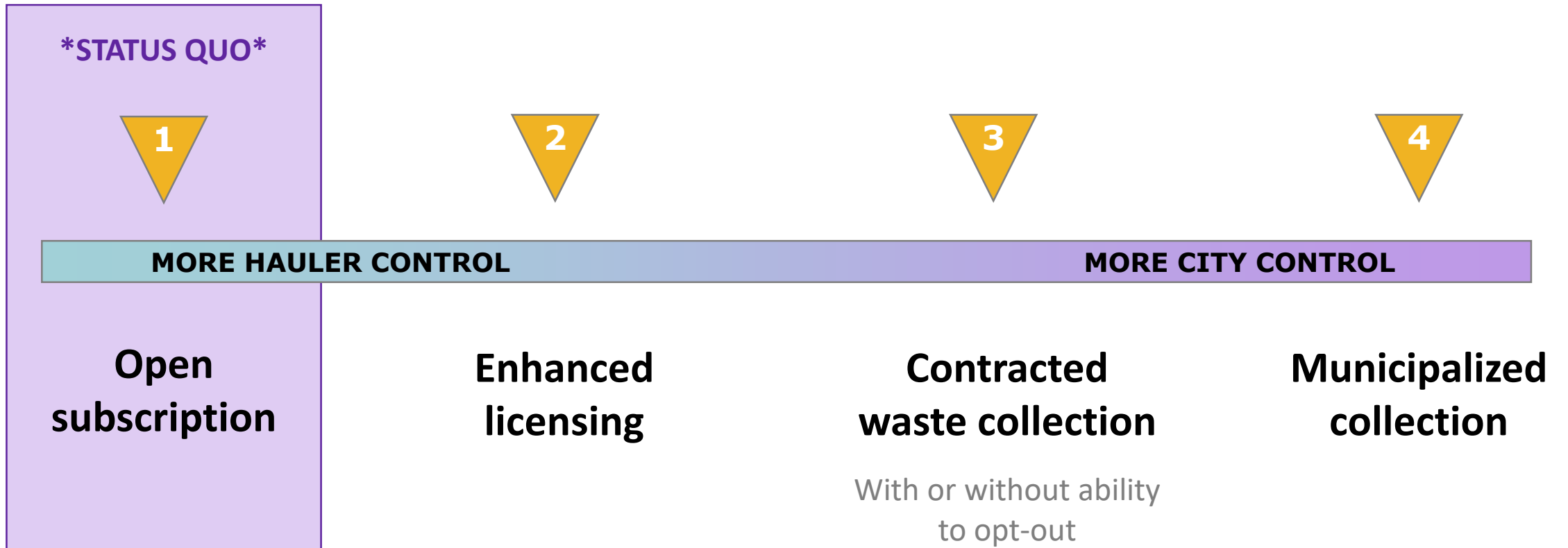
Environmental impacts

- Redundant haulers operating in the same area does extensive damage to roads, air quality.
- Neighborhood aesthetic, safety, code enforcement concerns with multiple daily pickups occurring.

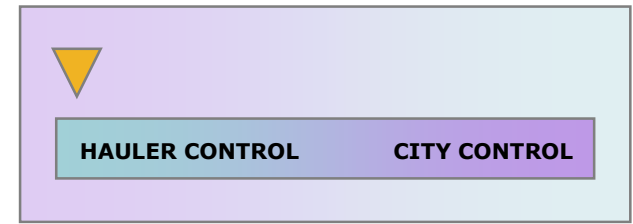
Other costs to the City, residents

- Illegal dumping, dead animal pickup creates additional costs and headaches for City and residents.
- Disposal of bulky and specialty items (i.e. electronics, chemicals) is difficult to access for some residents.

Solid waste hauling options



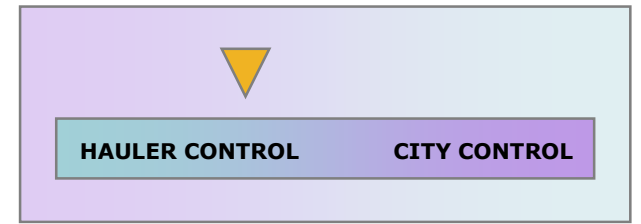
1. Open subscription model (*STATUS QUO*)



- Almost completely free of City regulation.
- About 20 different haulers (national and local) currently operating in the City.
- Cities using model: Aurora, Centennial, Colorado Springs, Lakewood, Parker

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Maximum ability 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 some residents. • Open 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. • Code Enforcement may not be able to easily tell when trash carts have been left out too long. • 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.

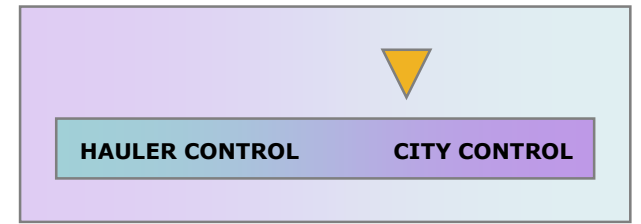
2. Enhanced licensing (open subscription)



- 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.

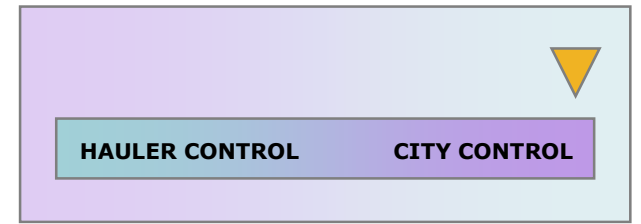
3. Contracted system



- City issues contracts to one or more haulers for residential collection.
- Contract(s) cover entire City or defined districts within.
- Residents, HOAs may have option to opt out of City-contracted hauler.
- Other cities using model: Arvada, Commerce City, Frederick, Greenwood Village, Golden, Highlands Ranch, Lafayette, Lone Tree, Louisville.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Waste diversion can be major consideration in awarding contract. • Reduce or eliminate gaps in services available between groups of residents. • Uniform pricing for all residents that participate. Some cities allow opt-out, giving residents choices. • City can somewhat control and be held responsible for regular price increases. • Likely to positively impact noise, amount of traffic in neighborhoods, vehicle emissions. • May improve aesthetics, emissions of trash trucks. • Can require provision of bulky item pickup. 	<ul style="list-style-type: none"> • Reduces customer choice of haulers. • May increase costs for customers who produce larger quantities of waste. • 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. 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 forgo service in violation of City code). 	<ul style="list-style-type: none"> • No choice of haulers for SFR, some MFR 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. • Still cannot offer commercial, large MFR service. • Would subject the City to new liabilities and require it carry new environmental insurance.

Other policy considerations

1. Robust, grassroots community engagement is critical if regulatory framework is to change.
2. HOAs have opt-in choice in some cities.
 - Contracted hauler pricing is often less than pricing offered to HOAs.
3. Multiple needs can be rolled into contract:
 - Trash, recycling, optional composting, bulk and special item pickup at regular intervals.
 - Hauler-provided customer service with guaranteed service levels.
 - Community 'dumpster days', dead animal and illegal dumping pickup.
4. Substantial startup costs can be expected, regardless of model chosen.

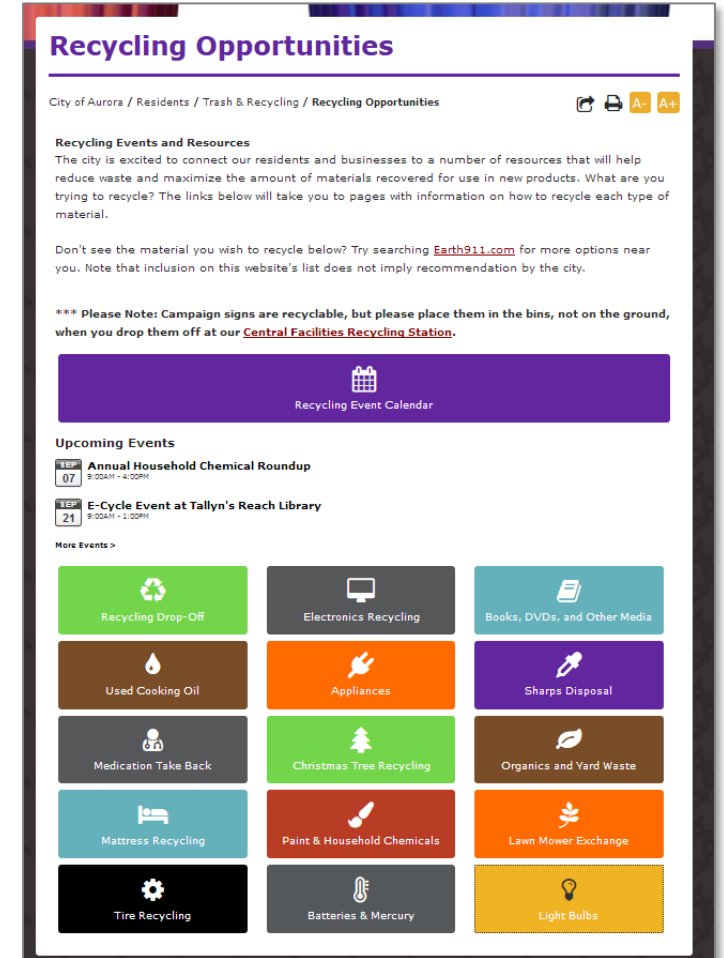
Other options for recycling and composting

- **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 (most of Aurora west of E470, south of I-70)



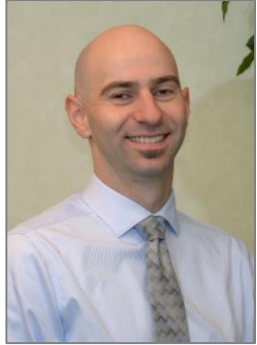
auroragov.org/residents/trash___recycling

Staff recommendation

Initiate community engagement campaign to hear concerns from resident and service providers and respond appropriately. Use feedback to inform which model to pursue.

Question for the committee

Does the committee wish to advance to the full Council the recommendation to initiate a community engagement campaign related to changing Aurora's solid waste hauling model?



Presentation from

Michael Lawson

Manager of Special Projects,
City Manager's Office

mlawson@auroragov.org

303-739-7188

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

Agenda Item Commentary

Item Title: Homelessness Services RFP
Item Initiator: Jessica Prosser, Manager, Community Development Division
Staff Source: Jessica Prosser, Manager, Community Development Division
Deputy City Manager Signature:
Outside Speaker:
Council Goal: 2.4: Work with our partners to ensure that every child and young person in Aurora have access to fundamental resources--2012: 2.4--Work with our partners to ensure that every child and young person in Aurora have access to fundamental resource

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

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

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

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

During the HORNS meeting on Wednesday May 6, 2020 staff from the Neighborhood Services Department will present an overview of a newly developed Homeless Services RFP Application for funds available to community-based agencies. This RFP process will simplify, streamline, improve transparency and improve equitable distribution of funding. The process should identify the best grant source with the best funding guidelines for each agency. The funding can serve low to moderate income persons: individuals and households, households at risk of losing their homes and those who are currently homeless.

Multiple Funding Sources will support this program:

- General Fund
- Marijuana Tax Revenue
- HUD Federal Funds
- ESG – Emergency Solutions Grant Fund
- CDBG – Community Development Block Grant fund
- HOME TBRA – Tenant Based Rental Assistance

Eligible Service Categories:

- **Homelessness Prevention** - Assisting Households who are at-risk of losing their housing through eviction. Progressive Engagement supportive services provided, rental payments can be ongoing.
- **Housing-focused Emergency Shelter** – Day, Night, and Street Outreach
- **Light Touch Rehousing** – House Aurora Partnership Case Management / Navigator funding. Assisting Households with first month's rent and deposit to move into a rental unit. Does not include ongoing case management or ongoing rental assistance.
- **Rapid Re-Housing** - Assists Homeless households with deposit and short-term (3-18 months) rental assistance that ends a household's homelessness. Includes Case Management and ongoing assistance
- **Housing Navigation** (for all of A@H collaborative) - Housing Navigator assists in locating rental housing, building relationships with Landlords/Property Managers. Navigator assists in mediating between Landlord/Property Manager and tenant

QUESTIONS FOR Committee

Does the Committee approve to move the Homelessness Services RFP forward to Study Session?

EXHIBITS ATTACHED:

HORNS Homeless Serv RFP--5-6-20.pptx

City of Aurora Neighborhood Services

Application for Homeless Services Grants

Within the City of Aurora, Colorado

HORNS Committee May 6, 2020
Program Presentation



Various Funding Sources

Multiple Funding sources are available from the City of Aurora:

- General Fund
- Marijuana Tax Revenue Fund

HUD Federal Funds for Fund

- HOME – HOME Investment Partnership Program
- CDBG – Community Development Block Grant funds



Eligible Service Categories

- **Residential Projects**

(Assisting Households who are at-risk of losing their housing through eviction.)

- **Housing-focused Emergency Shelter – Day, Night, Street Outreach**

- **Light Touch Rehousing – House Aurora Partnership**

(Assisting Households with first month's rent/deposit for new unit. Does not include ongoing case management or ongoing rental assistance.)

- **Rapid Rehousing**

(Assists homeless households with deposit and short-term rental assistance. Includes Case Management and on-going assistance)

- **Housing Navigation (for all of A@H)**

(Housing Navigator assists in locating rental housing, building relationships with Landlords/Property Managers, for all of A@H collaborative.)

- ***Separate RFP process being developed for capital needs (affordable housing) Presentation to follow.***



Capacity for Services

RFP will ask standard application questions:

- What populations do you serve?
- What types of Grant funds have you had in the past (Federal, State, foundation, ...)?
- Have you previously partnered with the city to provide services in the City of Aurora?
- What is your agency's experience in providing the services applying for?
- With what agencies/partners do you collaborate?



Documentation to Support Request

- Standard Documentation for Grant Applications

- 501c3 documents
- Policy and Procedures
- Articles of Incorporation
- Agency By-laws
- Individuals with lived experience of homelessness representative of the homeless community in Aurora sit on agency Board of Directors and/or community advisory board
- Financial Capacity
- Names/Job Descriptions of Staff that would be involved in the grant



RFP Evaluation Criteria

- A Tool will be used to evaluate all applicants
- There will a timeline which will map out the important deadlines and dates
- There will be a Review Committee made up of city staff, Community Housing Development Committee members, and homeless services providers from outside the city of Aurora.
- Existing grantees who are performing well and meeting outcomes will be evaluated as such.



Agency:			Reviewer:
Activities (please select): <ul style="list-style-type: none"> • Homelessness Prevention • Emergency Shelter – Day – Night – Street Outreach • Light Touch Rehousing (no c/m, services) • Rapid Rehousing (w/cm, services) • Housing Navigation (for A@H collab) 	Max points	Points assigned	Notes: <div style="display: flex; justify-content: space-around; width: 100%;"> PRO's CON's </div>
Program Design – focuses on reducing homelessness	10		
Experience/Qualifications in program	10		
Currently provides the services	10		
Staff devoted specifically to HMIS* data entry (within 5 days) and run reports (*or enters data into comparable data base)	10		
Staff devoted to Program	10		
Collaborative – agency works with a developed network of resources	10		
A@H - active participation in meetings	10		
Fiscal capacity to perform this grant	10		
Match grant funds – ability to match	10		
Performance Measurement Tool	10		
Total Points possible:	100		

Timeline

- **March –Final week** Aurora@Home Governance Committee/Partner agency review and feedback given on the RFP process, application components and evaluation criteria.
- **April – First week** follow-up with agencies who were not at the previous meeting and agencies that do not attend Aurora@Home
- **May 6** HORNS Committee presentation and feedback
- **May 11** City Council Study Session
- **May 15** RFP Release
- **June 5** RFP applications due by Midnight
- **June 6-June 19** Evaluation team review of RFP
- **July – First week** HORNS Committee briefing of applications and Evaluation team recommendations
- **July – Second week** CHD Committee briefing
- **August-** Funding recommendations to City Council
- **September** Contracts drafted and executed



Questions?



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

Agenda Item Commentary

Item Title: Affordable Housing Gap Financing Application
Item Initiator: Jessica Prosser, Manager, Community Development Division
Staff Source: Jessica Prosser, Manager, Community Development Division
Deputy City Manager Signature:
Outside Speaker:
Council Goal: 4.0: Create a superior quality of life for residents making the city a desirable place to live and work--2012: 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
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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.)*

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

The purpose of the Affordable Gap Financing Application is to simplify the process for developers or service providers who are interested in building or rehabilitating a structure used for housing as well as other capital needs. Projects that address housing needs from permanent supportive housing for homeless individuals to for sale products will be considered. All applicants will be asked how their proposals help achieve goals and recommendations within the Housing Strategy and this will be established as one of the evaluation criteria. This process will build upon an existing application process establishing new and efficient ways to evaluate developments which will insure an equitable and systematic process to select projects that will fit the city's need.

By streamlining applications, it will reduce the need for developers to produce duplicate information when utilizing multiple funding sources including State and Colorado Housing and Finance Authority (CHFA). Creating one application form will also allow for staff to operate with greater efficiency, decreasing the time needed for evaluation. In order to align with CHFA's tax credit application process the City's application process will take place on a bi-annual basis in the spring and fall ahead of CHFA's application deadline. CHFA funding will not apply to all applicants but will allow for a review process for all types of application on a routine basis. This application is the first step in establishing new procedural steps for incentivizing affordable housing developments.

Housing Strategy Alignment: The Aurora Housing Strategy focuses on the most effective, efficient, and outcome-proven methods to expand housing options in the city, with a focus on:

- 1) Increase and leverage existing resources to address housing needs
- 2) Set housing goals and manage housing investments to achieve those goals
- 3) Preserve existing housing while increasing the supply of housing for households across the income spectrum
- 4) Improve regulatory processes as needed to reduce the cost of housing development

Types of Projects Funded: New rental or for sale affordable housing, rehabilitation of existing affordable housing, permanent supportive housing, public services, homeless program providers with capital needs

Funding Sources: Amounts will vary from year to year based on changing federal grant allocations, program income received, and funding needs for other programs. Sources will include some or all of the following: HOME (Home Investment Partnership Program) funds, CDBG (Community Development Block Grant) funds, unallocated Marijuana funds, General Funds, development waivers, and Private Activity Bonds.

Estimated annual funding includes \$300,000 from unallocated Marijuana funds, \$800,000 from federal HUD grants, \$1.1 million from the General Fund, and \$19 million in State of Colorado Private Activity Bonds.

Application Components/Evaluation Criteria: Alignment with Housing Strategy, meets an identified housing need in the community, demographics to be served by the project, average median income to be served by the project, cost effectiveness, leveraging of funding, review of sources and uses, funding sustainability, available City funding sources based on project type, developer or organization experience, surrounding compatible uses.

Proposed Review Committee: City staff including Community Development, Homeless, Finance, Planning and Urban Renewal. Two Community Housing and Development (CHD) Committee members.

Timeline:

Request for applications released mid-May

Application due second week of June

Review of applications June

HORNS Committee July- review of applications and review committee recommendations

CHD committee meeting- 2nd week of July review of applications and review committee recommendations

City Council Study Session- late July/early August, review of applications and review committee recommendations

QUESTIONS FOR Committee

Does the Housing, Neighborhood Services, & Redevelopment Policy Committee support the affordable housing gap financing application to simplify and make more efficient the process of applying for gap financing for affordable housing projects.

EXHIBITS ATTACHED:

Update II HORNS Gap App--5-6-20 .pptx

City of Aurora Neighborhood Services

Affordable Housing Gap Financing Program

HORNS Committee May 6, 2020



Various Funding Sources

- **HOME (Home Investment Partnership Program)**
- **CDBG (Community Development Block Grant)**
- **Unallocated Homelessness Marijuana funds**
- **General Funds**
- **Development Waivers**
- **Private Activity Bonds**

Estimated annual funding includes \$1.5 million from unallocated Marijuana funds, \$800,000 from federal HUD grants, \$1.1 million from the General Fund, and \$19 million in State of Colorado Private Activity Bonds



Type of Projects Funded

- **New rental or for sale affordable housing**
- **Rehabilitation of existing affordable housing**
- **Public Services with capital needs**
- **Permanent supportive housing**
- **Homeless program providers with capital needs**



Housing Strategy Alignment

The Aurora Housing Strategy focuses on the most effective, efficient, and outcome-proven methods to expand housing options in the city, with a focus on:

- 1. Increase and leverage existing resources to address housing needs.**
- 2. Set housing goals and manage housing investments to achieve those goals.**
- 3. Preserve existing housing while increasing the supply of housing for households across the income spectrum.**
- 4. Improve regulatory process as needed to reduce the cost of housing development.**



Application Evaluation Criteria

- **Alignment with Housing Strategy**
- **Meets an identified housing need in the community**
- **Demographics to be served by the project, average median income to be served by the project**
- **Cost effectiveness**
- **Leveraging of funding**
- **Review of sources and uses**
- **Funding sustainability**
- **Available City funding sources based on project type**
- **Develop or organization experience**
- **Surrounding compatible uses**



Proposed Review Committee

- **City staff including Community Development**
- **Homeless**
- **Finance**
- **Planning and Urban Renewal**
- **Two Community Housing and Development (CHD) Committee members**



Timelines

- 1. Request for applications released mid-May**
- 2. Applications due second week of June**
- 3. Review of applications June**
- 4. HORNS Committee July – review of applications and review committee recommendations**
- 5. CHD committee meeting – 2nd week of July review of applications and review committee recommendations**
- 6. City Council Study Session – late July/early August, review of applications and review committee recommendations**



Questions?



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