

AGENDA
HOUSING, NEIGHBORHOOD SERVICES, & REDEVELOPMENT
POLICY COMMITTEE
Wednesday, July 1, 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
Nancy Sheffield, Interim Director, Neighborhood Services Department
Andrea Amonick, Manager, Planning & Development Services

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 3, 2020
3. Announcements
4. New Items
 - Homelessness Services RFP Update
 - Affordable Housing Gap Financing Application Update
 - Housing Occupancy
5. Miscellaneous Matters for Consideration

Next Meeting: Wednesday, August 5, 2020 at 3:00 p.m.

Total projected meeting time: 45 min

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HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY COMMITTEE

June 3, 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, Michael Lawson, Roberto Venegas, Nancy Sheffield, Jessica Prosser, Sandra Youngman, Tim Joyce, Shelley McKittrick, Andrea Amonick, Karen Hancock, Stephen Ruger and Cecilia Zapata

WELCOME AND INTRODUCTIONS

Council Member Murillo welcomed everyone to the meeting and formally welcomed Cecilia Zapata as the new staff liaison.

MINUTES

The March 11, 2020 minutes were approved by Council Member Bergan, Council Member Coombs and Council Member Murillo.

ANNOUNCEMENTS

There were no announcements.

NEW ITEMS

SOLID WASTE SERVICE MODEL ALTERNATIVES

Summary of Issue and Discussion

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.

During this presentation, Michael Lawson, Manager of Special Projects, detailed concerns associated with the current 'open subscription' model of solid waste hauling currently allowed by the City. He 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, to include enhanced licensing, contracted waste collection (with or without ability to opt-out), and municipalized collection, were presented along with the pros and cons of each. Staff recommended the City initiate a public engagement campaign to better understand the solid waste hauling challenges facing residents.

Questions/Comments – Council Member Murillo asked if we know why customers are not receiving composting services even though they are offered. Mr. Lawson stated it was up to individuals or corporations like HOAs to choose their level of service but does not know if there is a global answer as to why. He stated the cost of the composting service may also be a reason as it is expensive and can roughly double the cost of the service. Jessica Prosser, Manager of Community Development, stated one of the barriers is not having a compost transfer station in Aurora.

Council Member Murillo asked how many of the current providers offer the same competitive options of services. Mr. Lawson stated all providers offer the curbside and recycling services but is unsure if the pay-as-you-go model or composting is offered by all. Council Member Bergan asked how the issues brought forward would be solved if the City did not make any changes. Mr. Lawson stated the enhanced option allowed the City to have more formal regulations on the books or the City could have senior staff speak to the leadership of the companies.

Council Member Marcano asked how haulers compete, outside of the pricing and type of hauling they offer currently, and was it something that could be captured in a contracted system and potentially realize cost savings for everyone involved. Mr. Lawson stated it comes down to the price and the number of services made available for that price and that all could be wrapped up in the contract. Council Member Murillo asked if haulers would be able to do a joint-bid with another company to provide more services. Mr. Lawson stated that would be possible, but prices may not be as competitive.

Council Member Bergan asked what steps have been taken to solve the issues brought forward. Mr. Lawson explained that in terms of the environmental pieces, there is only so much we can do. The City has offered programs and held events to address the other concerns and the Neighborhood Liaisons been the “ear to the ground”.

Outcome – The Committee unanimously agreed to move the request forward to Study Session for further discussion. Per the Committee’s request, staff will provide a financial cost analysis for all options presented to the Committee in advance to the Study Session to allow the Committee to review the information gathered and ensure all questions are answered. The cost analysis will include context of different costs involved such as start-up costs, ranges of costs, cost to city versus resident costs, and cost of a community engagement campaign.

MISCELLANEOUS MATTERS FOR CONSIDERATION

No miscellaneous matters were presented for consideration.

Next meeting: Wednesday, July 1, 2020 3:00 p.m.

Meeting adjourned at 4:23 p.m.

APPROVED:

Committee Chair, Crystal Murillo

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Housing, Neighborhood Services and Redevelopment Policy Committee Agenda Item Commentary

Item Title: Homelessness Services RFP Update
Item Initiator: Jessica Prosser
Staff Source: Jessica Prosser - Manager, Community Development
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.)*

An update will be provided regarding the number of applicants and types of programs that have been received through the Request for Proposal process. An overview of the evaluation process timeline will also be presented. Recommendations will come back to the HORNS Committee at the August meeting.

QUESTIONS FOR Committee

EXHIBITS ATTACHED:

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Housing, Neighborhood Services and Redevelopment Policy Committee

Agenda Item Commentary

Item Title: Affordable Housing Gap Financing Application Update
Item Initiator: Jessica Prosser
Staff Source: Jessica Prosser
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 work

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.)*

An update will be provided regarding the number of applicants and general types of projects that have been received in response to the Request for Proposal (RFP). An overview of the evaluation process timeline will also be presented. Recommendations will come back to the HORNS Committee at the August meeting.

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

QUESTIONS FOR Committee

EXHIBITS ATTACHED:

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

Agenda Item Commentary

Item Title: Housing Occupancy
Item Initiator: George Adams
Staff Source: Jessica Prosser, Manager of Community Development, (303) 739-7924
Deputy City Manager Signature:
Outside Speaker:
Council Goal: 1.0: Assure a safe community for people--2012: 1.0--Assure a safe community for peopl

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.)*

Following the Governor's order, Council Member Marcano asked for the current code around housing occupancy to be examined and a staff proposal for amending it be brought to Council. This was done during a study session on June 22, 2020. The item was referred to the HORNS Committee for further discussion and to address questions from Council members.

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

A presentation will be provided by staff to address questions raised during the study session on June 22nd and provide clarity on the options for next steps. Presentation topics will include the reasons for the possible change, definition of family, possible combinations of what constitutes unrelated living situations, data from past complaints and enforcement practices, responses to Council questions and clarity around the process options to make a change to household size for unrelated individuals.

QUESTIONS FOR Committee

Does the Committee support the staff recommendation to:
Utilize Disaster Declaration to increase occupancy to six unrelated persons?

Monitor impacts

Initiate public engagement

Report back to Council in early 2021

Consider revisions to ordinance

Begin ordinance amendment process based on Council feedback

EXHIBITS ATTACHED:

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City of Aurora

Housing Occupancy

Housing, Neighborhood Services
and Redevelopment Policy Committee

July 1, 2020



Why is this being Proposed?

- **Governor's Executive Order**
- **Impacts of COVID-19 on employment**
- **Eviction timeline, moratorium expired June 13th, 30-day required notice**
- **Potential evictions**
- **Mortgage timeline, 6-month forbearance, anticipated issues early 2021**
- **Integration with Housing Strategy proposed UDO amendments**



UDO Definition of Family or Family Group

Family or Family Group*

Any of the following:

1. A group of persons related by blood, marriage, or adoption, living together as a single housekeeping unit; **or**
2. Persons living together in the relationship and for the purpose of guardian, ward, or foster family or receiving home care who may not necessarily be related by blood or marriage to the head of the household, but live together as a single housekeeping unit, but not including correctional homes; **or**
3. A group of not more than four unrelated persons living together in a dwelling unit as a single housekeeping unit; **or**
4. Living arrangements in which one person is providing care to another occupant who is not related by blood or marriage, provided they neither maintain separate cooking facilities nor advertise the premises for rent; **or**
5. A single individual living as a single housekeeping unit; **or**
6. A group of individuals whose right to live together in a group home setting is protected by the federal Fair Housing Act Amendments of 1988, as interpreted by the courts, or by similar legislation of the State of Colorado.

A family shall not include more than one person required to register as a sex offender pursuant to § 18-3-412.5, C.R.S. as amended, unless related by marriage or consanguinity. A family shall not include any group of individuals who are in a group living arrangement as a result of criminal offenses.

** Definitions are standalone, not cumulative or additive.*

Occupancy Examples

Definition	Number of Occupants Limited Under Definition?	Can be Combined with Another Family or Family Group?	Maximum Number of Occupants
A group of persons related by blood, marriage, or adoption, living together as a single housekeeping unit	No	No	Based on 150 sq ft per person
Persons living together in the relationship and for the purpose of guardian, ward, or foster family or receiving home care who may not necessarily be related by blood or marriage to the head of the household, but live together as a single housekeeping unit	No	No	Based on 150 sq ft per person
A group of not more than four unrelated persons living together in a dwelling unit as a single housekeeping unit	Yes	No	4

Occupancy Examples

Definition	Number of Occupants Limited Under Definition?	Can be Combined with Another Family or Family Group?	Maximum Number of Occupants
Living arrangements in which one person is providing care to another occupant who is not related by blood or marriage, provided they neither maintain separate cooking facilities nor advertise the premises for rent	No	No	Based on 150 sq ft per person
A single individual living as a single housekeeping unit	Yes	No	1
A group of individuals whose right to live together in a group home setting is protected by the federal Fair Housing Act Amendments of 1988, as interpreted by the courts, or by similar legislation of the State of Colorado.	4 unless Reasonable Accommodation requested	No	Based on 150 sq ft per person

Enforcement Process and History

- Do not do proactive enforcement, only respond to complaints.
- Respond to:
 - too many occupants for 150 sq. ft requirement and
 - more than 4 unrelated.
- Use questionnaire to obtain information.
- Occupants are self-reporting.
- If violation, give 30- 60 days for compliance.
- How are the occupants living- as one single family unit or are they renting rooms?



Occupancy Report History

January 2020 to current YTD

- 17 complaints received:
- 1 Sober Living Home
 - 1 Notice issued
 - Notice of Violation issued for illegal conversion of single-family home to duplex, renting out basement.

January 2019- December 2019

- 29 complaints received
- 1 Sober Living Home
 - 3 Notices Issued
 - More than 4 unrelated occupants
 - More than 4 unrelated and for sq. footage requirement. Property was in process of eviction.
 - Too many occupants for sq. footage and egress window required for basement bedrooms.



Occupancy Report History

June 2018- December 2018

- 24 complaints received
- 1 Sober Living Home
 - 7 Notices issued
 - 2 Notices for illegally converting single-family to duplex
 - 3 Notices for more than 4 unrelated
 - 2 Notices for basement egress issues





Response to Council Questions

- **Tax implications**
- **Impact on renters**
- **Neighborhood impacts**
- **HOA's**
- **Why 6 persons?**
- **150 square feet remains and is located in the building code**



Options for UDO Change

1. **Make no change**
2. **Resolution referencing Disaster Declaration to increase occupancy to six unrelated persons. Expires when disaster declaration is no longer relevant**
3. **Begin ordinance amendment process**
4. **Resolution referencing Disaster Declaration with concurrent start to ordinance process**



Staff Recommendation

- 1. Utilize Disaster Declaration to increase occupancy to six unrelated persons**
- 2. Monitor impacts**
- 3. Initiate public engagement**
- 4. Report back to Council in early 2021**
- 5. Consider revisions to ordinance**
- 6. Begin ordinance amendment process based on Council feedback**



Discussion/Questions

Does the policy committee support the staff recommendation?



Questions?



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