



REVISED AGENDA

Housing, Neighborhood Services and Redevelopment Policy Committee

Thursday, March 4, 2021, 8:30 a.m.

VIRTUAL MEETING

City of Aurora, Colorado

15151 E Alameda Parkway

Public Participation Dialing Instructions

Dial Access Number: 1.408.418.9388 | Access code: 187 263 7764

Para llamadas en español marque el número: 1.877.820.7831 | Código de acceso 704637#

Council Member Nicole Johnston, Chair

Council Member Alison Coombs, Vice Chair

Council Member Marsha Berzins

The Housing, Neighborhood Services and Redevelopment Policy 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

Pages

1. Call to Order
2. Approval of Minutes
3. Announcements
4. New Items

- 4.a. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA,
COLORADO, EXPRESSING THE AURORA CITY COUNCIL’S SUPPORT
THAT HOUSING IS A HUMAN RIGHT** 1

Crystal Murillo, Council Member; Tim Joyce, Assistant City Attorney

- 4.b. Affordable Housing GAP Financing Program Winter Round** 5

Rodney M. Milton, Manager of Community Development; Tim Joyce, Assistant
City Attorney

5. Miscellaneous Matters for Consideration

5.a. Housing Strategy Update

5.b. Mental Health Co-Responder Program Update

5.c. Youth Violence Prevention Program Update

5.d. Updates From Community Members

6. Adjournment



CITY OF AURORA

Council Agenda Commentary

Item Title: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL'S SUPPORT THAT HOUSING IS A HUMAN RIGHT

Item Initiator: Councilmember Murillo

Staff Source/Legal Source: Jessica Prosser, Director of Housing and Community Services; Tim Joyce, Assistant Attorney

Outside Speaker: N/A

Council Goal: 2012: 4.0--Create a superior quality of life for residents making the city a desirable place to live and work

COUNCIL MEETING DATES:

Study Session: 3/15/2021

Regular Meeting: 3/22/2021

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

- Approve Item as proposed at Study Session Information Only
- Approve Item and Move Forward to Study Session
- Approve Item as proposed at Regular Meeting
- Approve Item with Waiver of Reconsideration
Why is a waiver needed? [Click or tap here to enter text.](#)

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: *(Check all that apply)*

- Recommends Approval Does Not Recommend Approval
- Forwarded Without Recommendation Recommendation Report Attached
- Minutes Attached Minutes Not Available

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.)*

Councilmember Murillo has been meeting with a group of residents called United for a New Economy. They became engaged in the topic of housing in Aurora as part of the Housing Strategy outreach. The idea behind the resolution would be to provide more support for legislative matters related to housing and homelessness. The resolution also provides another showing of support to preserve existing affordable housing and create more.

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

Housing is a Human Right Act is a concept designed to address the root causes of homelessness, meet the needs of community members experiencing harms from homelessness, and transition communities to provide affordable dignified housing to all. This resolution would provide back up for lobbying efforts around bills at the State and Federal level that strive to reduce barriers to housing for those most vulnerable in our community.

QUESTIONS FOR COUNCIL

Does the Committee wish to move a Resolution expressing the Aurora City Council's support that housing is a human right to study session?

LEGAL COMMENTS

Council shall act by ordinance, resolution, or motion. (City Charter § 5-1) Council has the authority to do what is deemed necessary and proper to promote the prosperity, improve the order, comfort and convenience of the City and its inhabitants. (City Code § 2-32) The City has the powers which are necessary, requisite, or proper for the government and administration of its local and municipal matters. (City Charter art. 1-3) (TJoyce)

PUBLIC FINANCIAL IMPACT

YES NO

If yes, explain: N/A

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain: N/A

RESOLUTION NO. R2021- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO,
EXPRESSING THE AURORA CITY COUNCIL'S SUPPORT THAT
HOUSING IS A HUMAN RIGHT

WHEREAS, Housing is a Human Right Act is a concept designed to address the root causes of homelessness, meet the needs of community members experiencing harms from homelessness, and transition communities to provide affordable dignified housing to all; and

WHEREAS, Housing is a Human Right will guide lawmakers to discuss the homelessness and the affordable dignified housing crisis; and

WHEREAS, Housing is a Human Right communicates the importance of removing state-level barriers so local municipalities may move forward with individualized housing policy plans and to pursue more affordable dignified housing strategies; and

WHEREAS, state legislative barriers, such as construction defects law and inclusionary zoning, need to be re-analyzed by our state legislators using the concept that Housing is a Human Right; and

WHEREAS, Aurora City Council supports Colorado legislation that gives local governments the authority to directly address housing insecurity in their local communities; and

WHEREAS, Aurora City Council supports making affordable housing available for its citizens in public housing projects through the Aurora Housing Authority; and

WHEREAS, Housing is a Human Right will guide lawmakers to draft policies that uniformly address the rising cost of housing for all residents; and

WHEREAS, Housing is a Human Right will guide lawmakers to draft policies that ensure universal access to financial and legal assistance for every resident facing housing insecurity; and

WHEREAS, Housing is a Human Right will guide lawmakers support for efforts to expand and protect the supply of affordable dignified housing units; and

WHEREAS, Housing is a Human Right will guide the City in its own affordable dignified housing strategy.

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

Section 1. The Aurora City Council resolves its support for the concepts and principles of Housing is a Human Right.

Section 2. All resolutions or parts of resolutions of the City in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 2021.

MIKE COFFMAN, Mayor

ATTEST:

KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

TIM JOYCE, Assistant City Attorney



CITY OF AURORA

Council Agenda Commentary

Item Title: Affordable Housing GAP Financing Program Winter Round
Item Initiator: Rodney M. Milton, Manager of Community Development
Staff Source/Legal Source: Rodney M. Milton, Manager of Community Development; Tim Joyce, Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 4.0--Create a superior quality of life for residents making the city a desirable place to live and work

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

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

- Approve Item as proposed at Study Session
 - Information Only
 - Approve Item and Move Forward to Regular Meeting
 - Approve Item as proposed at Regular Meeting
 - Approve Item with Waiver of Reconsideration
- Why is a waiver needed? [Click or tap here to enter text.](#)

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: *(Check all that apply)*

- Recommends Approval
- Does Not Recommend Approval
- Forwarded Without Recommendation
- Recommendation Report Attached
- Minutes Attached
- Minutes Not Available

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 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 ahead of CHFA's application deadlines. CHFA funding will not apply to all applicants but will allow for a review process for all types of application on a routine basis.

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, 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 and CDBG (Community Development Block Grant) funds. The city currently holds approximately \$2.5 million in HOME funds and \$400,000 of CDBG funds for this winter 2021 round of financing.

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, Homelessness Program, Finance, Planning and Urban Renewal. Two Community Housing and Development (CHD) Committee members.

Timeline:

Request for applications released Monday, Feb. 1, 2021

Application due by Friday, Feb. 19, 2021

Review of applications, committee recommendations and presentations to City Policy Committees - March 2021

Announcement of GAP Financing Awards - Late March to Early April 2021

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

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). Staff will also provide the review committee's recommendations.

QUESTIONS FOR COUNCIL

N/A

LEGAL COMMENTS

City Council has authority to designate funding allocations as determined by the Community Development Plan Agreement with U.S. Department of Housing and Urban Development (HUD) which provides for the needs and objectives of the local community pursuant to guidelines and regulations in 24 C.F.R. § 570.

Community Development Block Grant (CDBG) funds may be used to acquire real property which is to be used for public purposes such as providing the homeless with shelter, or to provide grants, loans, loan guaranteed to a private business for an activity where assistance is appropriate to carry out an economic development, or to eliminate slums or blight; to meet other community development needs having a particular urgency because of existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available. (24 C.F.R. §§ 570.200 and 570.203)

City Council has the authority to promote the health, safety, and welfare of its citizens. (City Code § 2-32) City Council shall act by ordinance, resolution, or motion. (Charter, art. 5-1) Contracts of at least \$50,000 but less than \$2,000,000 shall be approved by City Council. (City Code § 2-672) (TJoyce)

PUBLIC FINANCIAL IMPACT

YES NO

If yes, explain: The city currently holds approximately \$2.5 million in HOME funds and \$400,000 of CDBG funds for this winter round of financing.

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain: N/A