



AGENDA

Housing, Neighborhood Services and Redevelopment Policy Committee

Thursday, April 1, 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: 187 065 0812

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

2.a. Minutes for March 4, 2021

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3. Announcements

4. New Items

4.a. AURORA’S EMERGENCY RENTAL ASSISTANCE PROGRAM UPDATE 4

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

4.b. Resolution Of the City Council of the City Of Aurora, Colorado, Expressing the Aurora City Council’s Support to Work with the Metro Denver Homeless Initiative on Built For Zero on a Regional Coordination to Reduce Homelessness 8

Lana Dalton, Homelessness Program Manager; Tim Joyce, Assistant City Attorney

4.c. Housing and Homeless Services COVID 19 Funding Update 13

Lana Dalton, Homelessness Program Manager; 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

HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY COMMITTEE

March 4, 2021

Members Present: Council Member Nicole Johnston, Chair
Council Member Alison Coombs, Vice-Chair
Council Member Marsha Berzins

Others Present: Councilmember Crystal Murillo, Barbara Abbots, George Adams, Meg Allen, Andrea Amonick, Scott Campbell, Lana Dalton, Sharon Duwaik, Michael Franks, Elizabeth Fuselier, Jeff Hancock, Karen Hancock, Tim Joyce, Emma King, Dan Kryzanowski, Andrew Larsen (Interpreter), Omar Lyle, Brittany McGaughy, Rodney Milton, Mindy Parnes, Jessica Prosser, Minsoo Song, Rosetta Torres, Roberto Venegas, and Sandra Youngman

WELCOME AND INTRODUCTIONS

Council Member Johnston welcomed everyone and announced she was leaving early due to an urgent matter. CM Coombs took over facilitation of the meeting at 9:00 a.m.

MINUTES

Minutes of the January 28, 2021 meeting were approved.

ANNOUNCEMENTS

Karen Hancock announced the Electronics Recycling Drop-Off event is from March 1st through March 13th at 3250 Lewiston St. The cost is \$5.00 per vehicle. Event information is on the City's website.

Chance Horiuchi with On Havana Street thanked the city for assisting with the 1st Equity Vaccine Clinic at the Stampede. She is hoping more of these events can be hosted on Havana St. She announced there is a \$500 give-away online at onhavanast.com to celebrate small businesses on Havana St. Lastly, she announced the multi-mobile study on Havana Street is going forward. A survey is online through March 19th at Engage Aurora.

NEW ITEMS

Affordable Housing GAP Financing Program – Winter Round

Summary of Issue and Discussion

Staff stated the Affordable Gap Financing Program is to support the housing strategy in production and preservation of affordable housing. The program will utilize 2.4 million in CDBG funding. The timeline was reviewed as follows:

Timeline:

- Request for applications released Monday, Feb. 1, 2021
- Application closed on Friday, Feb. 19, 2021
- Review of applications, committee recommendations and presentations to the Committee – March 24, 2021
 - Review committee consisted of internal staff and members of the Citizen's Advisory Committee on Housing and Development
- Announcement of GAP Financing Awards - Late March to Early April 2021

Questions/Comments

CM Berzins stated this program was great. Normally, paperwork slows things down, but this program has a pipeline to keep it going. She appreciated the program. CM Coombs asked if the program or Housing and Community

Services in general was looking into tiny homes or other types of transitional housing. Staff shared that the program was funded by regular CDBG funds and guidelines and did not allow for transitional housing. There may be opportunities through the housing strategy's demonstration project for transitional/tiny homes. They stated that of the 3 applications received, 2 projects were for scattered site housing and one was for large affordable housing, but no tiny homes. Staff announced the department will be hosting a symposium on March 19th to discuss safe outdoor spaces and other options for the more transitional housing options, possibly using COVID funds. CM Johnston mentioned she received an article regarding tiny homes from a constituent and was also wondering where that option fit in the plan.

Outcome

This item was informational only and no further action was taken on the item at this time.

Resolution Expressing the Aurora City Council's Support that Housing is a Human Right

Summary of Issue and Discussion

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.

CM Murillo presented a Resolution that expressed the Aurora City Council's support that housing is a human right. She has been working with, and educating for several months, a group of community members in Ward I called Las Señoras. They received the housing strategy in Spanish and had many questions regarding how the process came about. This community asked how the document, before, during and after the COVID pandemic, would meet the housing need now and prioritize the more affordable portions of it. CM Murillo stated the City has a role to offer direction using the housing strategy and pointed out there are state level legislation that prevents the City from fully executing some affordable housing. Therefore, there is city and state level language in the Resolution. Jessica Prosser added that the Resolution could be made part of the housing legislation as a blanket support on housing items.

Questions/Comments

CM Coombs expressed strong support of the Resolution, stating the City must acknowledge it is part of its responsibility as a government and as public servants that people have at least the bare minimums met. CM Berzins appreciated CM Murillo working with Las Señoras; however, stated she would not be supporting the Resolution as it is not the City's job to add rights. It is not in the Constitution of the Bill of Rights. She stated she agrees the City needs to and has provided housing for all income levels over the years and does not support to pass a Resolution saying what is already being done. She stated the City needs to step up the game and be more proactive. CM Johnston stated she would be supporting the Resolution stating Council regularly using resolutions to elevate an issue, to create awareness, and to send a message to the community that the issues are important.

Assistant City Attorney Tim Joyce clarified the City could not create a constitutional right by the Resolution, but rather the Resolution was simply a call to aspiration. CM Murillo stated she would work with other Council members for support and would continue to guide and provide institutional knowledge to the community members on the legislative process.

Outcome

Councilmembers Johnston and Coombs supported the Resolution and approved to forward the item to study session.

MISCELLANEOUS MATTERS FOR CONSIDERATION

Housing Strategy Update

Staff shared that the strategy was in an implementation phase and described the working groups within the strategy. CM Coombs requested the breakdown of the working groups in writing. Rodney will provide the information.

Mental Health Co-Responder Program Update

Staff stated there has been a kickoff meeting with Faulk and Aurora Mental Health Center to envision and get more specific about the scope of the program and design what the community engagement process will look like. The program manager position will be posted the following week. CM Coombs asked if the program name was finalized. Staff stated that is one of the first items to be discussed. CM Berzins stated she would like to see the name changed as well.

Youth Violence Prevention Program Update

Staff stated interviews are scheduled on March 17th for the program manager position and that they continue to collaborate with the Denver team in a joint task force.

Updates from Community Members

No updates presented.

Metro Center

CM Berzins asked staff for an update on the Metro Center. Director George Adams stated the Metro Center applicant submitted in late February and is in the process of being reviewed. Staff is targeting a Planning Commission date of March 24th and will be reviewing the applicant’s master plan at that time.

Next meeting: Thursday, April 1, 2021 at 8:30 a.m.

Meeting adjourned: 9:23 a.m.

APPROVED: _____

Committee Chair, Nicole Johnston



CITY OF AURORA

Council Agenda Commentary

Item Title: AURORA'S EMERGENCY RENTAL ASSISTANCE PROGRAM UPDATE
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: 6.1--Ensure the delivery of high quality services to residents in an efficient and cost effective manner

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?

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.)*

On January 5, 2021, the U.S. Department of the Treasury launched the \$25 billion Emergency Rental Assistance Program (ERAP) established by the Consolidated Appropriations Act, 2021. The ERAP assists households that are unable to pay rent and utilities due to the COVID-19 pandemic. The funds are provided directly to States (including the District of Columbia), U.S. Territories, local governments with more than 200,000 residents, the Department of Hawaiian Home Lands, and Indian tribes (defined to include certain Alaska native corporations) or the tribally designated housing entity of an Indian tribe (collectively, "eligible grantees"). Eligible grantees must use the funds to provide assistance to eligible households through existing or newly created rental assistance programs.

The city of Aurora received an additional \$11,414,000.00 in Emergency Rental Assistance Program funds, the bulk of which will be administered by the State of Colorado Department of Local Affairs, Division of Housing (DOH). DOH has outlined the following contractual options for local jurisdictions:

The three contracting scenarios: 1) Local jurisdiction extracts EHAP applications from Neighborly (administrative software) and verifies no duplication of benefits through access to Neighborly; 2) DOH partners/Horne underwrites applications for Local Jurisdiction, verifies no duplication of benefits - and DOH sends approved applications to Local Jurisdiction for Local Jurisdiction to pay out local funds; and 3) DOH administers HR133 funds on behalf of Local Jurisdiction.

The city of Aurora has opted to utilize scenario three (3) with the option to withhold a portion of the funds for in-house administration to continue to service those applicants who have already received assistance.

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

The city of Aurora will be engaging the State of Colorado, Division of Housing (DOH) in an intergovernmental agreement to administer its additional Emergency Rental Assistance funds.

QUESTIONS FOR COUNCIL

N/A

LEGAL COMMENTS

Colorado Constitution, Article XIV, Section 18, Subsection (2)(a) permits the state or any of its political subdivisions in cooperating or contracting with one another or with the government of the United States to provide any function, service, or facility lawfully authorized to each of the cooperating or contracting units, including the sharing of costs, the imposition of taxes, or the incurring of debt.

Council may, by resolution, enter into contracts or agreements with other governmental units or special districts for the joint use of buildings, equipment or facilities, and for furnishing or receiving commodities or services. [City Charter, art. 10-12]

City Council has the authority and power to promote the prosperity, comfort and convenience of the city and its inhabitants. (City Code § 2-32)

The Mayor must sign all intergovernmental agreements to which the city is a party. [City Code § 2-31(b)(2)] (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

Rental Assistance As of 3/9/2021

We have assisted 728 households to avoid eviction, totaling \$2,963,110.00 since June 19, 2020 when our first check was sent.

You can find information and the application at: <https://auroragov.org/rentassist>.

DOLA will be processing applications for the City of Aurora using a portion of the \$11,414,000.00 received.

Assistance by Ward	Number of Assistance Awarded
Ward I	174
Ward II	72
Ward III	253
Ward IV	128
Ward V	48
Ward VI	53

Type of Funding	Number of Applicants Received Funding	Amount of Funding
CARES	433	\$1,637,104.00
Marijuana	107	\$300,000.00
HAP	50	\$84,273.00
CDBG-CV	29	\$107,731.00
ERA – Treasury Applications processed Jan 29 – Mar 9	119	\$834,002.00





CITY OF AURORA

Council Agenda Commentary

Item Title: Resolution Of the City Council of the City Of Aurora, Colorado, Expressing the Aurora City Council's Support to Work with the Metro Denver Homeless Initiative on Built For Zero on a Regional Coordination to Reduce Homelessness

Item Initiator: Lana Dalton, Homelessness Program Manager

Staff Source/Legal Source: Lana Dalton, Homelessness Program Manager; Tim Joyce, Assistant City Attorney

Outside Speaker: N/Z

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 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.)*

On March 18th, 2021 the Metro Denver Homeless Initiative (MDHI) hosted a convening for mayors, city council members, county commissioners, city managers, and other elected leaders from across the seven-county Metro-Denver region to discuss regional coordination of homelessness.

The event, in coordination with national nonprofit, Community Solutions, the Colorado Department of Local Affairs, Veteran Affairs, and others discussed the role of local planning coordination at a regional level on homelessness and maximizing resources through the use of the Built for Zero framework.

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

At this regional convening, MDHI requested for each community to sign the following pledge:

“By signing this pledge, you are committing to building and sustaining a new future where homelessness is rare and brief — a moral and public health imperative that is necessary for an equitable future.

Your community is part of MDHI's Built for Zero region. As a community leader, you play a critical role in ensuring your local efforts are part of regional coordination. Built for Zero communities take strides toward that future by reaching functional zero for one population at a time — starting with veterans — until they’ve reached this milestone for all.

Join your fellow officials in pledging to move this work forward as a region.

By pledging, you are saying:

1. Homelessness is an issue we should address as a community and together, and we see work that makes sense to coordinate and achieve as a region as homelessness does not end at a city or county border.
2. The coordination with the Metro Denver Homeless Initiative on Built for Zero is how my community can help coordinate its local planning on homelessness regionally to generate reductions in homelessness.
3. I commit to help paving the way for this work to continue at the local level. This may look like encouraging my community to utilize the Homeless Management Information System which will help us all get to real-time data, participating in (or appointing a designee) local briefing groups, or helping remove barriers to the work.”

It is staff’s recommendation that we move forward with joining our region in signing this pledge.

QUESTIONS FOR COUNCIL

Does the Committee approve to move this Resolution to work with The Metro Denver Homeless Initiative on a regional coordination effort to eliminate homelessness to study session?

LEGAL COMMENTS

Governmental entities may cooperate with one another to provide any function, service, or facility lawfully authorized to each of the cooperating or contracting entities. [Colo. Constitution Art. 14 § 18(2)(a)] Governments may cooperate with one another to provide any function, service, or facility lawfully authorized to each of the cooperating or contracting units only if such cooperation is authorized by each party with the approval of its legislative body or other authority having the power to so approve. (C.R.S. § 29-1-203(1)). City Council has the authority and power to promote the prosperity, comfort and convenience of the city and its inhabitants. (City Code § 2-32) (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 PLEDGE TO WORK WITH THE METRO
DENVER HOMELESS INITIATIVE ON BUILT FOR ZERO FOR REGIONAL
COORDINATION TO REDUCE HOMELESSNESS

WHEREAS, on March 18, 2021, the Metro Denver Homeless Initiative hosted a regional meeting for mayors, city council members, county commissioners, city managers, and other elected officials across the Denver Metro region to discuss regional coordination of homelessness; and

WHEREAS, the meeting discussed the role of local planning coordination at a regional level with Community Solutions, the Colorado Department of Local Affairs, Veterans Affairs to maximize resources using Metro Denver Homeless Initiative on Built for Zero to reduce homelessness; and

WHEREAS, the City of Aurora, Colorado can coordinate its local planning on homelessness with the Metro Denver Homelessness Initiative on Built for Zero to generate reductions in homelessness, starting with veterans; and

WHEREAS, at this meeting Metro Denver Homeless Initiative requested each community to sign the pledge to work together as a community and a region to eliminate homelessness.

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

Section 1. City Council approves the pledge between the City of Aurora, Colorado and the Metro Denver Homeless Initiative on Built for Zero regarding a coordinated approach to reduce homelessness.

Section 2. The Mayor and City Clerk are hereby authorized to execute the pledge with such technical additions, deletions and variations as may be deemed necessary or appropriate by the City Attorney that is inconsistent with this Resolution.

Section 3. 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:

 RLA

TIM JOYCE, Assistant City Attorney



CITY OF AURORA

Council Agenda Commentary

Item Title: Housing and Homeless Services COVID 19 Funding Update
Item Initiator: Lana Dalton, Homelessness Program Manager
Staff Source/Legal Source: Lana Dalton, Homelessness Program Manager; 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
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- 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
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 - 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.)*

December 1, 2020: The Emergency Shelter, operated by Mile High Behavioral Health Care opened it's doors to provide additional shelter space for individuals experiencing homelessness during the COVID-19 pandemic. This space has since provided shelter space for an average of 80-100 people a night.

January 22, 2021: The City of Aurora stood up a safe outdoor space, operated by Mile High Behavioral Healthcare at the Emergency Shelter location for individuals experiencing homelessness that were testing positive for COVID-19, and asymptomatic. This space was developed rapidly due to the community need for a non-congregate sheltering option because Denver Respite was not able to take on any additional cases at the time.

January 29, 2021: The City of Aurora collaborated across City, State and County levels, to address a potential outbreak of COVID-19 amongst the houseless population. A hotel was contracted when quarantine occurred and we were able to stop using the hotel services on February 5, 2021.

February 17, 2021: The safe outdoor space opened to safe parking and safe camping for those that were not COVID-19 positive but were in encampments in the community and not willing to come into the shelter. Jersey barriers were installed at the safe outdoor space to provide safety to those that were in tents. Those living in RV's, cars, trucks, and other vehicles were able to park overnight in this safe location.

March 19, 2021: The City of Aurora held a Safe Outdoor Space Symposium for anyone who was interested in learning about safe outdoor spaces, to include safe parking, safe camping, tiny homes and pallet homes. This symposium was designed to educate all on what it may look like to move an initiative like this forward in the City of Aurora. This ties into the City's current housing strategy as a possible solution for those with little to no income and are in need of immediate shelter, access to services, and assistance finding permanent housing solutions.

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

April 30, 2021: The emergency shelter and current safe outdoor space at 3293 Oakland Street will close.

May 1, 2021: The Aurora Day Resource Center will open for additional sheltering options for 1 month.

May 31, 2021: There will no longer be additional sheltering options in the City of Aurora, aside from the regular sheltering options (i.e. Gateway Domestic Violence Shelter, Comitis Shelter).

Due to the closure of the emergency shelter and current outdoor space that is located at 3293 Oakland Street, there will be 80-100 people that have consistently been accessing this resource that will not have sheltering options as of May 31, 2021.

Staff is interested in planning for a continuum of services to be put into place and is interested in hearing what Council's priorities are, so we can plan accordingly.

With the passing of the American Rescue Plan there are HUD HOME funds related to homelessness that are coming to Aurora and staff will be seeking input from Council on how those funds are allocated. Only general guidance for these funds has been released at this point but the preliminary number is \$4.2 million of HUD HOME funds. It is anticipated that other HUD funds may also be awarded in addition to Dept of Treasury funds.

Staff plans to take feedback from this committee, as well as information and data collected through the conversations being had around homelessness and the housing strategy to propose options at the Spring Workshop on April 24, 2021.

The hope is to create several options for discussion so we can move as many people experiencing housing insecurity into a permanent solution.

QUESTIONS FOR COUNCIL

What are the highest priorities the HORNS committee has related to housing and homelessness programs and infrastructure related to stimulus dollars? (i.e. permanent supportive housing, acquisition of land, safe outdoor spaces, multifamily units, using hotel/motels for a new housing model) Staff would like to brainstorm with the

HORNS Committee about the continuum of services offered in the City of Aurora and understand what the Committee's priorities are.

LEGAL COMMENTS

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). Council shall act by ordinance, resolution, or motion. (City Charter, art. 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) This item is informational only. No formal council action is necessary. (TJoyce)

PUBLIC FINANCIAL IMPACT

YES NO

If yes, explain: We are working to be proactive and produce a way for individuals to stay in the continuum of care to continue to pursue permanent housing solutions. If we are not able to produce solution for people in our community that are experiencing homelessness, there is the high likelihood that encampments will grow, calls for service will go up, complaints to the City will go up, abatement costs will rise, and most importantly people will not have a safe place to call their "home".

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain: N/A