

**HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY COMMITTEE**

May 6, 2021

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

Others Present: Council Member Juan Marciano, Council Member Crystal Murillo, George Adams, Meg Allen, Andrea Amonick, Scott Campbell, Sharon Duwaik, Liz Fuselier, Angela Garcia, Jeff Hancock, Karen Hancock, Tim Joyce, Samara Kellem, Daniel Krzyzanowski, Omar Lyle, Jennifer Orozco, Mindy Parnes, Jessica Prosser, Roberto Venegas, Anthony Youngblood, Sandra Youngman

**WELCOME AND INTRODUCTIONS**

Council Member Johnston welcomed everyone to the meeting.

**MINUTES**

Minutes of the April 1, 2021 meeting were approved.

**ANNOUNCEMENTS**

No announcements were made.

**NEW ITEMS****City Center Vision Update****Summary of Issue and Discussion**

Council Member Coombs introduced Daniel Krzynowski and Jennifer Orozco to present.

Jennifer opened the presentation by reviewing the focus study area which is located east of I-225, north and south of Alameda Avenue. Jennifer explained that the area in review captures all four corners of the Sable Boulevard and Alameda Avenue intersection. including the Aurora Metro Center corner, Aurora Municipal Center corner, Town Center of Aurora corner, and Aurora City Place corner. Jennifer advised that the property owners of this area, members of our stakeholder committee and surrounding neighborhood groups to engage in this study. Jennifer mentioned this particular area in the study has been a part of many studies and improvements over the past 30 years. Jennifer reviewed some of the most recent developments in the area that include, Parkside at City Center (mixed-use), Fieldhouse USA (entertainment), Raising Cane's (restaurant), In-and-Out (restaurant) and Alameda View (affordable housing). Jennifer provided an overview of the project summary and process: assess current conditions, opportunities and challenges within area; Engage the public about their desires for the City Center's future; Identify a vision and development framework for future growth; create a planning document to help guide development and public improvements. Jennifer also reviewed six plan components that include: existing conditions and historical city investment, community survey results, City Center Vision, development framework, financial framework, and organizational framework to all help implement the plan.

Daniel began to present a more extensive look into these six plan components and review each component highlights and important content.

Questions/Comments –

CM Coombs expresses concerns about the extensive discussion referring to a mix of incomes in relation to housing and a mix of housing types but having no mention or discussion of affordable housing and what partners we would be working with to integrate affordable housing.

Daniel Krzynowski answers and reviews that a wide variety of households are to be expected including affordable housing and they would like to make sure that it's articulated in the plan.

Jennifer Orozco follows up and states that they are currently conducting a study with a consultant that's looking into specifically at what income levels they would want to target for an affordable housing project, maybe a mixed income project where you actually have market rate units in the same building as affordable units hoping to get that study back within the next few months.

CM Berzins comments that she has been able to see some the plans over the years and there is affordable in there and we do have a possibility for another larger apartment building north on Sable. If that goes, we really will have some nice affordable housing low income housing mixed in with all different ranges of housing. I am grateful to the developers for their vision and bringing that to Aurora. CM Berzins states that she wishes it wasn't taking so long but understands the process takes time. She wanted to thank the staff for all that they are doing.

CM Johnston echoed her colleagues' sentiments and looks forward to the downtown offerings and thanks Jennifer and Daniel for the update and the presentation.

CM Murillo comments that she is excited for the vision and opportunity for mixed income. CM Murillo explains she understands that there are development requirements and considerations. CM Murillo is hopeful that we have a hand in being able to infuse affordability. CM Murillo expresses uplifting the concurrent work that the City is doing around equity planning. The City is in the strategic planning process and after that, the City Manager's intent to revive the conversation surrounding equity analysis that CM Murillo has been pushing. CM Murillo is hopeful to dovetail into the kind of larger conversations around how we use urban renewal funds or other city powered functions to infuse equity into that development. CM Murillo provides the example on how the Montbello Organizing committee was able to redevelop their area from a community lead perspective and some the unique things they were able to do that were set aside for small business. CM Murillo is hopeful we are able to infuse equity into some of our tiny processes. CM Murillo is excited and looking forward to the opportunities.

CM Marcano comments he is very excited about this. CM Marcano admires the amount of detail put in and where the general vision is going. CM Marcano did also express concern around the housing component. CM Marcano asks what would it take the move away from the market rate entirely as in what level of subsidy would we be looking at? CM mentions the removal of our typical partners. CM Marcano expresses great concern with the current state of housing in the United States, especially in Aurora. He expresses that Aurora is the eviction capital of Colorado for almost a decade running. CM Marcano suggests moving away from our typical business. CM Marcano expresses that this area would be a great place to implement a different approach instead of using our typical approach.

Daniel Krzynowski responds to CM Marcano's question and suggests that the study information Jennifer presented earlier, was looking at opportunities for affordable housing, identify at what levels there is demand and to develop income thresholds.

CM Marcano commented that we have a lot of great information that shows where we have those deficits and that's where he'd like to see every unit of housing basically dedicated to, if possible. CM Marcano states that her would like to know what kind of commitment that would require from us or what other partnerships may be available to us with other financing strategies might be able to make that happen.

Daniel Krzynowski suggests that we can try to put a finer point on that in some of our implementation recommendations. Daniel mentions that our housing community services department has been involved and are

ready to work with some of the developers in the area on potential affordable housing or some new types of housing. RTD has also found an interest in affordable housing at or near some of their stations and those conversations have been started. Daniel advises that we looking to pursue those conversations with them as a partner to understand what and how housing affordability and their stations can mix.

CM Berzins comments that she disagrees. CM Berzins states that it's our charge to provide housing for everyone and if we did something like that, we are not fulfilling our job. Metro station is meant to serve everyone, all income levels, and all diversity. CM Berzins advises that we do need to provide market rate housing. CM Berzins recalls the housing study that revealed we are short on higher end housing. CM Berzins suggested that being we would like to move in the direction of working where you live, she suggests that we also provide housing options for those who are doctors, professions, and lawyers for example. CM Berzins states that ideally, we can have housing for all from low-income to high-end housing for those on each income level and having a variety of options.

CM Marcano asks if he can add a comment and clarify. CM Marcano advises that he would like to move forward and be straight forward with how he speaks about social housing (mixed income). CM Marcano states he rejects to the notion that just because you earn a lot of money, you should have housing that still costs a fortune.

CM Johnston thanks CM Marcano for his comment. CM Johnston goes on to comment that by the time some things get to council, its further in process, with that being said she does appreciate CM Marcano bringing some of these issues up now. CM Johnston understands that the presentation was the result of the study, but she would like to dive more into this in a future agenda item with some these issues perhaps at our June meeting. CM Johnston advised she doesn't know if that's too early but maybe CM Marcano can work with staff on some of those questions and issues and urban renewal funds, we can have more of a robust discussion on that.

CM Marcano agrees with that suggestion made by CM Johnston.

CM Coombs comments by adding that when that study is done, we should get a sense of what mixed income housing might look mixed all in together in a way that works and is doable.

Daniel states that staff is happy to work with CM Marcano and the members of this committee to help sort that scope of discussion for a little deeper dive on housing so we'll look forward to that.

Melissa Rogers asked the question of if the discussion in June, would it be specific to City Center or is more general?

CM Johnston suggests that she would like it to be general but also thinks that with this discussion, we're getting plans in place if it could be City Center.

CM Marcano states he does want to have the discussion more generally but thinks this a great opportunity to really focus and see what we can make work.

Outcome – This item was informational only and no action was taken.

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### **Potbellied Pigs**

#### **Summary of Issue and Discussion**

Anthony Youngblood, Manager of Animal Services presented on Potbellied Pigs. Anthony explains, Animal Services had received an email in regard to a resident wanting to adopt a potbellied pig and ask questions surrounding that. Pigs are considered livestock according to Animal Code by ordinance. Livestock is only allowed in residential agricultural areas. Anthony explains that we have taken a look at the guidelines and regulations in other jurisdictions as it pertains to potbellied pigs. A variety of pigs were shown and explained the differences in height and weight and the correct terms used when describing certain breeds of pigs. Anthony also reviewed with

the committee some of the other jurisdiction's regulations. Anthony also explained the type of environments that would be best for the pigs. Anthony also reviewed with the committee the accessibility of care for pigs. Anthony explained some of the behaviors of these pigs. Anthony explained that a pig cannot be seen by a regular veterinarian but by a large animal/farm veterinarian which are scarce in our area and would need to outsource from another area such as up north in Bennett.

CM Johnston advised Anthony that due to time restraints, we would need to move on to the official staff recommendation. Anthony proceeded to move forward to recommendation.

Questions/Comments –

Anthony asked the committee if the committee wishes to move forward with community engagement around the amendment to the livestock portions of the ordinance to work towards an amendment to the ordinance allowing potbellied pigs to be allowed in residential zoned areas?

CM Coombs presented the question of potentially permitting livestock, and if we are limiting it only two pigs? She also commented that if we're going to do community engagement, are there other types of livestock that people would want or have questions about? CM Coombs mentions that we have had the chicken's discussion in the past and some people want goats. CM Coombs suggested opening that discussion, we should perhaps have a more well-rounded discussion.

Anthony Youngblood responded it is a great and that we would gage the community conversations towards all livestock not just pigs. The pigs were the main focus because that was the main topic from the email from the constituent. Anthony also explained that goats and pigeons are huge in the north part of Aurora.

CM Berzins commented that she had no idea there such things as pigs that stay small like "teacup dogs". CM Berzins agreed that we can have more conversation about it. CM Berzins expressed concern about how people would them living in apartments, public safety and cleanliness. CM Berzins stated that it sounds like majority of the committee wants to expand the conversation, not just the potbellied pigs but livestock in general.

CM Johnston is in support of moving forward with the conversation and asked about engagement, not just give it to those who are asking.

Anthony replied that he intends to continue with community engagement.

CM Murillo commented with the suggestion of recommending staff to connect with a Pig Sanctuary who had reached out because they were in support of moving something forward and they might be willing to work more collaboratively with some the issues around care. She also explained if our veterinarians and our facilities are not able to properly address issues in a cost-efficient way, we could develop some sort of IGA or MOU with a pig sanctuary organization that would be able to assist with the needs and concerns. She is in support of the city moving forward with the conversation.

CM Marcano commented that he also learned something new regarding the sizing of the pigs. CM Marcano expressed concerns regarding behaviors of these pigs and spaces that these animals would be raised in. He advised he is in support of moving forward.

Outcome – The Committee unanimously agreed to move this item forward to study session with suggestion of continued community engagement and other animals being included.

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**A Resolution of the City Council of the City of Aurora, Colorado, Expressing**

**the Aurora City Council's Support of the City of Aurora, Colorado Funding Archway Housing & Services, Inc. with Community Development Block Grant COVID-19 Funding to Provide Coun**

**Summary of Issue and Discussion**

Jessica Prosser advised the group that there are no prepared presentations created for each resolution item. Jessica Prosser explained the item summary located on the commentary of each item will give a description of each item. Jessica also advised these items were a part of COVID Funding from HUD. Jessica explained Community Development did a notice of funding process for a total of 10 agreements, including the ones on today's agenda. Jessica advised not all agreements will go through council for approval due to the amount of funding. These agreements items are funding food assistance, case management, and housing assistance through nonprofit organizations. Jessica asked council for support to move these items forward to study session.

**Questions/Comments –**

CM Johnston commented she is in favor of moving these items forward to Study Session.

CM Berzins commented she is in favor of moving these items forward to Study Session and make additional comments there.

CM Coombs also commented she is in favor of moving these items forward to Study Session.

**Outcome –** The Committee unanimously agreed to move this item forward to study session.

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**A Resolution of the City Council of the City of Aurora, Colorado, Expressing the Aurora City Council's Support of the City of Aurora, Colorado Funding SecorCares with Community Development Block Grant COVID-19 Funding to Provide Meal Activities for the Ye**

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**Outcome –**

The Committee unanimously agreed to move this item forward to study session.

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**A Resolution of the City Council of the City of Aurora, Colorado, Expressing the Aurora City Council's Support of the City of Aurora, Colorado Funding Rocky Mountain Welcome Center with Community Development Block Grant COVID-19 Funding to Provide Meal Ac**

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**A Resolution of the City Council of the City of Aurora, Colorado, Expressing the Aurora's City Council's Support for Funding Aurora Comprehensive Community Mental Health Center, Inc., DBA Aurora Mental Health Center Inc.'s Social Detox Program with Law En**

Summary of Issue and Discussion

Jessica Prosser explained to the group that these final two agreements on the agenda are apart of the traditionally known program called Nexus Program, we are referring to now as the Surcharge program. Jessica explained these agreements are set for the second half of the year of this program. Jessica states we have previously funded the program the first half, and after review of review from the first half, we would like to support the second half of the year which would be from June to December using marijuana funds. Jessica explains typically we would do a full one-year agreement but wanted to take time to evaluate the income.

Questions/Comments –

CM Johnston commented that she is fine with moving the two agreements forward to study session. She also asked that staff gather some additional information needed to answer some additional questions and concerns. CM Johnston advised she would forward that email that was sent to the City Council email pertaining the questions and concerns.

CM Berzins commented that she agreed to move forward the two agreements.

CM Coombs commented she also agrees with moving forward the two agreements. CM Coombs did express concern and would like to have that additional information. CM Coombs stated she is in support of funding the program especially with the critical services they provide.

Jessica Prosser commented and advised that a meeting will be taking place with the interim Executive Director and Board prior to study session.

Outcome –

The Committee unanimously agreed to move this item forward to study session.

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**A Resolution of the City Council of the City of Aurora, Colorado, Expressing the Aurora City Council's Support for Funding Gateway Domestic Violence Services DBA Aurora/Arapahoe Battered Women's Shelter, Inc. with Law ENFORCEMENT NEXUS Program Funds for a**

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**MISCELLANEOUS MATTERS FOR CONSIDERATION**

**Housing Strategy Update-**

Previous update provided the previous Monday. Jessica Prosser explained there are no additional updates to add.

**Mental Health Co-Responder Program Update-**

Jessica Prosser advised we are in the hiring process. Jessica advised that we are continuously meeting with our outside partners on a bi-weekly basis and communications team. Jessica also mentioned e are finalizing the name of the program and are working to do a late summer roll out for this program.

**Youth Violence Prevention Program Update-**

Jessica Prosser advised that the new program manager Christina A has been hired. We are currently working on committee meetings and creating an action table. Yesterday the request proposal was released to support youth pop up events. Jessica advised we are also working on hiring outreach specialists and coordinators supporting this program.

**Updates form Community Members-**

Brian Arnold advised is he no longer with Ready to Work and provided new contact information.

Craig from Aurora Housing Authority- The American Rescue Plan will be giving out vouchers to serve those in Aurora, for families at risk of homeless.

Chance from Havana Street- Advises of continuing to support vaccination centers and announced the Eat on Havana Event this upcoming week to support our local restaurants.

Questions/Comments

CM Berzins commented that she would like to make sure the minutes transcribed include all the comments are reflected.

CM Johnston complimented staff for continuously gathering data driven, decision making evidence-based policy that has been advocated for. CM expressed great disappointment in recent over-simplification of a social media post where comments made by Mayor Coffman regarding those experiencing homelessness and addiction issues, should sober up and get a job. CM Johnston found these statements to be disappointing and tone deaf.

CM Marcano stated he had no other comments.

CM Coombs stated she concurs with CM Johnston's comment.

Next meeting: Thursday, June 3, 2021 at 8:30 a.m.

Meeting adjourned at 10:01 a.m.

APPROVED:



Committee Vice Chair, Allison Coombs