

**CITIZENS ADVISORY COMMITTEE ON HOUSING  
AND COMMUNITY DEVELOPMENT  
TELECONFERENCE  
July 13, 2021 | 6:30 p.m.**

**Members Present:** Lynn Bittel, Jaime Carolina, Vince Chowdhury, Teri Marquante, Bill Moran, Britany Noble, Hayley Reddish, Jason Schneider, Charlene Wisner-Howard

**Members Absent:** LaQunya Baker\*, Erica Howard  
**\*Excused**

**Late Arrivals/  
Early Departures:** Marcella Barnett \*(tech issues), Demetra English \* (tech issues)

**Staff Present:** Rodney Milton, Brittany McGaughy

**Guests Present:** N/A

**Roll Call**

Chairperson Teri Marquante called the meeting to order at 6:33 p.m. and roll call followed.

**Approval of Agenda**

Lynn Bittel motioned to approve the agenda as presented. Hayley Reddish seconded the motion. The motion passed unanimously.

**Approval of Minutes**

Lynn Bittel Bill motioned to approve the minutes of the May 11, 2021 meeting as presented. Bill Moran seconded the motion. The motion passed unanimously.

Lynn Bittel Bill motioned to approve the minutes of the June 8, 2021 meeting with the correction to attendance for Charlene Wisner-Howard as absent excused. Bill seconded the motion. The motion passed unanimously. Brittany McGaughy updated the changes to attendance and sent the group the updated minutes with corrections.

**Public Comment**

No public comment.

**Committee Member Briefings - open**

No Updates.

**Community Investment Funding Recommendations**

Rodney opened with a presentation that was presented to the HORNS committee meeting. Rodney reviewed the community vision statement. Rodney explained how the housing strategy guides how we evaluate the project applications received. Rodney continued to explain that each of the evaluating committee members make sure that we look through the lens of ensuring that we have a balanced and sustainable housing portfolio. Rodney advised there were 8 applications received. Rodney reviewed the 8 applicants, their project type, funds requested, income target, estimated units and project location. The following recommendations were made:

- Peoria Crossing II (Aurora Housing Authority): \$13M in PAB; \$650K in HOME Funds located in Ward I.
- Greenleaf- Villa Verde (Archway Investment Corp.): \$4M in PAB located in Ward I.
- 15 S Sable (Zocalo Community Development): \$4M in PAB; \$1.5M in HOME funds located in Ward III.
- Citywide (Urban Land Conservancy): \$250K in CDBG Funds, located in Ward I.

Discussion ensued. Staff answered the Committee members questions.

#### **Communications from Staff**

##### **a. CD Manager Updates – Rodney Milton, Manager**

- **Housing Strategy Update**

Rodney explained that the housing strategy group is focusing on the inventory of city owned land and vacant land owned by nonprofits and faith-based communities. One of the goals also is to see whether we can utilize city owned land to catalyze redevelopment. The city's planning department is working to do a site analysis and site profile. Rodney reviewed with the group the city-owned land redevelopment process which is as follows:

- 1) Inventory of City owned, Partner Nonprofit/Faith-based land
- 2) Site analysis – site feasibility assessment to determine suitability for redevelopment.
- 3) Site Selection – Site Criteria/Neighborhood Readiness incentive assessment.
- 4) Engagement- Select engagement option/conduct engagement
- 5) RFP- bid and selection process/continued engagement.

Rodney also reviewed the full engagement option with the group. Rodney explained this process works best with the larger projects in size. Like the previous process listed above, this option is as follows:

- 1) Site Selection – evaluation of existing city-owned land, site feasibility.
- 2) Community Driven Pre-Development Design- engaging the community up front to ensure the community's overall vision is incorporated into the process and inform the community of the RFP process.

- 3) Developer Procurement- Selecting a highly qualified development partner with proven track record of mixed-income/mixed-use development
- 4) Community Driven Redevelopment – facilitate developer and community engagement

Rodney reviewed the 3<sup>rd</sup> option called Design Competition. This option was presented globally to provide ideas with innovations.

Discussion ensued. Staff answered the Committee members questions.

- **COVID Response Updates- Rental Assistance Update, Homelessness Update**  
Rodney advised we have executed the inner-government agreement between City of Aurora and the State of Colorado to administer our rental assistance funds. Rodney explains they are now processing and awarding on our behalf.

Discussion ensued. Staff answered the Committee members questions.

- **CDBG-CV Recommendations Update**  
Rodney explained that the almost all of the CDBG-CV agreements have been approved through the council process. Rodney advised there is one agreement that is almost completely through the council process. This agreement is expected to reach study session on July 19, 2021. Rodney explained we are working to get these beneficiaries reimbursed as well.

Discussion ensued. Staff answered the Committee members questions.

- **GAP Financing Release**  
Rodney explained this item is the same as the community investment funding commendations update.
- **Budget Overview**  
Rodney provided an update to the committee's budget process and provided an overview of this new process differentiating from the old process as far as involvement. Rodney introduces Jeff Hancock Jeff Hancock presented an overview of the 2022 CHD Budget, Brittany McGaughy provided a copy of the 2022 Budget that was presented by Jeff Hancock.

Discussion ensued. Staff answered the Committee members questions.

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- **Basic Federal Requirements: CDBG/HOME/ESG**  
Rodney opened with an explanation as why we do certain things with the money we have and the obligations we have in terms CDBG and HOME Funds. Rodney explains in these learning segments, the intention is to advocate for other funding sources. Rodney explained that different funds have different stipulations. Rodney also explained the importance of having additional funds because it allows you to have more flexibility. Rodney provided

an example comparing funds with federal funds, which typically have more regulations and stipulations (for good reasons) but that can cause obstacles with developers.

Rodney introduced Jessica Prosser to provide some additional information regarding ARPA funds. Jessica explained some additional funds the City of Aurora will be receiving. Jessica explained we are expected to receive around \$65M in Department of Treasury funds. Jessica explained that this funding will be similar to CARES dollars funding. With this expected \$65M funding, we are planning to use some similar allocation buckets to distribute the funds such as community assistance, infrastructure and service preservation. Several proposals have been presented to council in early May and we have began developing a formal budget request for those proposals.

Discussion ensued. Staff answered the Committee members questions.

b. **Loan Write-Offs – Jeff Hancock, Financial Supervisor**

Jeff Hancock presented the Write-off report.

**Communications from Committee**

- None.

**Adjournment**

- Marcella Barnett motioned to adjourn the meeting and Bill Moran seconded the motion. The meeting adjourned at 7:26 p.m.

Minutes taken by:

*Brittany McGaughey* 09/01/2021  
Brittany McGaughey Date  
Administrative Specialist  
Housing and Community Services Department

Minutes reviewed by:

*Rodney M. Milton, Jr.* 09/01/2021  
Rodney Milton, Manager Date  
Community Development Division

Minutes approved by:

*Teri Marquante* 9/1/2021  
Teri Marquante, Chairperson Date