

**HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY
COMMITTEE**
March 3, 2022

Members Present: *Council Member, Vice-Chair Ruben Medina*
Council Member, Juan Marcano

Others Present: Courtney Tassin, Jessica Prosser, Alicia Montoya, Melvin Bush, Roberto Venegas, Brandt Van Sickle, Andrea Amonick, Sharon Duwaik, Adrian Botham, Mattye Sisk, Jacquelyn Bayard, Bianca Lopez, Angela Garcia, Christina Amparan, Karen Hancock, Sandra Youngman, Tim Joyce, Jeff Hancock, Omar Lyle, Daniel Brotzman, Jack Bajorek, Mindy Parnes, Charise Canales

WELCOME AND INTRODUCTIONS

Council Member Medina welcomes everyone to the meeting.

MINUTES

January 20, 2022 and February 3, 2022 minutes were approved.

ANNOUNCEMENTS

Alicia Montoya, the new Community Development Manager, Melvin Bush from the Planning and Zoning Committee, and Bob Gaiser from the Planning and Zoning Committee were introduced.

NEW ITEMS

City of Aurora Community Investment Funding Recommendation for 2022 First Round

Summary of Issue and Discussion

Jessica Prosser presents this item. Jessica provides an overview of the winter round of the community investment funding process. The committee wanted to provide preliminary recommendations due to CHFA conducting their private activity bonds (PAB) allowing for individuals to apply in April. The community investment process aligns with several of the strategies within the housing strategy, both for preservation and creating new units. Allocations from private activity bonds, HUD dollars, HOME, CDBG, and a portion of the ARPA funding were used in this round.

The approved \$5 million for affordable housing will be put out in three rounds: one for the winter round, summer of 2022, and again in winter of 2023. A total of \$28.1 million of grant amounts from HOME Funds, CDBG Funds, PAB Funds, and ARPA Funds are set to be allocated. Funds will be used for pre-development costs, rehabilitation and construction new housing for low- to moderate-income people. The Neighborly Software is used for the application process which has proven beneficial and organized.

The review committee, a cross-departmental team from Planning, Finance, Housing and Community Services, and the Citizen's Advisory Committee on Housing and Community Development (CHD), reviewed eight applications from seven different agencies. Currently, there are 15 projects for affordable housing in the pipeline. 12 different criteria for a total score of 60 were used to review the applications. Four different projects are under multi-family new developments, 3 preservation projects and one homeownership project. The committee recommended providing a higher percentage of PAB to one project and a lower to another to give each project the best chance of getting funded. Three of the projects are multi-family preservation developments. One project is a homeownership project for the Emporia Duplex.

The Permanent Supportive Housing at Potomac Campus request \$1 million of ARPA funds and the committee recommends funding this completely. This project is currently in the conceptual phase and has had one pre-application meeting with the Planning Department. The Fitzsimons Gateway Apartment project is also in the planning stage with 210 target units with an income target of 30 to 70%. They request \$500,000 ARPA funds, \$2 million HOME funds, and \$16 million PAB. The Review Committee recommends the allocation of \$1 million HOME funds and \$11 million PAB for this project. Elevate Aurora is an infill project. The group has surveyed the neighborhood regarding their needs for childcare, laundry services, etc. The Committee recommends funding this project with \$500,000 ARPA funds and \$1 million HOME funds. The Aurora Metro Center Station Senior Housing has 222 units serving the senior population. Considerations were made regarding the shovel-readiness of this project. This is recommended for \$1 million of HOME funds and \$5 million private activity bonds.

For preservation projects, the Residences at Willow Park in Ward 4 is recommended \$800,000 to cover aspects of the project eligible with CDBG funds. Windsor Court at Ward 1 scored 33.22 due to limited information and low readiness for rehabilitation. This project is not recommended for funding, but the Committee is in conversation with the property owner and encouraging them to apply in later rounds. The Weatherstone Project, another preservation project that requested for PAB, is also being recommended by the review committee for \$5 million. The Emporia Duplex, which is the homeownership project, is fully supported by the Committee in its request for \$640,000 HOME funds.

If the HoRNS Committee deems the recommendations favorable, Staff will bring this presentation to Study Session and begin the process of create agreements with these developers.

Questions/Comments

CM Marcano asks if the developers typically have the land for the development ready and notes that it looks like only a third of the demand was served. Jessica states that seven out of eight projects are being supported for funding. She states that PAB funds are the most competitive and that developers are not applying unless a certain level of readiness is achieved as shovel readiness is part of the committee's criteria. Developers also do conceptual planning and conduct a pre-application meeting with the Planning Department or the Office of Development Assistance prior to application. CM Marcano further asks if the one that was not served was

because of a high amount requested. Jessica clarifies that the application that was not supported for funding was also applying for PAB funds. The committee compared their funding request versus the amount that would keep the project viable. CM Marcano asks for information regarding the address of the remodeling project in Ward IV. Staff identified that the project is located at 14601 East Colorado Drive, Aurora, CO 80012. CM Marcano comments that the rendering doesn't match and asks if they are planning a complete rebuild which would cost more than their request. Jessica clarifies that they are adding additional units, doing rehabilitation for some units. They are also planning to add a community room and a leasing office. CM Marcano reiterated the need for the exact address for the projects to avoid confusion. He expressed his support for the projects, especially the infill project in Ward II. CM Medina also expressed support in providing additional housing in Aurora.

Outcome – This item was for information only and no action was taken.

MISCELLANEOUS MATTERS FOR CONSIDERATION

Housing Strategy Update

No updates.

Aurora Mobile Response Team Update

Summary of Issue and Discussion

Courtney Tassin presents this item. Courtney provides an update on the Aurora Mobile Response Team (AMRT) and its pilot program. She mentions that AMRT is a crisis intervention team that pairs a paramedic from Falck Rocky Mountain with a licensed mental health professional to respond to 9-1-1 calls that come through City of Aurora Dispatch. They respond to low-intensity active mental health calls from Wednesday through Saturday from 10 a.m. to 8 p.m. servicing Northwest Aurora. The pilot began on September 8, 2021 and was allocated \$265,000. The pilot was split into three months within 2021 and another three months in 2022.

The city has allocated \$268,000 for 2022 to sustain a six-month period. This budget covers the personnel cost, contracts, and supplies and services including radios, motor-docked computers, vests, van maintenance, and fuel. Currently, AMRT has one mobile response unit composed of a program manager, a licensed health professional, and a paramedic. Looking at current commitments, the amount needed for 2022 is \$157,000 dollars. This incorporates a hazard pay for the clinician and a differential for the Falck paramedic as they are receiving additional behavioral health training. AMRT has submitted a spring supplemental request for this amount. In addition, the \$157,000 incorporates that rollover received from 2021.

As of February 9, 2022, 172 calls have been serviced with 12 emergency department diversions and cost savings of \$60,000 accumulated through emergency department diversions and hours saved for the police department by an AMRT sole response. Main call categories are welfare checks, suicidal parties, outreach follow-up, and unwanted persons. The program is focused on connecting people to resources that will assist in resolving their crisis. Courtney shows a breakdown of the 855 calls of service across the city that have been identified as appropriate for AMRT response. AMRT has responded to 20% of these. Concentration of calls deemed appropriate were during the time period that AMRT is in operation and is attributed to the

familiarization of dispatch during that shift to identify appropriate calls. Courtney adds that individuals during the grave shift from Aurora Dispatch have little experience with AMRT, leading to a limited ability to identify a call as appropriate for AMRT response.

The program evaluation team also provided 3 differing suggestions for expansion based on varying staffing levels and cost budgets. First is the Minimum City-Wide Coverage for \$900,000 for three teams including a program manager, three licensed clinicians, three paramedics, one case manager, and one peer specialist. This budget also includes supplies, overtime funds, and miscellaneous items such as shoes, clothes, and food provided for callers. A citywide unit option may be utilized which provides a four-day 24-hour coverage throughout the city. An assigned district model may also be utilized, which is best practices and provides a faster response time compared to the citywide unit option. Coverage would be 10 hours for four days a week. All of the teams for the two models would work the same days of the week. For the citywide unit option, one team will be assigned per shift. For the assigned district model, the teams will work the same shift hours while assigned to a specific police district.

The second suggestion is the Optimized City-Wide Coverage at \$1.6 million for six teams with six clinicians, six paramedics including assigned leads for point of contact. A case manager and a peer specialist would also be part of the team. Three teams would be assigned their half of the week allowing for 24/7 coverage. A similar concern was raised for the citywide unit model which places one unit per shift to respond to the whole city. For the assigned districts model, all teams would work from 10 a.m. to 8 p.m., with three units at a time in each district allowing for faster response time. This model provides a 10-hour coverage throughout the week.

For a Full 24/7 City-Wide Coverage, the budget needed would be \$3.5 million for 12 teams providing service for 24 hours, seven days a week. The team would include 12 licensed clinicians, 12 paramedics, two case managers, and two peer specialists. The case managers and peer specialists may provide in-person follow-up after initial contact with AMRT. There would be three units in the city at all times with one unit per district.

Jessica Prosser adds that the spring supplemental would include the amount to continue the program through 2022. A budget request based on the committee meeting and study session would be created for the 2023 budget process.

Questions/Comments

CM Marcano asks if updated testimonials from APD, community members, and businesses are available. Courtney answered that the team resent the perception survey. Some testimonials were also included in the final report. Feedback from the perception surveys once received will be incorporated in the backup. CM Marcano mentions that he supports moving this item forward and asks which would be the most appropriate option out of the models that were presented. Courtney shares that based on her experience, a citywide unit would be difficult. Out of the options presented, the Optimized Citywide Coverage option with a six-team coverage with assigned districts is the most appropriate considering cost savings and cost efficiencies with regard to the AMRT's first phase of expansion. She adds that this provides a significant amount of coverage and is still effective based on the timings of calls deemed appropriate by Aurora Dispatch.

CM Medina asks for more information regarding the cost savings comparing police response versus AMRT response. He further asks for information regarding the response to calls outside the 10-hour AMRT shift. Courtney states that cost savings will be added to the update. CRT would be available for the calls; however, they only work until 10 p.m. They try to request a mental health trained officer, but due to staffing levels, it is often newer officers that do not have proper certification that are available during grave shifts. The calls would then be directed to regular patrol officers. CM Medina expresses his support in moving the item forward to Study Session.

Outcome – The Aurora Mobile Response Team Update will move forward to Study Session.

Youth Violence Prevention Program Update

No updates.

Updates From Community Members

No updates.

Housing First Program and Fact-Finding Mission to Texas

CM Juan Marcano shares that there would be a Fact-Finding Mission to Houston and San Antonio to talk about their successes on the housing-first program and permanent supportive housing efforts. Over the last decade, they have reduced their unhoused population in half and have since plateaued after passing a camping ban in 2017. Staff, individuals from Arapahoe County, Tri-County Health, and Denver were invited to this fact-finding mission with the goal of learning and exchanging ideas and imparting this information to Aurora's community members.

CM Medina agrees that it would help to hear from people who already have models in place to better understand the issues regarding homelessness and how they have mitigated it. CM Medina asks if the trip would require city funding. CM Marcano states that councilmembers may use their travel budgets and for staff, tickets on Southwest Airlines to Houston would be \$79 each way. CM Medina states that he would reach out to the Denver Foundation regarding funding. CM Marcano supports this and states that Tim Joyce may want to be involved in this project.

Outcome – This item was for information only and no action was taken.

2022 HORNS Meeting Agenda Items

Jessica Prosser states that there would be an update on the Strategic Plan related to the Youth Violence Prevention Program and a presentation on Waste Hauling. She shares that CM Murillo has scheduled agenda planning sessions before each meeting each month and encourages councilmembers to continue using the matrix to add ideas for agenda items.

Outcome – This item was for information only and no action was taken.

Electronics Recycling

CM Marcano announces the Electronic Recycling Drop-Off Events at Techno Rescue's Aurora facility located at 3251 Lewiston Street, Suite 10, Aurora, CO 80011 from March 14 through March 19, 2022.

Outcome – This item was for information only and no action was taken.

Next meeting: Thursday, April 7, 2022 at 10 a.m.

Meeting Adjourned: 11:13 a.m.

APPROVED: *Crystal Murillo* Apr 11, 2022
Crystal Murillo (Apr 11, 2022 20:26 MDT)
Committee Chair, Crystal Murillo