

**HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY  
COMMITTEE**  
August 4, 2022

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

Others Present:       Mattye Sisk, Adrian Botham, Emma Knight, Jessica Prosser, Alicia Montoya, Angela Garcia, Augusta Allen, Billye Williams, Brandt Van Sickle, Bianca Lopez, Cristal Dukes, Daniel Brotzman, Jackie Ehmann, Karen Hancock, Mindy Parnes, Rachel Allen, Roberto Venegas, Saadia Aurakzai-Foster, Sandra Youngman, Sarah Carroll, Scott Campbell, Tim Joyce, Jacquelyn Bayard

**WELCOME AND INTRODUCTIONS**

Council Member Murillo welcomes everyone to the meeting.

**MINUTES**

July 7, 2022 minutes are approved.

**ANNOUNCEMENTS**

CM Marcano mentions that the comments on eScribe for the Housing, Neighborhood Services & Redevelopment Policy Committee are not working.

**NEW ITEMS**

**Homeless Services Grants Quarter 2 Report and 2022 Point In Time Update**

Summary of Issue and Discussion

Emma Knight, the manager of Homeless Services, presents this item. The Point-In-Time count completed in a single night in January was done by volunteers and staff counting everyone experiencing homelessness in the region. It showed an overall regional increase of 784 individuals from pre-pandemic levels in 2020. Only a shelter count was completed in 2021 and is therefore not an accurate comparison to the 2022 count. There was a 43% increase from 427 people in 2020 to 612 as of January 2022. The Point-In-Time count only provides a snapshot of a single night and is not an accurate count of the people experiencing homelessness on an ongoing basis. It is generally understood to be undercounted by up to half the amount of people. This is because people staying in temporary housing situations are not considered homeless but are generally homeless or about to be homeless. The count also does not include people who are incarcerated for more than 90 days even if they often become homeless once released from incarceration. The number of people experiencing homelessness also changes throughout the year due to season changes.

The Homeless Service Grants are funded through marijuana, public safety, ESG, and HOME TBRA funds. Grants to different organizations such as Mile High Behavioral Health Care, Aurora Housing Authority, and the Salvation Army were provided. Current services provided through the grants include the Aurora Day Resource Center, safe outdoor spaces, shelters, mental health services, etc. These programs are provided through partner organizations.

The 2<sup>nd</sup> Quarter is the first time that all agencies are required to use the Homeless Management Information Agency (HMIS). Ten out of twelve grant recipients were required to report to HMIS. Gateway Domestic Violence Services was not required as they deal with domestic violence and use a different metric. Sungate Kids are also not required to report through HMIS since they are a public safety grant. These two agencies report through Neighborly. 1,307 individuals were served including 115 households with veterans including the Colorado Coalition Fitzsimons Buildings for veterans' permanent supportive housing, and 510 households reporting someone with a disability. 25 individuals are in housing searches. However, this number may be unreported given that some agencies are still figuring out how to work with the new metrics for reporting. There are also several individuals submitting applications for housing on a regular basis through a lot of organizations reporting for the Flexible Housing Fund. Staff will ensure that service providers understand their reporting requirements and that support is given to them as needed. 66 households received housing case management and 47 referrals were made to employment programs. Looking at data regarding clients served by race, people who are black, African American, or African are a higher population of people experiencing homelessness or housing instability despite being a small percentage of the population. Based on data regarding clients served by ethnicity, 80% are non-Hispanic.

### Questions/Comments

CM Murillo asks what the estimate is for the actual population of people experiencing homelessness in Aurora. Emma answers that it would be at least 700 people. She mentions that they have not received the updated count of the sheltered and unsheltered and they only received the preliminary number to be used for grant applications. She adds that there are several people who are good at hiding. CM Murillo mentions a previous conversation about replicating a point-in-time count during the summer months. She adds that the one they do in January is so early in the year. Emma says that this suggestion was not formally decided but she remembers the conversation. She explains that they have been understaffed and that a point-in-time count requires a lot of personpower. She suggests conducting it in 2023 to be able to plan it and have more staffing due to an increased budget through the camping ordinance.

Jessica Prosser, the director of Housing and Community Services, adds that this also came up through the Aurora@Home Strategic Plan to conduct a regional approach with the service providers and counties. She mentions that Jefferson County did a point-in-time count in the summer, and they are studying this to see if they are getting a larger number compared to the January point-in-time count. She adds that they will also look into the number of people being served as it gives a more accurate count than looking at the unsheltered individuals in the community.

CM Murillo forwards her request to see the feasibility of conducting a point-in-time count in the summer of 2023. CM Marcano agrees and states that it will help them get a better snapshot. CM Medina expresses his support.

Jessica requests bringing the item forward to Council at a Study Session as an information-only item. CM Marcano stresses the importance of ensuring that Council is aware of this update. CM Medina and CM Murillo express their support for this. CM Murillo asks if there is a way to provide an overview of the types of support they offer such as eviction prevention and the ways to refer individuals for support. Emma asks if she should include a slide indicating how people can be referred to service providers. CM Murillo confirms. She suggests including information on sending a council request, emergency contact person, etc. She clarifies that they must indicate what kinds of support the city is funding like housing assistance or eviction prevention. She adds that this would allow them to see which ones the city does not have the capacity to support, then refer the individual elsewhere. Emma agrees with this direction.

CM Marcano mentions that they amended the camping ban ordinance to receive reports on all its metrics. He asks what the frequency of the update is. CM Murillo answers that it is an annual update according to the ordinance. However, this does not mean that they cannot get monthly or recent updates on the progress. She mentions that she talked with Jessica to discuss future Committee items and the update might evolve into a monthly agenda item.

Outcome – The Committee unanimously supports conducting a point-in-time count during the summer months. The Committee unanimously supports moving the item forward to Study Session as an information-only item.

### **Ordinance Amendments – Code Sections 14-134 and 14-135 - Keeping of Domesticated Ducks**

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

Augusta Allen, the Aurora Animal Services Field Supervisor, presents this item. The current city code will be amended to include domesticated ducks. The proposed amendment would still limit the total amount of birds per property and the permitting process for ducks would be the same as it is for chickens. For lots less than 20,000 square feet, a maximum of six birds are allowed. For lots over 20,000 square feet, a maximum of eight birds are allowed. Since ducks are social animals, keeping a minimum of two is required.

Outcome – The Committee unanimously supports the request to move the item forward to Study Session.

## **Community Investment Funding Recommendations for 2022 Summer Round**

### Summary of Issue and Discussion

Alicia Montoya, the manager of Community Development, presents this item. The Summer 2022 Community Development Investment (CDI) Round provides funding to the development community to promote the creation and preservation of affordable housing units in the city. This is in support of the goals in the housing strategy, which are guided by the six housing principles. Applications must be aligned with the housing strategy, meet and identify housing needs in the community, ensure that the demographics to be served are in line with diversity, equity, and inclusion, indicate the average median income (AMI) of those to be served, guarantee cost-effectiveness and funding sustainability, and ensure that they have available city funding sources based on the project type, experience in Aurora, and surrounding compatible uses.

The process included reviewing all applications and making sure all components were included, making updates through the newspapers and websites, and getting the word out to developers. The application period lasted from June 23 until July 8. The Review Committee reviewed the applications from July 14 through July 22 and issued pre-award letters on July 29. The pre-award letters are conditional on City Council approval. The Review Committee was comprised of members from Planning, Finance, Community Development, and the Citizens Advisory Committee. For the summer round, there is a total of \$3.3 million to be allocated from HOME funds, CDBG funds, and ARPA funds. Six applications were received for a total requested amount of \$7.65 million. An application can get a maximum score of 60 depending on the evaluation criteria. Criteria include the number of people being served, number of units being created, proximity to transit or a transit-oriented development (TOD) area, developer's experience in Aurora or similar cities, shovel-readiness, etc. The Review Committee recommended allocating \$2 million of ARPA Funds and \$1 million of HOME funds for 488 units.

Peoria Crossing Phase II applied for \$1 million of HOME funds for 82 units and is allocated \$250,000 ARPA funds and \$700,000 HOME funds. They are targeting those in the 30-60% AMI. The Elevate Aurora project by Columbia Ventures, LLC targets the 30-70% AMI community and is building 137 units. They requested \$500,000 in ARPA funds and are recommended to be allocated \$250,000 in ARPA funds. Jewell Apartments requested \$300,000 HOME funds and are recommended to be allocated the same for 81 units catering to those within 30-80% AMI. King's Crossing Village requested \$750,000 HOME funds and \$600,000 ARPA funds for 178 units for those with 30, 50, 70, and 80% AMI. They are recommended to be allocated \$1 million in ARPA funds. Doors to Opportunity is a homeownership project that is in line with the goals of the housing strategy. They requested \$500,000 in HOME funds and are recommended \$500,000 in ARPA funds. This project is for 10 units with an income target of 60-80% AMI.

The Reserves at Eagle Point project scored lowest on both their ARPA funds and HOME funds applications. The committee did not feel the project was shovel-ready and they did not want to have

issues regarding HUD deadlines on spending funds. There were also concerns about transit in the area. Due to these reasons, no funding was recommended for this project. They were encouraged to apply again in the Winter Round. They initially requested \$1 million each from ARPA and HOME funds to cater to residents falling in 70-80% AMI.

### Questions/Comments

CM Marcano asks for further clarification on the different score summaries of the two Reserves at Eagle Point applications. Alicia clarifies that they received two separate applications, and the members of the Review Committee scored them individually. She adds that there were concerns regarding the project's shovel readiness and transportation. She stresses that they have deadlines to follow regarding when to spend the funding. CM Marcano says he is excited to see that Jewell Apartments are being funded. Jessica mentions that The Reserves at Eagle Point applied for ARPA and HOME funds, which were scored separately as they are separate applications. She further clarifies that the criteria for each funding source are different, which may have led to the difference in scoring. CM Marcano asks if it is common to get multiple applications for the same project. Alicia explains that developers must submit separate applications for each funding source due to differing requirements.

Jessica further adds that there are other factors such as land acquisition, pre-development costs, and actual development costs. She mentions that one funding source may align with the project's needs better than others. She adds that there are instances wherein developers come back with their request for another round of funding since they need more gap financing. However, they only want to fund a project once or within one round to ensure they are funding more units and more projects.

CM Murillo asks if Aurora has a representative on the Board of Directors of Elevation Community Land Trust. She mentions that they previously inquired about the board's internal decision-making structure and found out that they did not necessarily have a guaranteed Aurora member on their board. She requests a follow up on this concern. Alicia says she is not aware of this but is happy to follow up and identify Aurora's representation with them. She adds that she has previously worked with Elevations in Denver and is familiar with their organization and structure. However, she is not aware of any representation from Aurora. Jessica adds that Aurora is invited to their investor meetings wherein they set their vision and receive feedback. Aurora also has monthly meetings with their staff. Jessica will follow up with Stefka Franchi, their Executive Director. CM Murillo stresses that they want to know about all the organizations. She adds that it is important to know where Aurora falls in Elevation's strategic priorities and how they prioritize Aurora-specific work.

Outcome – The Committee unanimously supports the request to move the item forward to Study Session.

## **MISCELLANEOUS MATTERS FOR CONSIDERATION**

### **Agenda Items for Next Meeting**

Jessica Prosser announces that there will be an update on the camping ban ordinance implementation. There will also be a general update from the Aurora Housing Authority including a discussion on central housing. Mattye Sisk adds that the North Aurora city-owned buildings and the waste hauling update might also be on the agenda.

CM Murillo states that the Northwest Aurora city-owned buildings is a name placeholder. She mentions that there are several city-owned buildings and assets in the northwest part of Aurora. CM Murillo highlights the importance of reaffirming the intention and having a conversation about the most strategic use of time and resources and the ability to partner with community-based organizations.

CM Murillo mentions that the committee has worked through the initial work plan developed at the beginning of the year. She adds that there may be more capacity to entertain additional agenda items before the end of the year. CM Medina asks if there is a way to conduct community engagement at the onset of developing housing sites or venues prior to the project going to the Planning and Zoning Commission. He highlights that this would allow city staff to know what the residents would like to see in their community. CM Marcano suggests looking into what the city can do to provide affordable childcare through possible public-private partnerships or utilization of city facilities. He stresses that lack of access to affordable childcare is a barrier to employment and a large economic burden to residents.

### **Updates from Community Members**

Saadia Aurakzai-Foster, the new manager of Community Engagement, introduces herself. She oversees the Youth Violence Prevention team as well as the Community Engagement Coordinators. Saadia mentions that she attended CM Medina's town hall. She has a background in affordable childcare in California. She highlights that she is willing to work with the committee members to discuss childcare and youth programming such as the CCAP and the Head Start programs.

Sarah Carroll, the new Housing Development Supervisor, introduces herself. She previously worked with CDBG, HOME, and consolidated plan grants. She has experience in development, rehabs, and programs such as childcare. Sarah's focus will be on community and affordable housing development.

Bianca Lopez, the new Housing and Community Development Officer, introduces herself. She has experience in regional property management and permanent supportive housing (PSH) development. She previously worked with the Mental Health Center of Denver on their Sanderson Apartments PSH project.

CM Murillo welcomes Saadia, Sarah, and Bianca to the team.

**Next meeting:** Thursday, September 1, 2022, at 10 a.m.

**Meeting Adjourned:** 10:57 a.m.

APPROVED:   
[Crystal Murillo \(Sep 1, 2022 10:40 MDT\)](#) Sep 1, 2022  
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Committee Chair, Crystal Murillo