



AGENDA

Housing, Neighborhood Services and Redevelopment Policy Committee

Thursday, September 1, 2022, 10:00 a.m.

VIRTUAL MEETING

City of Aurora

15151 E Alameda Parkway

Public Participation Dialing Instructions

Dial Access Number: 1.408.418.9388 | Access code: 2495 752 3455 | Event password: aurora2022

This meeting will be live-streamed on the city's YouTube channel. Watch at [YouTube.com/TheAuroraChannel](https://www.youtube.com/TheAuroraChannel).

Council Member Crystal Murillo, Chair

Council Member Ruben Medina, Vice Chair

Council Member Juan Marcano

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. August 4, 2022

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3. Announcements

4. New Items

4.a.	Aurora Housing Authority Update and Available Housing Community Resources	8
	Aurora Housing Authority Update and Available Housing Community Resources	
	Estimated time: 20 minutes	
4.b.	City Land and Buildings in the Aurora Arts District	49
	City Land and Buildings in the Aurora Arts District (Information Only)	
	Estimated time: 30 minutes	
4.c.	Emergency Rental Assistance Update	72
	End of Emergency Rental Assistance Applications Assistance Available by Adams and Arapahoe County Emergency Rental Assistance Phasing	
	Estimated time: 20 minutes	
4.d.	Camping Ordinance/Homeless Services Update	85
	Camping Ordinance/Homeless Services Update	
	Estimated time: 20 minutes	
5.	Miscellaneous Matters for Consideration	
5.a.	Updates From Community Members	
6.	Adjournment	

**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 2nd 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: _____
Committee Chair, Crystal Murillo



CITY OF AURORA

Council Agenda Commentary

Item Title: Aurora Housing Authority Update and Available Housing Community Resources
Item Initiator: Jessica Prosser, Director of Housing and Community Services
Staff Source/Legal Source: Martha "Alicia" Montoya, Housing and Community Development Manager/ Tim Joyce, Assistant City Attorney
Outside Speaker: Dayna Ashley-Oehm, Aurora Housing Authority
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

ITEM DETAILS:

Aurora Housing Authority Update and Available Housing Community Resources
Estimated time: 20 minutes

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- | | |
|---|--|
| <input type="checkbox"/> Approve Item and Move Forward to Study Session | <input type="checkbox"/> Approve Item as proposed at Study Session |
| <input type="checkbox"/> Approve Item and Move Forward to Regular Meeting | <input type="checkbox"/> Approve Item as proposed at Regular Meeting |
| <input checked="" type="checkbox"/> Information Only | |
| <input type="checkbox"/> Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field. | |

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: *(Check all that apply)*

- | | |
|---|---|
| <input type="checkbox"/> Recommends Approval | <input type="checkbox"/> Does Not Recommend Approval |
| <input type="checkbox"/> Forwarded Without Recommendation | <input type="checkbox"/> Recommendation Report Attached |
| <input type="checkbox"/> Minutes Attached | <input type="checkbox"/> 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.)*

The Aurora Housing Authority (AHA) has been a key partner in building and offering affordable housing resources for the community in the City of Aurora. An update is being provided to provide an overview of the services being provided by AHA.

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

Aurora Housing Authority Update and Available Housing Community Resources

QUESTIONS FOR COUNCIL

Informational Only.

LEGAL COMMENTS

This item is informational only. No formal council action necessary. The City has the powers that are necessary, requisite, or proper for the government and administration of its local and municipal matters. (City Charter, art. I, sec. 1-3). 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). (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



The _____
Housing Authority
of the _____ City of Aurora

Who We Are

- Established in 1975 by the City of Aurora
- Separate quasi-governmental agency from the City of Aurora
- Seven member Board of Commissioners appointed by Mayor
- City is crucial partner for AHA
- Operate under C.R.S. 29-4-201 for PHAs
- Quasi-Governmental Agency
- Primary focus affordable rental housing and related services

Who We Are

- \$57 million operating budget
- \$53 million of construction and rehabilitation 2017-2020
- 60 employees
- 810 units of affordable rental housing
- 2,200 household served through various Voucher Programs—HCV, FUP, HUD-VASH, HOME TBRA, Mainst
- Active participant of Aurora@Home

Housing Choice Vouchers (Section 8)

- Not entitlement program-- unlike SNAP or Unemployment
- HCVs subject to Congressional appropriations
- AHA responds to NOFAs when they become available
- \$36 million in annual rental assistance
- 137 HUD-VASH for homeless Veterans
 - 50 FUP for youth coming out of foster care
 - 72 Mainstream Vouchers for non-elderly with disabilities
 - 74 Emergency Housing Vouchers for homeless

Who is Assisted with HCVs?

- 5,900 total individuals in 2,200 households
 - 51% under age of 18
 - 44% senior or disabled
 - Average annual income is \$12,400
 - Average monthly rental assistance is \$1,150
 - Homeless households get priority for “recycled” HCVs
 - 1,000 property owners lease to HCV clients

Affordable Rental Properties Owned by AHA

- 810 Units AHA is general partner
- Additional 1,492 units AHA is a limited partner
 - Range View, Cornell, Hoffman, Alameda View, PATH
- Developed with a variety of funding sources
 - PB Section 8, LIHTC, RTC, HOME, CDBG
 - Taxable and tax exempt debt--PABs
 - \$48 million in outstanding debt on properties guaranteed by AHA
- Oldest built in 1978—Fletcher Gardens
- Newest Peoria Crossing—Opened in 2019

FLETCHER GARDENS
1401 EMPORIA STREET
AURORA, CO 80010



THE RESIDENCES AT TROLLEY PARK
1445 DALLAS STREET
AURORA, CO 80010



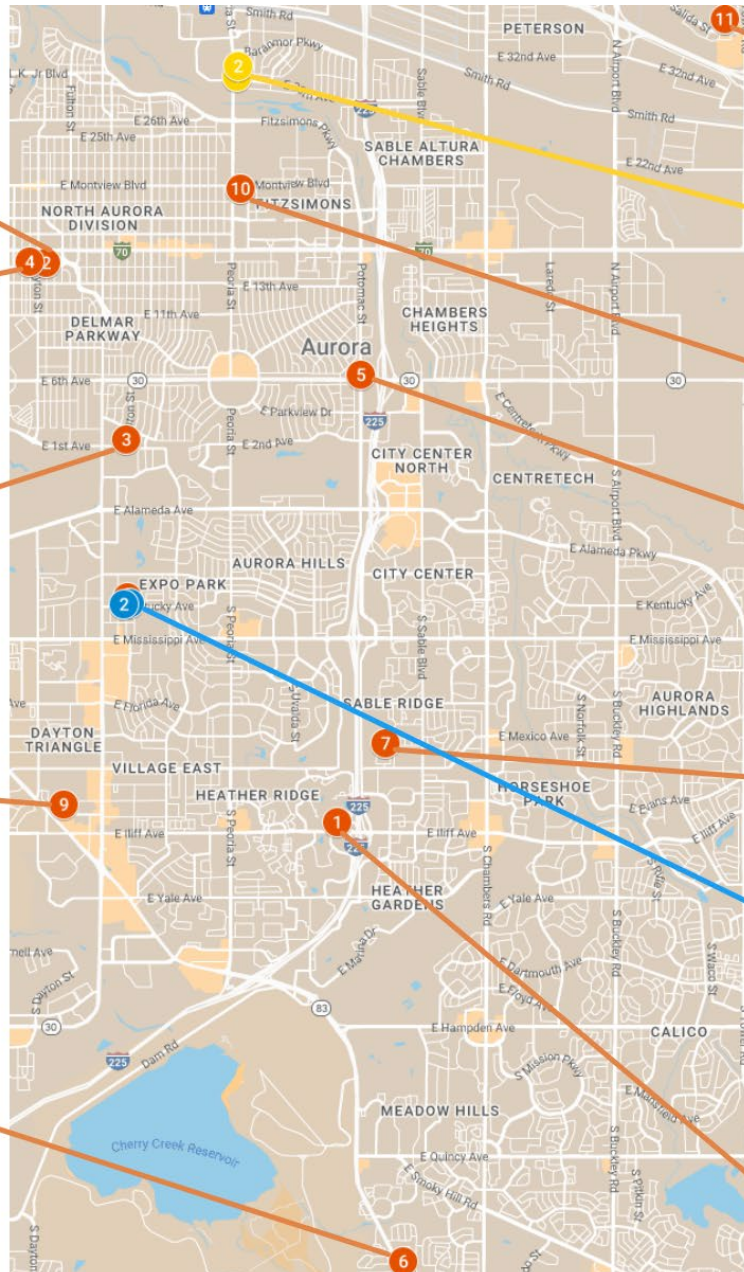
THE RESIDENCES AT FIRST AVE
112 KENTON STREET
AURORA, CO 80010



SUMMERSONG TOWNHOMES
10024 E. EVANS AVENUE
DENVER, CO 80247



IVY HILL TOWNHOMES
14208 E. GRAND DRIVE
AURORA, CO 80015



WALDEN35 APARTMENTS
COMING SOON



PEORIA CROSSING
3002 N. PEORIA ST
AURORA, CO 80011

PEORIA CROSSING 2
COMING SOON



LIBERTY VIEW APARTMENTS
191 9 S. QUENTIN STREET
AURORA, CO 80045



CONNECTIONS AT 6TH
621 POTOMAC STREET
AURORA, CO 80011



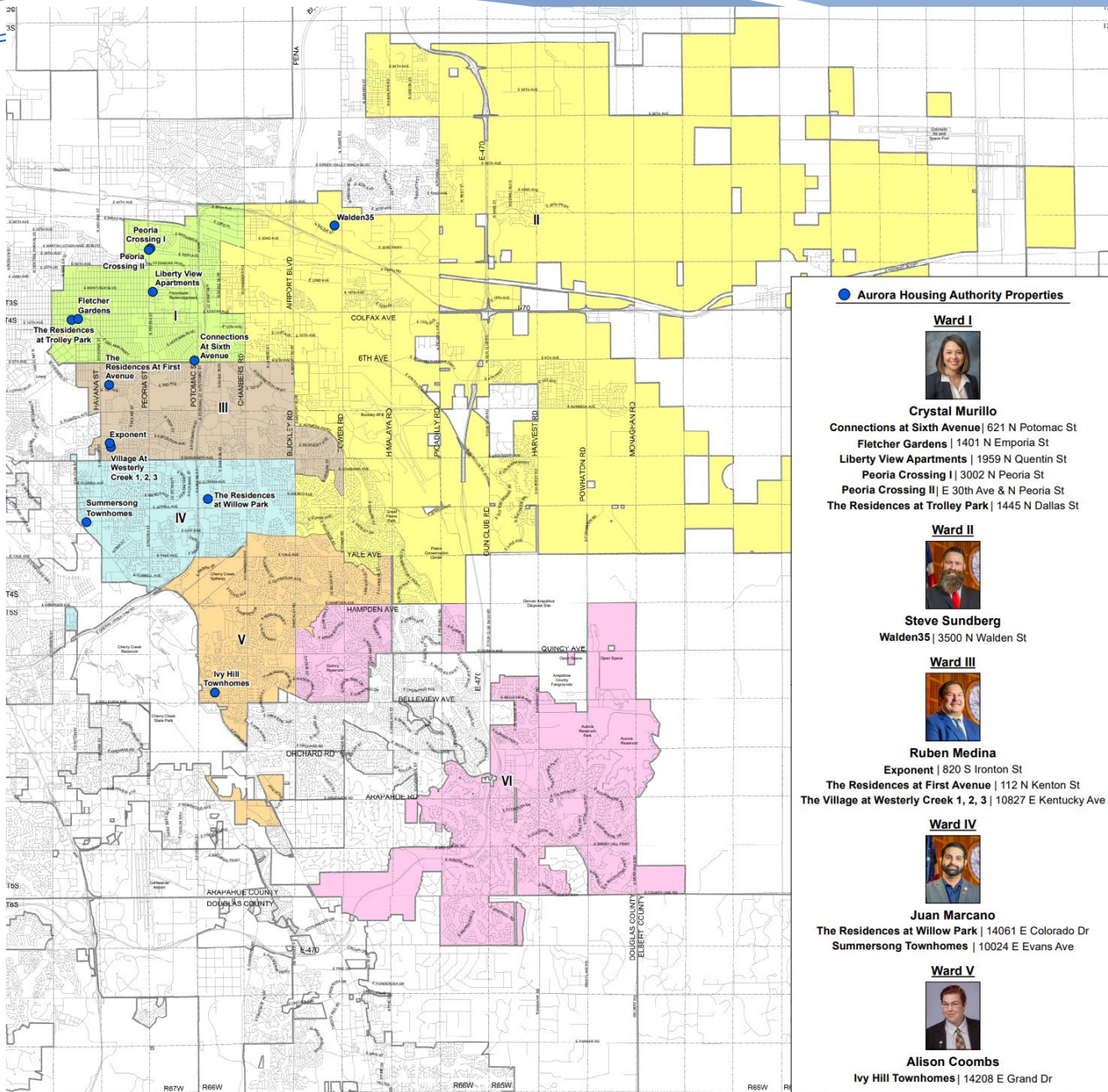
THE RESIDENCES AT WILLOW PARK
14061 E. COLORADO DRIVE
AURORA, CO 80012



VILLAGE AT WESTERLY CREEK 1, 2, AND 3
EXPONENT
S. IRONTON AND E. KENTUCKY



AHA MAIN OFFICE
2280 S. XANADU WAY
AURORA, CO 80014



Aurora Housing Authority Properties

Ward I



Crystal Murillo

Connections at Sixth Avenue | 621 N Potomac St
 Fletcher Gardens | 1401 N Emporia St
 Liberty View Apartments | 1959 N Quentin St
 Peoria Crossing I | 3002 N Peoria St
 Peoria Crossing II | E 30th Ave & N Peoria St
 The Residences at Trolley Park | 1445 N Dallas St

Ward II



Steve Sundberg

Walden35 | 3500 N Walden St

Ward III



Ruben Medina

Exponent | 820 S Ironton St
 The Residences at First Avenue | 112 N Kenton St
 The Village at Westery Creek 1, 2, 3 | 10827 E Kentucky Ave

Ward IV



Juan Marcano

The Residences at Willow Park | 14061 E Colorado Dr
 Summersong Townhomes | 10024 E Evans Ave

Ward V



Alison Coombs

Ivy Hill Townhomes | 14208 E Grand Dr

Who Lives in AHA Properties

- 1,700 household members in 810 units
- Average annual income is \$21,600
- 40% of tenants are children
- 60% of tenants have incomes below \$20,000
 - 43% African American
 - 23% White
 - 10% Asian
 - 24% other/not reporting

Family Services Department/ECHO

- Eight MSWs that serve a variety of AHA Clients
- Homeless Veterans through HUD-VASH
- Families and young adults through FUP
- Homeless families through Aurora@Home and Continuum of Care Program
- Landlord recruiter to assist in finding apartments to lease
- New ECHO Program
- EHV Case Management

AHA/Aurora@Home Successes

So far in 2022, AHA on behalf of Aurora@Home has served:

- 63 families (79 adults and 139 children) by providing rental assistance and housing case management
- 91% or 30 families have exited to permanent housing (subsidized or unsubsidized) in 2022 with 10 families receiving vouchers from AHA.
- Landlord Recruitment –
 - 11 new families have been housed in the first half of 2022;
 - Portfolio of 35 owners/PMs who are willing to work with A@H AHA;
 - Average of 21 days in housing search – down from six weeks

Development



Development & Tax Credits

- Low Income Housing Tax Credit Program (LIHTC) was created under Tax Reform Act of 1986.
- Colorado Housing & Finance Authority (CHFA) is the Allocating Agency
- **Federal 9% Credit** - States get a per capita allocation of \$2.60 per person.
- **Federal 4% Credit** - Limited by Private Activity Bond Volume
- **State Housing Credit** - \$10 million annually, established in 2001
- CHFA allocates tax credits to developers who “sell” credits to corporations
- In 2021, 13, 9% deals, 23, 4% deals and 13, state + 4% deals were awarded credits. That’s 49 deals for the entire state.

How It Works - LIHTC

- CHFA allocated \$1.74 million in 4% credits to Walden35.
- Credit is good for 10 years to investor to offset Federal income taxes
- \$1.74 million x 10 years = \$17,400,000 in value to investor
- Investor buys the credits for “market value”
- Investor (Wells Fargo) offered .95 cents per credit.
- $\$17,400,000 \times .95 = \$16,560,286$ in equity/grant to Walden35

Walden35

PROJECT DETAILS

AFFORDABILITY DISTRIBUTION

5 Units at 30% AMI
 5 Units at 40% AMI
 30 Units at 50% AMI
 40 Units at 60% AMI
 20 Units at 70% AMI

UNIT DISTRIBUTION

40 One Bedroom Units
 50 Two Bedroom Units
 10 Three Bedroom Units

FUNDING SOURCES

First Mortgage-Wells Fargo	\$12,640,000
City of Aurora HOME loan	\$750,000
CO Division of Housing Development Grant/Loan	\$4,000,000
Tax Credit Equity Federal 4% - Wells Fargo	\$16,560,286
Aurora Housing Authority	\$865,971
TOTAL:	\$36,726,761

USES OF FUNDS

Land	\$1,600,000
Site Work	\$2,392,405
Construction	\$25,941,158
Professional Fees	\$735,000
Construction Interim Costs	\$878,558
Permanent/Syndication	\$286,400
Soft Costs	\$820,620
Developer/Consultants	\$3,412,000
Project Reserves	\$660,000
TOTAL:	\$36,726,761

AHA Development

- Liberty View
 - State + 4% Tax Credits Awarded 11/2020
 - Construction will be completed 11/2022
 - 59 units of senior rental Veteran's housing
 - 30% to 60% Median Family Income (MFI)
- Peoria Crossing Phase II
 - State + 4% Tax Credits Awarded 11/2021
 - Construction to begin 11/2022
 - 72 units of family rental housing
 - 30% to 60% MFI
- Walden35
 - 4% Tax Credits awarded in May 2021
 - Construction began August 2022
 - 100 units of family rental housing 30 - 60% MFI
- Aurora Mental Health PSH
 - 9% Tax Credit Application February 2023

Peoria Crossing



Village at Westerly Creek





Thank You



Aurora Housing Authority

Letter to the Mayor

August 2022

The Honorable Mike Coffman and City Council
15151 East Alameda Parkway
Aurora, CO 80012

Dear Mayor Coffman and Members of City Council:

It is our pleasure to present to you the Housing Authority of the City of Aurora's (AHA) 2021 Annual Report. In 2021, AHA provided over \$35 million in rental assistance to 2,400 households through our Voucher Programs and provided housing to an additional 1,620 residents that live in the rental communities that AHA owns and operates.

In 2021, AHA closed on financing and began construction of 59 units of affordable rental housing for senior Veterans on the Fitzsimons Campus. This \$20 million project will fulfill a decade's long partnership between the City and the Housing Authority to provide housing to a very deserving population on this former Army base. It is anticipated that the first residents will move into the new property in December of this year.

AHA was also awarded Low-Income Housing Tax Credits for two other developments in 2021—Walden 35 (100 units) and phase 2 of Peoria Crossing (72 units). Both of these new communities will serve families from 30% to 60% of the area median income when they open in 2023.

The Aurora Housing Authority is grateful for the partnership we have with the City of Aurora. AHA's access to resources such as HOME, CDBG, and Private Activity Bonds from the City are critical to dealing with the housing needs for the city's most vulnerable citizens. The strength of this partnership will continue to serve us both well as we look for innovative ways to develop more housing in the future.

On behalf of the Board of Commissioners, AHA staff, and all our residents and clients, we thank you for your continued support.



Moses Suh
CHAIR



Craig A. Maraschky
EXECUTIVE DIRECTOR



LIBERTY VIEW

In 2021, construction commenced at Liberty View Apartments (formerly called Fitzsimons Veterans Independent Living). The 59 unit, \$20 million development is designated for senior Veterans and their families. FirstBank is providing construction and permanent financing, and Boston Financial is the tax credit equity investor. Additional support for the development came from the City of Aurora and the State of Colorado Division of Housing which provided the project with grants and low-interest loans. The development will have 14 project based vouchers to serve very low income veterans.

The development will be part of a 15-acre veteran-focused residential campus at the center of health care innovation in the metro area. The development team has been working closely with architecture firm, Studio Completiva, and Alliance Construction Solutions. The building will begin lease up in fall of 2022 and be completed in December 2022.

The project will be located on the southeast corner of Montview Blvd and Quentin Street on the Fitzsimons campus. The building will include 49 one bedroom, one bath and 10 two bedroom, one bath units. Residents will enjoy a large community room with an outdoor patio seating area, garden plots, a fitness room, laundry room and a computer/library. Staff offices and a conference room will provides spaces for property management and family services staff to interact with one another and with residents.





1 - Outdoor space Renderings by Altered Lines



2 - Exercise room



3 - Community room



4 - Computer lab and library



5 - Kitchen



6 - Living space



WALDEN35



Walden35:concept

8/16/2022



The Housing Authority
of the City of Aurora



ej architecture, pllc.

Walden35 was awarded tax credits in May 2021. This new construction, family development will provide 100 units of housing on three acres. One, two, and three bedroom units will include walk-in closets and in-unit washers and dryers. This project will be AHA's first Income Averaging development and affordability will range from 30 percent to 70 percent of area median income. The site is located in the Gateway East Retail area with many retail and services within walking distance. Walden35 is a transit-oriented development less than a half mile to the Gateway A-line rail station and two blocks from a bus stop with three different routes.



WALDEN 35 | SITE PLAN ILLUSTRATIVE
08/08/2022



PEORIA CROSSING

PHASE II



Peoria Crossing, Building II is the second of a two-building development in an urban infill Transit Oriented Development (TOD) site in Aurora. Awarded state tax credits in November of 2021, this building will have 72 apartments, including one, two, and three bedroom units. The property will complete the 5.0 acre campus with complementary programming, including project based vouchers (14 PBV). Amenities will include Energy Star rated appliances, on-site property management, ECHO services programming. The development will include a fitness room, computer lab, package storage, bike storage, and a community room.

Family Services

With the support of the Board of Commissioners, a new resident services program was created and staffed called ECHO – Education, Community, Health, and Opportunity. Doubling the size of the resident services staff, ECHO now has a presence on 8 AHA properties bringing community resources and connecting residents to them. Partnerships with agencies have been built, new programs developed, and a renewed commitment to community has flourished. In the area of homeless services and housing stability, the Family Services Department continued remarkable efforts in case management, rental assistance, resource connection and family support.

ECHO officially launched June 2021 and immediately demonstrated significant impacts. From June to December ECHO worked diligently to ensure that AHA residents had access to education, community engagement, health and wellness and opportunity programming. In June 2021, the health and wellness coordinator focused her efforts on summer food programs, hosting resident conversation meetings and partnering with You be You to provide early childhood education to residents at Willow Park.

In addition, Fletcher Gardens and Village at Westerly Creek gained a new Service Coordinator/Community builder. She focused her efforts on building rapport with residents through case management skills and connecting residents to community resources as needed.

In August, the Opportunity and Self-Sufficiency Coordinator joined ECHO and began intensive research on self-sufficiency programs nationwide. By examining other self-sufficiency programs she was able to design and develop the Pathways to Self-Sufficiency program. Moreover, the Opportunity and Self-Sufficiency Coordination began to cultivate relationships with community partners, which residents were able to access to meet their needs and achieve their personal goals.

During the Summer of 2021 ECHO hosted nearly 25 community events. These events ranged from community BBQS to fresh food pantry options and even youth soccer skills courses. Residents enjoyed these events and began requesting more of them.

In the Fall of 2021, ECHO began hosting vaccine clinics, Sip N' paint, and Loteria (Spanish language bingo) for residents. These community events allowed residents to gather and build community during the pandemic. You be You continued providing amazing early childhood education for children at Willow Park, strengthen its bond with the community and build amazing connections with residents. Trunk or Treat was a success at Peoria Crossing which boasted 75 attendees and included face painting and crafts.



During the early winter months, ECHO hosted over 14 holiday community events. These events included a turkey giveaway, Taco-riffic Thanksgiving Party, holiday door and cookie decorating contests. Residents at VWC enjoyed a holiday party which featured dinner and dancing.









In 2021, ECHO made strong connections with residents of AHA and community agency partners. These connections have been vital to the success of the ECHO program. ECHO staff strives to connect residents to community partners that are committed to helping residents thrive. ECHO is committed to listening to residents as a means to guide the program offerings and learn about service gaps that community agencies can help fill.



7 - Wholly Kicks held a shoe distribution vent for the residents at Trolley Park





Homeless and Housing Stability Case Management

The Family Services department provided housing case management services to participants of Aurora@Home, Family Unification Program and Veteran Affairs Supportive Housing.

Aurora@Home

- In 2021, Aurora@Home was awarded \$484,800 in funding from the City of Aurora to provide rapid-rehousing and homeless prevention services to families currently experiencing homelessness or at-risk of homelessness. Of the total award, \$107,800 in ESG-CV funds was awarded to A@H AHA to specifically provide housing stability services for those directly impacted financially by COVID-19.
- Aurora@Home served 64 families (84 adults and 141 children) in 2021. These families received assistance navigating the housing search process, monthly case management, budgeting, furniture and clothing resources, employment support, and support through our partners with school supplies and holiday gifts.
- 96% of the 30 families who exited the program in 2021 exited to stable housing.

- Aurora@Home worked in partnership with Colorado Coalition for the Homeless to provide much needed Permanent Supportive Housing case management to 17 families living in Aurora.
- The year ended with Aurora@Home being awarded \$400,000 from the City of Aurora to continue to provide rapid-rehousing and homeless prevention services in 2022 to families currently experiencing homelessness or at-risk of homelessness.

Family Unification Program (FUP)

- A new Family Advocate started in 2021, working with youth exiting the foster care system and helping to stably house families who were involved with Arapahoe County Human Services with the goal of reunifying with their children.
- AHA Family Advocates presented at an Arapahoe County Human Services in service training and provided information Arapahoe County Human Services staff about the Family Unification Program and other housing services and resources in Aurora. AHA Family Advocates continue to serve as a resource to Arapahoe County staff by sending weekly emails with resources and fielding questions regarding housing programs and services available in the community.

Veteran Affairs Supportive Housing (VASH)

- The VASH Navigator joined the Aurora Built for Zero task group, whose goal is to end homelessness for the veteran population in Aurora. The hope is that this same methodology can be applied to other populations after veteran homelessness reaches a functional zero and this model can be applied to regionally to end homelessness by ensuring homelessness is rare, brief and one-time.

Financials

Aurora Housing Authority Consolidated Financials
Total Reporting Entity
Year Ended December 31, 2021

Balance Sheet

Assets

Cash	\$	24,986,412
Other Current Assets	\$	5,554,046
Total Capital Assets (Net of Accumulated Depreciation)	\$	117,637,973
Non-Current Assets	\$	37,928,949
Deferred Outflows (Pension)	\$	1,368,421
Total Assets	\$	<u>187,475,801</u>

Liabilities and Net Assets

Current Liabilities	\$	12,633,545
Non-Current Liabilities	\$	73,207,226
Deferred Inflows (Pension)	\$	2,883,617
Net Assets	\$	98,751,413
Total Liabilities and Net Assets	\$	<u>187,475,801</u>

Income Statement

Revenues

Operating Revenue	\$	15,300,708
HUD HAP Revenue	\$	38,106,479
Other Revenue	\$	2,025,217
Total Revenue	\$	<u>55,432,404</u>

Expenses

Operating Expenses	\$	11,776,904
HAP Payments	\$	35,483,906
Total Expenses	\$	<u>47,260,810</u>

Net Operating Income	\$	8,171,594
Gain on sale of Property	\$	41,169
Interest Expense	\$	3,575,249
Depreciation	\$	<u>5,443,951</u>
Net Income	\$	(806,437)



WE ARE HIRING!

Current Opportunities:

- **Capital Project Manager**
- **Compliance Specialist**
- **Maintenance Technician**
- **Property Manager**

<https://www.aurorahousing.org/employment/>

<https://sway.office.com/tOuyRasvezGDXOKI#content=p6WLpDlhTYQ10V>

BOARD OF COMMISSIONERS

Moses Suh - Chair

Tim Huffman - Vice-Chair

Tom Ashburn

Ray Barnes

Barb Cleland

Deb Neeley

Martina Spencer



8 - Map of our properties



The Housing Authority
of the City of Aurora

www.aurorahousing.org
2280 S. Xanadu Way
Aurora, CO 80014



CITY OF AURORA

Council Agenda Commentary

Item Title: City Land and Buildings in the Aurora Arts District
Item Initiator: Andrea Amonick, Development Services/AURA Manager
Staff Source/Legal Source: Andrea Amonick, Development Services/AURA Manager / Rachel Allen, Client Group Manager
Outside Speaker: N/A
Council Goal: 2012: 5.2--Plan for the development and redevelopment of strategic areas, station areas and urban centers

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

ITEM DETAILS:

City Land and Buildings in the Aurora Arts District (Information Only)

Sponsor: Council Member Crystal Murillo

Staff Source/Legal Source: Andrea Amonick, Development Services/AURA Manager /Rachel Allen, Client Services Group Manager

Estimated Presentation/discussion time: 10 min/20 min

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- | | |
|---|--|
| <input type="checkbox"/> Approve Item and Move Forward to Study Session | <input type="checkbox"/> Approve Item as proposed at Study Session |
| <input type="checkbox"/> Approve Item and Move Forward to Regular Meeting | <input type="checkbox"/> Approve Item as proposed at Regular Meeting |
| <input checked="" type="checkbox"/> Information Only | |
| <input type="checkbox"/> Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field. | |

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Housing, Neighborhood Services & Redevelopment

Policy Committee Date: 9/1/2022

Action Taken/Follow-up: (Check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Recommends Approval | <input type="checkbox"/> Does Not Recommend Approval |
| <input type="checkbox"/> Forwarded Without Recommendation | <input type="checkbox"/> Recommendation Report Attached |
| <input type="checkbox"/> Minutes Attached | <input type="checkbox"/> 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.)

Council Member Murillo has requested a discussion of city-owned property in the Colfax Avenue area. The attached memo presents the history of city actions and the context in which these actions occurred. The memo further outlines the history of city involvement in area buildings, discusses how and why the buildings became city-owned and offers disposition options consistent with the overall council-approved strategy for the neighborhood.

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

The city has been redeveloping the area now known as the Aurora Cultural Arts District since the early 2000's. The redevelopment strategy for this area is contained within the Fletcher Plaza Urban Renewal Plan (attached) and includes three main components: 1) Building a Civic and Cultural Core in the area (including the Martin Luther King Jr. Library, the Fox Arts Center and Fletcher Plaza), 2) Supporting the Arts (including support and development of arts studios and uses), and 3) Developing urban residential and new retail space. The plan was reviewed with the public and updated by the Aurora City Council in June 2014. Redevelopment actions implemented thus far are consistent with the strategy reflected within the plans.

QUESTIONS FOR COUNCIL

Information Only.

LEGAL COMMENTS

The City Manager shall be responsible to the City Council for the proper administration of all affairs of the City placed in his charge and, to that end, he shall have the power and duty to make written or verbal reports at any time concerning the affairs of the City under his supervision. (City Charter § 7-4(e)). The public purpose to be served by providing infill development incentives to attract new businesses and to expand or redevelop existing businesses in the city outweighs any individual interests incidentally served thereby. (City Code Sec. 130-563(d)) (Allen).

PUBLIC FINANCIAL IMPACT

- YES NO

If yes, explain:

PRIVATE FISCAL IMPACT

- Not Applicable Significant Nominal

If Significant or Nominal, explain:



Memorandum

To: Housing, Neighborhood Services & Redevelopment Committee Members

Through: Jason Batchelor, Deputy City Manager
Jeannine Rustad, Director of Planning and Development Services

From: Andrea Amonick, Development Services Manager *A.A. Amonick*

Date: September 1, 2022

Subject: City Land and Buildings in the Aurora Arts District (aka the Fletcher Plaza Urban Renewal Area)

Council Member Murillo has requested a discussion of city-owned property in the Colfax Avenue area. This memo responds to this request presenting the history of city actions and the context in which these actions occurred. This memo will further outline the history of city involvement in area buildings, discuss how and why the buildings became city-owned and offer disposition options consistent with the overall council-approved strategy for the neighborhood.

HISTORY

In the early 2000's the city began discussing the redevelopment of the area currently known as the Aurora Cultural Arts District. In October 2002, the city approved the Fletcher Plaza Urban Renewal Area and Plan (Attachment A) which laid out the redevelopment concept and goals for the area. The overall development concept for the plan included three major components: 1) Building a Civic and Cultural Core in the area (including the Martin Luther King Jr. Library, the Fox Arts Center and Fletcher Plaza); 2) Supporting the Arts (including support and development of arts studios and uses); and 3) Developing urban residential and new retail space.

The city has implemented projects consistent with this overall area plan. Activity from 2000-2007 supported redevelopment through the development strategy (above) include:

Civic and Cultural Core

- Building Martin Luther King Library/ Municipal Services Center and Fletcher Plaza
- Implementing Alleyways
- Acquiring and developing Trolley Island (Unglued – the blue chair)
- Supporting Original Aurora Renewal social/civic outreach programs such as Weed & Seed, Immigrant Outreach, youth programs, Community Gardens & Art, kids and art, festivals and events list.
- Creating and managing events including the Rhythm of Aurora Performing Arts Series; Flicks on the 'Fax outdoor movie series; Hispanic Cultural Celebration; Tour de Lights; Java Fest; concerts; boxing events, Fall Festival, Fiesta International.

Arts District as the basis for an economic redevelopment engine

- Creating the Arts District boundaries & supporting organizations and individuals who were partners in this mission such as the East End Arts District association (which later became ACAD)
- Creating an Arts District Loan Fund (ADLF) to support building Arts studios and venues
- Establishing funding to support local arts organizations and programming (nka NAAG)
- Selling/Leasing City facilities for arts uses: 1400 Dallas Street, Hornbein Building,
- Funding public art programs, streetscape improvements, AIPP projects, art benches, rotating sculpture

Urban Residential and New Retail Development

- Supporting Fletcher Gardens, Trolley Apartments (Aurora Housing Authority)
- Developing Community Development housing programs: Housing rehab, home ownership initiatives and CDBG façade grants for business properties in the area
- Developing Florence Square (originally designed as artist live/work space)
- Supporting area small business development through Aurora Small Business Development Center classes, technical assistance and loans focused on the district

Additional redevelopment activities between 2007 and 2012 included

- An Arts District loan to create the Shadow Theatre (currently the Vintage Theatre location)
- Reclaiming ownership of 1400 Dallas Street after the non-profit organization (TOSA) that bought the building and created arts studios defaulted on its loan and wanted to sell the building
- Starting the restaurant program to increase area business, and
- Working more closely with arts district stakeholders to build a critical mass of artists, venues and businesses to create “destination” in this section of the city.

In 2012, at the direction of the City Council, staff conducted extensive public outreach to update and determine priorities in the area of the Colfax corridor (Colfax Corridor Study). The study confirmed the original goals of the Fletcher Plaza Urban Renewal Plan, with the public citing priorities in developing Arts and Entertainment uses and jobs and economic development as their highest priorities, followed closely by reducing poverty and increasing cleanliness and safety. Following the Study, the City Council reconfirmed the Fletcher Plaza Urban Renewal Plan and amended the plan to update the objectives; the plan was formally amended in June 2014 (referred to below as the “Strategy”).

CITY-OWNED BUILDINGS – History and Options

Following the discussion of community priorities, the city continued implementing the overall Arts District Strategy focusing on developing arts venues and spaces. Currently, the City owns seven area buildings. The following is a list of the buildings with recommendations on potential disposition of two – Music City and 1400 Dallas Street.

Buildings to Retain City Ownership

The Fox Theatre

Formerly a movie theatre the city purchased this building and renovated it for stage productions. The building is run by Library and Cultural Services, which has budget for operations and staff.

1443-45 Elmira

A residential duplex, the building was originally leased to Catholic Charities it was run as a donation/charity center and was known as Little Flower. When the nun who was running the donation center passed away, Catholic Charities no longer wished to run the Center and the building reverted to the City.

In 2012, Development Services worked with private entities to develop an Italian bakery and sandwich shop in the building, which fell through when the restaurateur became ill. Because of its residential character, the building was recently turned over to Community Development (now Housing and Community Services or “HCS”) to use as land for the development of low and moderate-income housing, consistent with the strategy. HCS conducted a charette for design and will demolish the property shortly, in anticipation of a process to identify a housing developer.

Hornbein Building (9901 E. 16th Street)

The Hornbein building is a form library named for its designer. Because of the building's historic value, the property was leased (instead of sold) to an arts use, Red Delicious Press around 2003/04 when the new MLK Jr. Library was opened. Red Delicious Press is a print-making collective that is one of the original efforts to bring arts into the area. The collective has had various levels of activity as part of the district since the beginning of the Strategy and that activity has recently been revitalized by the current leadership, including hosting a print-making exhibition and gallery show at the People's Building in March as part of the regional Mo Print Exhibit(s).

Vintage Theatre (1468 Dayton Street)

This property is a barrel roofed building that was previously a convenience store. It was purchased by a local developer in 2007 who received an Arts District Loan to turn the building into the Shadow Theatre. The Arts District loan was a forgivable loan where the principle continued to decrease over the term (which was set at seven years) so long as the building was occupied by a theatre company. After the Shadow founder died unexpectedly, the theater went out of business and the loan balance was frozen for up to 12 months, until the space was occupied by another theater. Vintage Theatre purchased the building from the owner within the 12-month period, and the owner guaranteed their loan. When the theater defaulted, the City purchased the building from the bank and retained Vintage as a tenant to keep the arts use. Their nominal lease requires them to complete all maintenance and repairs to the building. Vintage has expressed an interest in acquiring the building. Staff will return to Council for discussion after negotiations have progressed.

The People's Building (9995 Colfax Avenue)

In 2013, the former People's Rent to Own store went up for sale, and the City purchased the building with the intent of renovating the space as a multi-use arts venue. Purchase and renovation costs for the building were approximately \$2.5 million, with a portion of the eastern side of the building set aside for the future development of a food and beverage establishment.

The building opened to the public in 2016. In 2018, the city contracted with a building "curator" to lease space and attract new arts users into the district. In 2019, the venue hosted 9,300 visitors at 211 events. In 2020, the venue closed for several months due to the pandemic. The entrepreneurial curator "pivoted" the business model to create opportunities for virtual shows and events and hosted 3,436 in-person visits and 5,044 virtual visits hosting 8,480 total visits at 165 events. These novel ideas solidified our mission of serving our diverse community and our vision of creating a destination that draws artists and visitors alike to our community.

In 2021, the People's Building hosted 8,459 in-person visitors and 20,948 virtual visitors – 29,407 visits at 270 unique events! Each year we are increasing our presence in the region and inching closer to running a cost neutral venue.

The city's ownership, management and subsidy make this venue the most cost-effective venue (with parking) in the region and allows us to make art of all kinds from all across the state available right in our own backyard. It further allows us to continue to provide lower cost space to Aurora arts groups and non-profits (they get a discount), which can help them achieve greater visibility and increase their revenues.

Buildings for Potential Disposition

Music City (9758 Colfax Avenue)

The building known as the Music City Building was acquired (we believe by eminent domain) as a part of the property needed to develop the Martin Luther King, Jr. Library. It was leased by Real Property for approximately 15 years to a piano and organ dealer (Music City), who also gave

small, afternoon concerts. When the tenant vacated the building in 2018, Development Services explored whether the building could be redeveloped for a more active use consistent with the Strategy, such as restaurant or retail. At the time, the building had an estimated \$750,000 in deferred maintenance. Current costs of renovation to bring the building up to code are \$1 million.

During the pandemic, staff worked with the Wend Foundation (part of the Walton family foundation and the funder of Help Kitchen) who was interested in funding and rehabilitating the building to create office space for their needs with a restaurant or café in the front facing onto Colfax. When Wend changed direction and left Aurora earlier this year, staff began cultivating other financially capable developers who would develop the property consistent with the Strategy (retail, restaurant or other active, “visible” arts use- i.e., gallery space)

Disposition option: Issue an RFP for the sale/lease of the space for uses outlined above with the requirement of a financing plan that includes capability to complete the necessary renovations. The asset “as is” is likely worth between \$350,000 - \$600,000, which would be verified by appraisal.

1400 Dallas Street Arts Center and Gallery

This building is a former 1st District Police Station. When the Police moved to the Fitzsimons campus and opened a satellite in the newly constructed Martin Luther King Jr. Library, this building became one of the first to be dedicated to implementing the Strategy.

The building was sold (subject to an RFP) to The Other Side Arts (TOSA) for \$1, for artist studios with a covenant that the building should remain an Arts use in perpetuity. TOSA took out a loan from the Arts District Loan Fund to renovate the building into arts space. In about 2010, TOSA was unable to continue effectively managing and staffing the building and asked the city for permission to sell it. Instead losing the asset, the city foreclosed on the unpaid balance of the loan, using the building’s value to satisfy the remaining debt.

An RFP to run and manage the building was issued in 2012 and awarded to the Aurora Cultural Arts District (ACAD) at the end of 2013. ACAD had just hired – with a three-year commitment of financial support from the city – and executive director to run and manage the building for a five-year period ending in 2019. During the lease term, ACAD had difficulty meeting the negotiated requirements for running and maintaining the building. At the end of the lease, the City undertook repairs and renovation of the facility. To date, the City has invested \$180,000 in building repairs and renovations and has secured a grant for an additional \$180,000 in renovations.

To continue operations at the building consistent with the Strategy, staff supports the city managing the building until all renovations are complete, and then issuing an RFP for building lease or sale to an entity that will incubate local artists, building their capacity to grow into their own privately leased or owned studios and galleries, thereby increasing the artist community in the district and creating more economic development and critical mass. While final renovations are underway, previous building occupants have been offered temporary use agreements to reoccupy the building until the new renovations are complete and an RFP for future use/management can be solicited.

Disposition option: Stabilize building occupancy, complete the second round of renovations, then issue an RFP for the sale/lease of the space for use and occupancy consistent with the Strategy and the above intent. We hope to use this building for primarily visual artists but can separate visual and performing arts uses between the two floors. This could be part of a larger strategy to incubate and subsidize art space while building more space that could be privately owned and operated creating more critical mass and economic engines for the area.

Fletcher Plaza Urban Renewal Plan

Prepared by:

**City of Aurora
Urban Renewal Division**

October 28, 2002
(Revised January 15, 2003)

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1.0 INTRODUCTION

In adopting this Urban Renewal Plan, it is the intent of the City of Aurora, Colorado (the “City”) to comply with the requirements of Colorado Urban Renewal Law (C.R.S. § 31-25-101 et seq.) Specifically, Colorado law requires that before an urban renewal project may be undertaken, the governing body of the City must determine that the proposed urban renewal area is designated a blighted area. In making the determination of blight, the boundaries of the proposed urban renewal area must be drawn as narrowly as feasible to accomplish the planning and development objectives of the urban renewal project.

1.1 Background

The Fletcher Plaza Urban Renewal Area (FPURA) and Fletcher Plaza Urban Renewal Plan (“Urban Renewal Plan”) have arisen out of nearly a decade of planning. Out of an extensive community process that started in 1992, the Colfax Main Street Master Plan (Main Street Plan) was adopted by City Council in 1996 as part of the City’s Comprehensive Plan. The Main Street Plan was intended “to serve as a guide for the redevelopment of the [Colfax] corridor...[based on] the consensus reached as to the community’s vision for the corridor and recommendations on how to achieve it.” (Main Street Plan, pp. 3-4). While the overall community vision has been for a longer segment of Colfax Avenue, the Main Street Plan targets the property within the FPURA as the heart of all redevelopment efforts:

The concourse [Dayton to Florence streets on Colfax] area is the critical mass of the [Main Street] plan, the three-block area that is enveloped by the longer pedestrian district. The plan will reinforce this historic area through its new park, special events, cafes, convenient public parking, and local landmarks such as the Fox Theater... (Main Street Plan, p. 16).

The importance of targeting the FPURA for redevelopment has since been reinforced by the recommendations of the Original Aurora Redevelopment Feasibility Analysis in May of 2000. The purpose for creating the FPURA and pursuing the urban renewal projects defined in the Urban Renewal Plan is to serve as a catalyst for the elimination and prevention of the development or spread of blight in the FPURA and surrounding areas. The Aurora Urban Renewal Authority (AURA), in close coordination with the City, intends to utilize the powers granted by the Colorado Urban Renewal Law and appropriate private and public resources to encourage and contribute to the needed rehabilitation and redevelopment of the FPURA.

1.2 Blight Findings

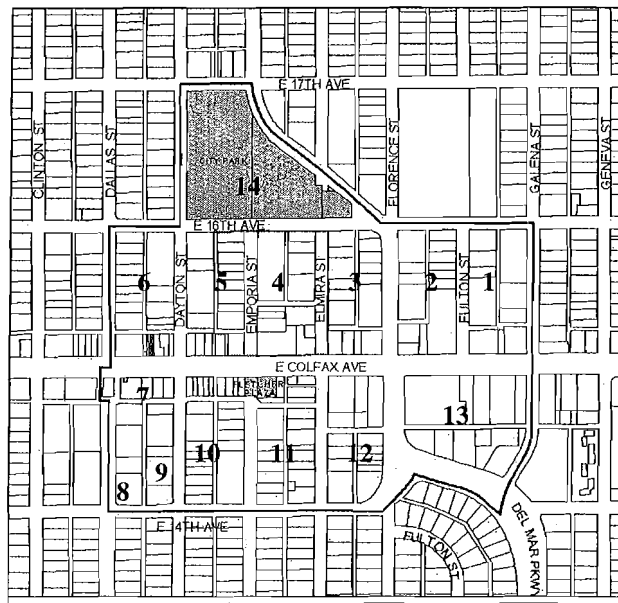
The Fletcher Plaza Enhancement Area Blight Study (the “Blight Study”), conducted by the Denver office of HNTB Corporation (the “Consultant”), a national firm of architects, engineers and planners, clearly demonstrates that the FPURA is blighted as defined under Colorado law (See **Appendix A: Fletcher Plaza Enhancement Area Blight Study Survey**).

1.3 Urban Renewal Area/Boundary Determination

Based on the Blight Study, the City has determined that the FPURA should encompass the 12 square block area bounded by the west right of way (ROW) of Dallas Street from the south ROW of E. 14th Avenue to the north ROW of E. 16th Avenue; the north ROW of E. 16th Avenue to the west ROW of Dayton Street; west ROW of Dayton Street to the north ROW of E. 17th Avenue; north ROW of E. 17th Avenue to the east ROW of

Emporia Street; east ROW of Del Mar Parkway to the north ROW of E. 16th Avenue; north ROW of E. 16th Avenue to the east ROW of Galena Street; east ROW of Galena Street to the south ROW of Del Mar Parkway; south ROW of Del Mar Parkway to the east ROW of Florence Street; east ROW of Florence Street to the south ROW of E. 14th Avenue; south ROW of E. 14th Avenue to west ROW at Dallas Street. A detailed legal description of the FPURA boundary is presented in **Appendix B**. Overall, this area contains approximately 51 acres.

Exhibit 1: FPEA Blight Study Area



2.0 FINDING OF BLIGHT

Before an urban renewal plan can be adopted by a city, the area to which the plan pertains must be determined to be a blighted area as defined in the Colorado Urban Renewal Law (C.R.S. § 31-25-101 *et seq.*). In order to be designated as blighted, at least four of the following factors must be present in the area:

- a) Slum, deteriorated or deteriorating structures;
- b) Predominance of defective or inadequate street layout;
- c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d) Unsanitary or unsafe conditions;
- e) Deterioration of site or other improvements;
- f) Unusual topography;
- g) Defective or unusual conditions of title rendering the title nonmarketable;
- h) The existence of conditions that endanger life or property by fire or other causes;
- i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- j) Environmental contamination of buildings or property; or
- k) Inadequate public improvements or utilities.

Approximately 160 parcels within the FPURA were surveyed and photographed by the Consultant. The Consultant also conducted research of public records on various factors, such as crime, public utilities and building and zoning code violations. The results, summarized in **Exhibit 2** below, show that all of the blocks exhibited four or more conditions of blight, including deteriorated or deteriorating structures, unsanitary or unsafe conditions, deterioration of site or other improvements and inadequate public improvements and utilities.

Exhibit 2: Summary of FPEA Blight Study Findings

Properties	Factors of Blight										
	a	b	c	d	e	f	g	h	i	j	k
Block 1	x			x	x						x
Block 2	x	x		x	x				x		x
Block 3	x	x		x	x						x
Block 4	x			x	x				x		x
Block 5	x	x		x	x				x	x	x
Block 6	x		x	x	x				x		x
Block 7	x			x	x				x		x
Block 8					x						x
Block 9	x			x	x					x	x
Block 10	x	x		x	x				x		x
Block 11	x	x	x	x	x				x	x	x
Block 12	x			x	x				x		x
Block 13	x	x		x	x						x
Block 14	x			x	x						x
Overall Area	x	x	x	x	x				x	x	x

* See Exhibit 1.

** See above described factors of blight.

The Blight Study clearly demonstrates that eight blighting conditions are present throughout the FPURA, with no concentration in a particular block. Based upon this finding, the City has determined that the FPURA meets the definition of a blighted area. With the predominance of blighting influences, it is likely that more properties will continue to deteriorate unless there are new investments and a revitalization initiative within this area.

Therefore, it is the conclusion of the Blight Study that the FPURA is blighted “by reason of the presence of at least four” of the blighting criteria established in Colorado Urban Renewal Law. Furthermore, in its present condition, this area “substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare.”

3.0 PLAN’S RELATIONSHIP TO LOCAL OBJECTIVES

The overall objectives for the redevelopment of the FPURA are built upon years of community planning and brainstorming for the revitalization of the entire Colfax corridor. The Urban

Renewal Plan's vision and strategies and their relationship to the City's Comprehensive Plan and Main Street Plan are described in this section.

3.1 Compliance with Area Master Plans

This Urban Renewal Plan is in compliance with the City's 1998 Comprehensive Plan (the "Comprehensive Plan"). The overall vision for the FPURA is stated in the Comprehensive Plan as follows:

The Fletcher Plaza Enhancement Area (FPEA) is the center of Original Aurora, the focal point where area residents and visitors come for community, civic, entertainment, cultural and retail business services. FPEA represents a destination where a healthy balance of arts, civic, residential and retail activities bring together a diverse mix of people and culture in a pedestrian scale environment.

The vision for the redevelopment of the FPURA as stated in this Urban Renewal Plan embraces several of the opportunities identified for this area by the Comprehensive Plan. For instance, the Comprehensive Plan comments on the importance of capitalizing on the fact that downtown Aurora "...is the most ethnically diverse, historic, and walkable or pedestrian-oriented part of Aurora: a true urban neighborhood." The redeveloped FPURA is expected to be a place *where a diverse mix of people come together in a pedestrian scale environment.* The Comprehensive Plan also identifies Colfax Avenue as "...centrally located to serve the surrounding neighborhoods," and the vision for this part of Colfax Avenue as *"the focal point...where residents...come for...services."* Lastly, the Comprehensive Plan identifies the downtown and Original Aurora area as having "...good regional road access and 24-hour bus service," therefore making it suitable as a regional *"destination"* (1998 Comprehensive Plan, pp. 39-40).

3.2 Compliance with Main Street Plan

The Comprehensive Plan goes on to recommend the implementation of the Main Street Plan for the downtown Original Aurora area. This Urban Renewal Plan furthers many of the primary goals and objectives of the Main Street Plan (Main Street Plan, p. 17), as described below:

Main Street Program Goals:

- Make the Colfax corridor a destination where people are welcome to shop, eat and spend leisure time.
- Appreciate what exists.
- Be compatible with positive existing conditions. Mitigate negative conditions.
- Improve the access to, and convenience of, public parking.

Main Street Program Objectives:

- Create a gradual intensity in the arrival experience, culminating in the concourse [Dayton to Florence] area.
- Create an image through the development of an adopted theme.
- Coordinate public and private actions.
- Reinforce public safety wherever possible.

4.0 URBAN RENEWAL PLAN GOALS AND OBJECTIVES

4.1 Urban Renewal Plan Goals

In order to eliminate, prevent and/or mitigate the existence of blight in the FPURA, the Urban Renewal Plan will contribute to the redevelopment of the FPURA in a manner consistent with the goals and objectives of the Main Street Plan. The purposes of the Urban Renewal Plan are:

- To promote the creation of a civic and cultural core for area residents.
- To create and/or revitalize housing options that attract people to live in the area.
- To build upon the existing community assets and attract residents and visitors to the area.
- To expand the arts and cultural attractions and establish an identity as an arts district.
- To improve traffic circulation and access to convenient public parking.
- To further the sound economic growth of the area.
- To provide opportunities for private redevelopment and investment to address existing conditions of blight.
- To provide adequate park and open space in a high-density urban environment.

4.2 Urban Renewal Plan Objectives

The FPURA plan addresses the objectives of the Main Street Plan and the Comprehensive Plan by:

- Targeting the recognized core of the FPURA for the largest initial public and private investments.
- Encouraging rehabilitation of buildings and infrastructure in and immediately surrounding the FPURA.
- Adopting multiple strategies related to the arts district theme and integrating the theme throughout the FPURA.
- Coordinating public and private investments to maximize the impact of both.
- Providing for close collaboration between AURA and City agencies responsible for public safety, neighborhood revitalization and small business development.

4.3 Appropriate Land Uses

The FPURA is characterized by a poorly integrated, aging and poorly maintained combination of residential and commercial uses. The current land use patterns in the FPURA cause recurring conflicts between existing residential and commercial uses and inhibit the successful redevelopment of both.

The rebirth of downtown districts throughout the nation over the past decade has proven the success of introducing housing into what have been historically commercial areas. By combining residential and commercial land uses - often with the development of mixed-use projects - communities have been able to reinvigorate their downtowns with positive activity that extends beyond the eight-hour workday. This plan includes the development of at least one large-scale mixed-use project that introduces a minimum of 200 residential and live/work units and 10,000 square feet of support commercial space.

In addition to promoting the development of a large mixed-use project, the Urban Renewal Plan seeks to promote the redevelopment of commercial space along the Colfax corridor. Colfax Avenue is the historic “main street” for the surrounding community, and therefore, is an appropriate location for healthy commercial businesses. Furthermore, the recommendation to focus much of the new and redeveloped commercial space for arts related business is an effective way to differentiate the City’s downtown area from other town centers and main streets in surrounding areas.

Lastly, the civic building and open spaces that make up a significant component of the proposed land uses is also compatible with the area’s history of being the community’s primary gathering place and historical home to City Hall. The new MLK, Jr. Library and Municipal Services Center building and the expanded Fletcher Plaza area will knit together the adjacent commercial, cultural and residential uses and be recognized as the heart of the community and a destination for visitors.

The existing B-2 (Central Business District) zoning offers a workable framework for implementing the Urban Renewal Plan at this time, and zoning modifications are not anticipated in the short-term.

4.4 Improved Traffic

The principal streets passing through the proposed urban renewal area include Colfax Avenue, Dayton Street and Florence Street/Del Mar Parkway. With the exception of a few confusing intersections, these and all other streets within the area are currently functioning adequately. The Urban Renewal Plan, nonetheless, addresses potential future needs that may result from redevelopment in the FPURA, as well as redevelopment at Stapleton, Lowry and Fitzsimons.

The existing street infrastructure does not allow for good access into and through the core downtown area. For example, turn movements are limited on Colfax Avenue at Emporia and Elmira streets. These intersections should be full-movement intersections, as is the case with other north-south streets on Colfax Avenue. To allow area residents and visitors to come to, and traverse through, the site, urban renewal projects will need to address vehicular access to Elmira and Emporia streets from Colfax Avenue, as well as the problematic intersections at Florence/Del Mar Parkway and 14th Avenue, and at 16th Avenue and Florence Street. In addition, the medians within the core downtown area will be evaluated for possible improvements to pedestrian traffic across Colfax Avenue. Currently, the medians are physical and visual barriers to north-south integration and movement.

According to the July 2002 Traffic Impact Study for the MLK, Jr. Civic Project, conducted by LSC Transportation Consultants, Inc., the intersection of Colfax Avenue and Dayton Street is expected to fail by year 2025 due to increased traffic from the surrounding redevelopments of Lowry, Stapleton and Fitzsimons. Future study and planning of the traffic circulation and street connections needs related to the redevelopment projects at Lowry, Stapleton and Fitzsimons are anticipated as part of the Urban Renewal Plan implementation.

4.5 Public Transportation

The FPURA currently has service from the metro area's only 24-hour RTD bus line. This service is expected to continue, and become an even more valuable asset, as future metro-area plans for light rail include a Park-N-Ride site at Colfax Avenue and Potomac, approximately 1.5 miles to the east. In order to encourage greater usage of this service, however, the Urban Renewal Plan strongly encourages improvements to the existing bus stops, with the addition of structures, landscaping and other amenities.

The University of Colorado Health Sciences Center (UCHSC) currently has a shuttle bus that passes through the FPURA as it transfers individuals from the 9th Avenue & Colorado Boulevard campus to the newly developing campus at Fitzsimons. AURA will pursue the possibility of having the shuttle stop in the FPURA and at the community college on the Lowry campus on its way between the two destinations. This will require an agreement between the UCHSC, the Community College of Aurora and the City.

4.6 Public Utilities

City staff has determined that infrastructure for major utilities, including water, sewer and lighting, are generally adequate to meet immediate needs, but may require upgrading to accommodate redevelopment.

4.7 Recreational and Community Facilities/Community Design and Amenities

The City's planned expansion of Fletcher Plaza will dramatically increase the amount and quality of open space and gathering places for visitors and residents in the FPURA. An expanded Fletcher Plaza is projected to be the site of an array of cultural arts and entertainment activities. As redevelopment progresses, particularly as residential uses are added to the FPURA, it will be important to ensure upgrades to existing streetscape and green space.

City Park, an existing seven acre park at the north end of the FPURA, is an important asset to the area and an amenity that requires major improvements to better serve existing residents. AURA will collaborate closely with the City's Parks and Open Space Department to define, design and seek the financial resources to renovate City Park.

5.0 UNDERTAKINGS AND ACTIVITIES

5.1 Development Concept

The overall redevelopment concept for the FPURA has three major components as described below. These concepts are illustrated on the map in **Appendix C**.

- **Building of a civic and cultural core in the FPURA.** The City is building a new \$10.3 million Martin Luther King, Jr. Library and Municipal Services Center. In addition, this City investment provides the opportunity to expand the existing Aurora Fox Arts Center and Fletcher Plaza to allow for larger and more frequent performances and community events.
- **Support of the arts.** Building on the assets of the Aurora Fox Art Center and several art galleries and studios that have emerged in the area, the City has established incentive programs to encourage additional buildings in the FPURA to be reused for arts related business. This will secure the reputation of the FPURA

as a unique environment and contribute to the overall success of any large-scale investments by improving the appearance and appeal of neighboring properties.

- **Development of urban residential and new retail space.** In order to increase positive activity in the FPURA, AURA will assist a private developer in developing a large residential, live-work and commercial project within the FPURA that can attract the artist market and provide adequate space for unique business and retail establishments.

5.2 Redevelopment Strategies and Techniques

To successfully implement the above-described concepts, and additional concepts that will evolve in the future, a variety of complementary strategies and techniques will be used by AURA that are consistent with the powers authorized in the Colorado Urban Renewal Law. These strategies will be used as appropriate and needed for the various urban renewal projects undertaken.

- **Land acquisition.** AURA will acquire property using its powers of eminent domain, if and when needed, for Urban Renewal projects in the FPURA, including the residential/mixed use project contemplated for the north side of Colfax Avenue between Dayton and Florence streets.

The largest private-sector project within the FPURA is anticipated to encompass up to 7 acres. Much of the land being targeted is vacant ground or parking. Therefore, the private developer selected to work with AURA will attempt to independently acquire individual properties within the project site via independent negotiations. In the event that the developer is unable to assemble all parcels required for the project, AURA intends to use its condemnation powers to assemble the remaining parcels and relocate displaced business owners and residents.

Although no additional land acquisitions are contemplated at this time, AURA may use land acquisition strategies in the future, if needed, to successfully attract and implement projects consistent with the Urban Renewal Plan.

- **Demolition and removal of structures.** The planned residential/mixed-use project will require demolition and removal of existing structures. This may include both single-family residential structures and commercial buildings.

It is, however, the intention of the Urban Renewal Plan to retain many of the existing commercial storefront buildings on Colfax Avenue. Future projects are likely to include additional demolition and removal to assemble sites large enough to make development projects of today's scale feasible.

- **Improvements.** Among the significant blighting factors in the FPURA are the confusing intersections, limited access roadways, and deteriorating streetscape. Steps will be taken to identify potential funding sources to support the reconstruction of these components.
- **Rehabilitation.** Within the FPURA, there exists a significant amount of commercial space and some residential buildings that could be rehabilitated to bring them into compliance with City building codes, and make them more

attractive and more compatible with the overall redevelopment scheme. The City's commercial loan and grant program and the arts district loan fund are some of the resources available for this effort. These programs will be heavily marketed within the FPURA for this purpose.

- **Planning and zoning changes.** The majority of the FPURA is zoned B-2, Central Business District. This zone allows for the types of uses proposed in this plan including typical retail and commercial uses, multi-family residential and "artspace" (live/work space for artists).
- **Maximum densities.** Maximum densities will be in accordance with the applicable requirements of the City Zoning Code, as it shall be amended from time to time. The current zoning for the area establishes a maximum residential floor area ratio density of 1.5:1 (residential square footage divided by site area).
- **Building Requirements.** All new buildings must conform to City masonry requirements in Aurora City Code, Chapter 146, Article 13.. In the future, AURA and the City may consider adopting downtown Aurora design guidelines, to which all future new construction must conform.
- **On-going Programs.** The successful redevelopment of the FPURA will require on-going efforts as well as one-time investments in real estate. As redevelopment continues in the area, the City will ensure the continued intensified code enforcement efforts, increased public safety measures such as additional police foot patrol, and the support of cultural and special events in the area.

6.0 RELOCATION

Relocation of residents or businesses from the FPURA may be necessary as part of the redevelopment process. **Appendix D** provides information on the number of businesses and residences within the urban renewal study area, as well as current metro area vacancy rates. There appears to be adequate space available for the relocation of any individuals, families or businesses that may be displaced by an urban renewal project.

Should it find that feasible relocation methods exist, City Council may adopt a relocation policy for this area. Historically, City relocation policy has followed the guidelines established by the Federal Uniform Relocation Act (42 U.S.C. § 4601, et. seq.) and Colorado Urban Renewal Law (C.R.S. § 31-25-107(4)(a) and (b)).

7.0 PROJECT FINANCING

Urban renewal projects may be financed in a variety of ways. Urban renewal authorities are authorized by statute (C.R.S. § 31-25-105) to borrow money, issue bonds and accept grants from public or private sources. However, the principal method for financing urban renewal projects is through the sale of notes, bonds or other obligations secured by property and/or municipal sales tax increments from the Urban Renewal Area.

Tax Increment Financing (TIF) may include property taxes or municipal sales taxes, or both. The increase in assessed valuation of real and personal property and sales tax growth from new development that occurs in the project area are the sources of tax increment revenue, unless other funds, public or private, are also pledged, directly or on a contingent basis, to provide additional security for the tax increments bonds or other debt. The certified assessed value in effect at the

time an Urban Renewal Plan (or a plan amendment containing the required tax allocation wording) is adopted is used to determine the base year for calculating how much, if any revenue is available to pay the debts associated with the project. If a new area is added to an existing urban renewal area, the certified assessed value as of the time the plan is modified to include such area is used as the base year for calculating ad valorem tax allocations in the new area. Each year following adoption of the plan, the taxes generated by the incremental assessed valuation above the base roll or the amount of City sales tax that exceeds the base year level, or both, are paid to the urban renewal authority for repayment of project debt.

Tax increment financing will not be used in the FPURA at this time. However, AURA may in the future seek an amendment to the Urban Renewal Plan in accordance with statutory procedures to permit the use of such financing.

AURA, in cooperation with the City, intends to employ additional financing techniques to fund redevelopment of the FPURA, including, but not limited to, the following:

- **Community Development Block Grants.** These funds, in the form of direct grants, as well as matching loans and grants, made through the Commercial Loan and Grant Program have contributed to funding the expansion of Fletcher Plaza, and will continue to be available to private investors who wish to renovate their property in the area.
- **Private sector investment.** The proposed large residential/mixed use project will require a significant investment from the private developer selected by the AURA. In addition, individual investors, businesses, and property owners who use any of the City's incentive programs are typically required to commit some of their own funds to the project.
- **City of Aurora Capital Improvement Program.** In March 2000, the City Council allocated \$3 million from the City's General Fund to support redevelopment efforts in downtown Aurora in the form of direct development incentives and loans made through the Arts District Loan Fund. These funds will be used to support the expansion of Fletcher Plaza, the creation of the Arts District Loan Fund, and for an upfront cash incentive for the private sector residential/mixed-use project. AURA may request additional support for appropriate capital improvement projects from the City's Capital Improvement Projects Fund.
- **U.S. Housing and Urban Development funds.** Loans through the HOME and Multi-family Rehabilitation Loan programs will continue to be made available to property owners within the FPURA who are interested in renovating their residences.
- **Environmental Protection Agency Brownfields Assessment and Remediation grants.** These funds will pay for Phase I and Phase II testing of sites being considered for major construction projects. If contamination is identified that needs to be remediated, there is limited funding from this source for those purposes as well.
- **City of Aurora Private Activity Bond (PAB) Allocation.** The City's annual PAB allocation may, as needed, be allocated to housing construction and revitalization when the proposed project meets specific affordability and other criteria established by the Federal government.

8.0 PLAN AMENDMENTS

This Urban Renewal Plan may be modified pursuant to the provisions of the Colorado Urban Renewal Law (Section 31-25-1077, C.R.S.)

9.0 MINOR VARIATIONS

AURA may, in specific cases, allow minor variations from the provisions of this Urban Renewal Plan if it determines that a literal enforcement of the provisions would constitute an unreasonable limitation beyond the intent and purpose of said Plan.

Appendix A

Fletcher Plaza Enhancement Area Blight Study Survey

Appendix A is not included with this document and is on file and available for review in the office of the Aurora City Clerk or in the Aurora Urban Renewal Division office.

Appendix B

Legal Description

A parcel of land situated in the SE ¼ and SW ¼ of Section 34, T3S, R67W, City of Aurora, Adams County, State of Colorado and the NE ¼ and NW ¼ of Section 3, T4S, R67W, City of Aurora, Arapahoe County, State of Colorado, more particularly described as follows:

Beginning at the southeast corner of Lot 25, Block 39, Aurora;

Thence southerly along the west right-of-way line of Dallas Street to the southeast corner of Lot 24, Block 26, Aurora;

Thence southerly along the extension of the west right-of-way line of Dallas Street to the intersection with the centerline of East Colfax Avenue right-of-way;

Thence westerly along said centerline to the intersection with the northerly extension of the east line of Lot 10, Block 1, The Gilligan – Add.;

Thence southerly along said extension to the northeast corner of said lot;

Thence southerly along the east line of said lot to the intersection with the north line of Lot 38, Block 4 of said subdivision;

Thence easterly along the north line of Lot 38, Block 4 of said subdivision to the northeast corner of said lot;

Thence southerly along the west right-of-way line of Dallas Street to the northeast corner of Lot 50, Block 6 of said subdivision also being a point on the south right-of-way line of East 14th Avenue;

Thence easterly along said south right-of-way line to the northeast corner of Lot 20, Block 3, Del Mar Amended Plat;

Thence northeasterly to the southern most northwest corner of Lot 1, Block 5 of said subdivision;

Thence northeasterly along the westerly boundary of Block 5 of said subdivision also being the easterly right-of-way line of East 14th Avenue to the intersection with the southeasterly right-of-way line of Del Mar Parkway;

Thence easterly along said southeasterly right-of-way line of Del Mar Parkway also being the northerly boundary of Block 5 of said subdivision to the intersection with the southwesterly extension of the easterly right-of-way line of Galena Street with the northerly line of Lot 23, Block 5 of said subdivision;

Thence northeasterly along said extension of and the easterly right-of-way line of Galena Street to the southwest corner of Lot 24, Block 46, Aurora also being a point on the north right-of-way line of East 16th Avenue;

Thence westerly along said north right-of-way line to the intersection with the west right-of-way line of Del Mar Parkway as dedicated by Book 2229, Page 809 to a point on the south lot line of Lot 24, Block 43;

Thence northerly and northwesterly along said west right-of-way line to the intersection with the south right-of-way line of East 17th Avenue, also being the northeast corner of Lot 48, Block 41, Aurora;

Thence westerly along said south right-of-way line to the intersection with the east right-of-way line of Dayton Street, also being the northwest corner of Lot 1, Block 41, Aurora;

Thence southerly along said east right-of-way line to the intersection with the north right-of-way line of East 16th Avenue, also being the southwest corner of Lot 24, Block 41, Aurora;

Thence westerly along said north right-of-way line of East 16th Avenue to the Point of Beginning.

- Urban Renewal Area
- Black Creek Communities Project
- Original Aurora Arts District
- MLK Library Project

Fletcher Plaza Urban Renewal Study Area





CITY OF AURORA

Council Agenda Commentary

Item Title: Emergency Rental Assistance Update
Item Initiator: Jessica Prosser, Director of Housing and Community Services
Staff Source/Legal Source: Martha "Alicia" Montoya, Housing and Community Development 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

ITEM DETAILS:

End of Emergency Rental Assistance Applications
Assistance Available by Adams and Arapahoe County
Emergency Rental Assistance Phasing

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session
- Approve Item as proposed at Study Session
- Approve Item and Move Forward to Regular Meeting
- Approve Item as proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field.

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.)*

The City of Aurora has been a key resource to the community in distributing Emergency Rental Assistance (ERA). Due to the high volume of applications and limited amount of funds remaining, the city has stopped accepting applications.

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

ERA was acquired for COVID purposes and we are not seeing a lot of assistance needed for COVID related hardship. Overall, the reasons for us to terminate ERA are:

1. Applicant reasoning for funding is unrelated to COVID.
2. We have seen a dramatic increase in fraud cases that put at risk the integrity of the program.
3. Repeat Customers – We have customers who have exceeded the 15-month max and still ask for assistance.
4. Staffing Resources – Limited staffing resources prevent us from giving this program the attention needed specifically on the cases related to fraud as these cases require a lot of research, documentation and analysis.
5. Emergency Mortgage Assistance (EMAP/HALF) Program – We have recently been awarded \$1.75M in EMAP funds to provide to the community for mortgage assistance (must also be COVID related) and we need all internal staffing resources to administer this program.
 - a. Mortgage payments
 - b. Property tax reinstatements
 - c. HOAs fees
 - d. Homeowners Insurance
6. Duplication of Resources
 - a. DOLA Program Funding Available – DOLA is still accepting ERA application and has over \$40M left in assistance that can be granted to Aurora residents. The assistance is currently a duplication of resources for Aurora residents.
 - b. Adams and Arapahoe are also still offering ERA to Aurora residents
 - c. We currently also provide rental assistance through the Flex Funds program in the Homelessness Division

QUESTIONS FOR COUNCIL

Informational Only.

LEGAL COMMENTS

This item is informational only. No formal council action necessary. The City has the powers that are necessary, requisite, or proper for the government and administration of its local and municipal matters. (City Charter, art. I, sec. 1-3). 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). (TJoyce)

PUBLIC FINANCIAL IMPACT

YES NO

If yes, explain: We are running out of funds from the most recent award from Treasury.

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain: N/A



Emergency Rental Assistance Applications



Alicia Montoya, Housing & Community Development Manager
Housing & Community Development

Background

The City of Aurora has been receiving funding from the Department of Treasury to assist those with rent assistance hardship if the following requirements are met:

- Household income is at or below 80% of Area Median Income
- The reason for requesting assistance is related to COVID-19 (for example, loss of income or employment due to COVID-19, or COVID-19 health-related expenses)
- Applicant has a current lease in place within the city of Aurora
- Applicants who received funding through earlier rounds of the ERA Program may be eligible for additional funds
- Applicants must disclose any other local, state, and federal rental assistance received to avoid duplication of benefits
- Eligibility for this program is not dependent upon citizenship status



Funding Received:

- **Emergency Rental Assistance (ERA) 1**
 - \$9,414,482.00
 - Applications – 1,115
 - Stage – Spent
- **ERA 1 & 2**
 - \$4,632,920.00
 - Applications – 826
 - Stage – Phasing Out throughout the State



ERA Program Status

- Currently processing ERA 2 applications for Aurora residents
- The HOAP team is formed by two reviewers and their supervisor – we are currently understaffed by two people
- The HOAP team has processed over 150 applications in the month of July 2022
- The HOAP team is also responsible for Housing Counseling related services
- Emergency Mortgage Assistance Program (EMAP).
- Duplication of rental assistance resources – DOLA, Adams and Arapahoe
- No current mortgage assistance offered in the City of Aurora



Ending ERA

- Applicant reasoning for funding is unrelated to COVID
- We have seen a dramatic increase in fraud cases that put at risk the integrity of the program
- Repeat Customers – We have customers who have exceeded the 15-month max and still ask for assistance
- Staffing Resources – Limited staffing resources prevent us from giving this program the attention needed specifically on the cases related to fraud as these cases require a lot of research, documentation and analysis.
- Duplication of Resources
 - DOLA Program Funding Available – Over \$40M left in assistance that can be granted to Aurora residents
 - Adams and Arapahoe are also still offering ERA to Aurora residents
 - Flex Funds program rental assistance - Homelessness Division
- Emergency Mortgage Assistance (EMAP/HALF) Program – We have recently been awarded \$1.75M in EMAP funds to provide to the community for mortgage assistance (must also be COVID related) and we need all internal staffing resources to administer this program
 - Mortgage payments
 - Property tax reinstatements
 - HOAs fees
 - Homeowners Insurance



Next Steps

Currently accepting ERA related applications and foresee spending the remaining \$500k left in funding by the end of September 2023. The following steps are being taken to notify the community about the change in ERA assistance resources:

1. We have stopped taking applications as of August 23, 2022
2. Application may be reopened if not all remaining funds have been spent by October 30, 2022
3. Web Page Updates:
 - Links to the application for Adams, Arapahoe and DOLAs ERA programs will be added so that customers can be re-directed to the appropriate party in the respective department
4. All incoming applications shall be completed around October 30, 2022, or until funds run out.



Reporting Updates

- 1. ERA 1 Reporting** - We are currently completing reporting for ERA 1 and we are waiting for the Department of Treasury to accept final reporting and close us out. All necessary reporting has been submitted to Treasury since October 15, 2021. Reporting of \$0 has been submitted on a monthly and quarterly basis per their request but no additional reporting is pending.
- 2. ERA 2 Reporting** – We have timely submitted monthly and quarterly reporting on ERA 2 funding. We requested an extension for June’s monthly report due to Treasury’s Department’ system error messages. A help ticket with the Department of Treasury to address the matter has been submitted on July 14, 2022.
- 3. Remaining Reporting:** We will continue to report on ERA 1 and 2 until the Department of Treasury determines that all required monthly and quarterly reporting has been submitted.
- 4.** All other monthly and quarterly reporting has been submitted.



Program Statistics

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	\$107,721.00
ERA1 & 2 – Treasury Jan 29 – July 20, 2022	826	\$4,632,920.00
ERA1 State Funding (All funds exhausted)	1115	\$9,414,482.00
Totals	2,560	\$16,176,500.00



ERA Funding Provided to Aurora Residents:

Type of ERA Funding	Amount of Funding
ERA 1	\$11,000,000.00
ERA 2	\$3,300,000.00
Totals	\$14,700,000.00



Thank You!

Alicia Montoya
Housing and Community Development Manager
September 1, 2022





CITY OF AURORA

Council Agenda Commentary

Item Title: Camping Ordinance/Homeless Services Update
Item Initiator: Jessica Prosser, Director of Housing and Community Services
Staff Source/Legal Source: Emma Knight, Manager of Homelessness / 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

ITEM DETAILS:

Camping Ordinance/Homeless Services Update
Estimated time: 20 minutes

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session
- Approve Item as proposed at Study Session
- Approve Item and Move Forward to Regular Meeting
- Approve Item as proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field.

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 February 28, 2022 City Council passed a Resolution expressing the Aurora City Council's support to have sufficient shelter options for individuals and families in an unauthorized camp.

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

This is a progress update on the camping ordinance and goings-on within Homeless Services, including numbers from our abatement tracking, new Pallet shelters, and hiring updates.

QUESTIONS FOR COUNCIL

N/A

LEGAL COMMENTS

This item is informational only. No formal council action necessary. The City has the powers that are necessary, requisite, or proper for the government and administration of its local and municipal matters. (City Charter, art. I, sec. 1-3). 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). (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



Housing and Community Services Homeless Programs Update

September 1, 2022



Camping Ordinance Data

Access Aurora Complaints Filed

Jan	136
Feb	133
Mar	229
Apr	301
May	326
Jun	244
Jul	276
Grand Total	1651
	Notifications



Abatements Completed

Jan: 3

Feb: 3

March: 15

April: 5

May: 21

June: 19



Top 11 Locations

- I-225 and Mississippi
- I-225 and Colfax
- I-225 and Iliff
- I-225 and 6th Ave
- Lowry Park (11th and Dayton)
- Horseshoe Park
- 1290 S. Potomac St
- 1860 S. Potomac St
- Sand Creek area
- 33rd and Peoria area (Peoria St Station, Nome St. 33rd and Revere)
- Mississippi and Joliet/Jamaica



of Individuals Accepted Shelter at Comititis

3 Total

2 at Colfax I-225

1 at 6th and Dillion)



Cost of Abatements

As of June 30th, 2022:

\$61,420.00

*of that \$14,930.00 is CDOT



New Pallet Shelters

- New Pallets added week of 8/15
 - 20 to RCM
 - 10 to Peoria
- 7 day stay with ability to stay longer with active participation



Case Management Expectations at SOS

- Level 1 Case Engagement (Must engage within first 7 days and minimum of 3 meetings with CM)
If met, extend one week of stay
 - Vital Documentation (I.D., Birth Certificate, Social Security)
 - Food stamps
 - Medicaid
 - Phone
- Level 2 Case Engagement (Must engage in three meetings for that week with CM) If met,
 - extend one more week
 - viSPDAT
 - Any remaining items from Level 1 if needed
 - Resume/Indeed account
 - Connected to a PCP or mental health
 - OAP, SSI
- Level 3 Case Engagement (Must engage in three meetings that week with CM)
 - Finalizing/waiting for Level 1 and Level 2 items
 - Action step planning (meeting individuals where they are at)
 - Long term medicaid apps
 - PSH
 - Sober Living
 - Maintaining contact with CM



Hiring Update

- 3 positions in process for hiring
 - 1 existing position needs filled
 - 2 new positions to help manage camping ordinance



Comments & Questions



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