

**CITIZENS ADVISORY COMMITTEE ON HOUSING
AND COMMUNITY DEVELOPMENT**

HYBRID MEETING

July 12, 2022 | 6:00 p.m.

Members Present: Charlene Wisher-Howard, Hayley Reddish, Lynn Bittel, Teri Marquantte, Vince Chowdhury
Members Absent: Erica Howard, Jaime Carolina*
***Excused**

**Late Arrivals/
Early Departures:** Demetra English, Jason Schneider

Staff Present: Martha "Alicia" Montoya, Barbara Abbotts, Jeff Hancock, Billye Williams

Guests Present: Chris Boyd, Erica Ponder, Richard Berge

Roll Call

Chairperson Teri Marquantte called the meeting to order at 6:04 p.m. and roll call followed.

Approval of Agenda

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

Approval of Minutes

Charlene Wisher-Howard motioned to approve the minutes from June 14, 2022 meeting as presented. Lynn Bittel seconded the motion. The motion passed unanimously.

Public Comment

Brittany Noble has resigned from the Citizens Advisory Committee on Housing and Community Development effective July 7, 2022.

Richard Berge voiced concerns about a City of Aurora project from the Community Development Investment round. He said the Glory Landfill Super Fund site is currently leaking very toxic chemicals into ground water. They

migrate up and down. EPA found them in a test site two miles north of the landfill. Building should not be allowed until the site is cleaned up.

Christopher Boyd asked about the difference between the Aurora Housing Authority versus the City of Aurora and Community Development.

Communications from Staff

a. Request For Proposal (RFP)

- Martha "Alicia" Montoya explained the City of Aurora is seeking to do a feasibility study for a fee waiver or local fund that would support the creation of additional affordable housing. The RFP is to hire a consulting company to figure out how the city currently operates and research other municipalities to find what opportunities and challenges they have in order to create a local funds. The position is posted through BidNet. Alicia stated internal members will be part of the review committee to select the hiring company. Before company can be contracted, City Council must approve.
- Lynn asked if the City of Aurora does any direct contact with other cities (committee-to-committee) to trade ideas. Alicia said we do and we do not, depending on how the other cities are set up. She said cities do collaborate within a CDBG users group that meets monthly.
- Alicia shared City Attorney, Hanosky Hernandez Perez, is looking at the setup of linkage fees for the City and County of Denver and researching other local funds. Internal research is be conducted to avoid being blindsided.

b. Private Activity Bond (PAB)

- Alicia advised \$21,000,000.00 PAB was included in the Winter community investment round. To utilize those funds, City Council has to approve. City Council had approved our assignments of PAB and other HUD sources for the first Community Investment Finance round earlier this year. Second round of funding is live. All funds used for affordable housing. The city assigns the money to the Aurora Housing Authority for them to distribute to projects. Information has been presented to the internal policy committee (HoRNS) July 7 and will move to Study Session on July 18, then to City Council on July 25.

- Vince asked if PAB are like stock market investments whereby people can buy bonds similar to Cherry Creek School District. Alicia stated this funding is a special type of tax incentive bond that benefits private non-governmental borrowers. Essentially the project is cheaper because the developers do not have to pay tax. The amount of money received is based on population which can be utilized for affordable housing, construction, acquisition, rehabilitation, single family mortgage revenue bonds, industrial development bonds, qualify for development bonds, solid waste disposable bonds. Vince asked if the PAB was backed by the federal government. Alicia explained the process the city has to follow to claim the funds and mentioned it is not a guarantee that projects specifically in Aurora will receive funds.

c. Community Investment Financing

- Alicia reviewed the list of projects that were recently approved: Potomac Campus (permanent support housing through Aurora Housing Authority), Fitzsimons at Gateway Apartments, Elevate Aurora (through Columbia Ventures), Aurora Metro Center Station Senior Housing, Residences of Willow Park, and Emporia Duplex Project (Homeownership). She explained these are HUD funded projects and an environmental review is required and the city checks this prior to providing funding.
- Alicia announced the second round of Community Investment Financing was live, applications closed July 8. Applications will be reviewed July 14 through July 22. Pre award letters will be issued July 29. Recommendations will be presented to the internal policy committee (HoRNS) on August 4.

d. Hiring Updates

- Bianca Lopez was promoted to Housing Development Officer. The position will help with development projects and creating relationships with the development community. A new position has been created for the Housing Development Service that encompasses the old position of rehabilitation.

e. Housing Strategy Implementation

- Alicia provided an update on the housing strategy. Adopted in December of 2020. There are eleven goals in the strategy that were approved by City Council to be implemented by 2025. There are three groups: Communication and Community Engagement,

Policy and Housing, and Housing & Community Development Structure and Programs Management. She spoke about the groups individually and the tools they will provide to push the housing strategy forward. She mentioned partnering with other departments within the city (DEI, Immigrant Affairs, City Attorneys).

f. Loan Write Offs

- Jeff provided the loan write off information. For the month on June there were no loan write offs. Program income received from loan repayment in June was #304,444.97. The program income breakdown was: HOME \$99,458.09 and CDBG \$204,986.88. Year to date program income was \$475, 894.44 and CDBG \$335, 828.01.

g. 2023 CDBG-HOME BUDGET

- Jeff provided information on the upcoming budget. He explained that almost all of the funding the city receives comes from the US Department of Housing and Urban Development (HUD) for annual grants, providing services for the city which includes paying some salaries for different programs. He explained what CDBG funds were and what they could be used for.
 1. Projected Available Funding
 - a. CDBG Funds = \$2,2621,080
 - b. CDBG Program Income = \$100,000
 - c. CDBG Subtotal = \$2,721,080
 2. Service Programs Administered by Community Development
 - a. Community Development Admin (CDBG 20%) = \$544,216
 3. CDBG Programs
 - a. Small Business Loan Program = \$400,000
 - b. Emergency Repair Program = \$150,000
 - c. Minor Home Repair Program = \$350,000
 - d. Home Repair Loan Program = \$350,000
 - e. Rehab Program Admin = \$400,000
 - f. *PS Housing Counseling-HOAP Admin = \$290,000
 - g. Community Investment/Gap Affordable Housing Reserve = \$236,864
 - h. CDBG – Programs Total = \$2,176,864
 - i. CDBG Program Total = \$2,721,080

4. Projected Available Funding
 - a. HOME Funds = \$1,246,422
 - b. HOME General Fund Match = \$280,445
 - c. HOME Program Income = \$400,000
 - d. HOME Subtotal = \$1,926,867
5. Service Programs Administered by Community Development
 - a. HOME Admin (HOME 10%) = \$164,642
6. HOME Programs
 - a. Community Housing Development Organization (CHDO) = \$186,964
 - b. Tenant Based Rental Assistance Program = \$200,000
 - c. Community Investment/Gap Affordable Housing Reserve = \$1,375,261
 - d. HOME – Programs Total = \$1,762,225
 - e. HOME Program Total = \$1,926,867
7. Percentage Bricks and Mortar = 66%
8. CDBG Public Service Total (cap = \$408,162) = \$290,00
9. Projected Available Funding
 - a. ESG Funds = \$236,115
 - b. ESG Admin (7.5%) = \$17,708
 - c. ESG Programs - Shelter (60%) = \$141, 669
 - d. Rapid ReHousing (32.5%) \$76,738
 - e. ESG Program Total = \$263,115

Communications from Committee

a. New Member Applications

- Teri explained the process of new member applications and looking forward to having several new member appointed soon.

b. Bylaws

- Will be updated for September meeting in new format.

Adjournment

Charlene Wisher-Howard moved to adjourn the meeting and Lynn Bittel seconded the motion. The meeting adjourned at 7:30 p.m.

Minutes taken by:

Billye Williams 9/13/22
Billye Williams Date
Administrative Specialist
Housing and Community Services Department

Minutes reviewed by:

Martha Alicia Montoya 9/13/2022
Martha Alicia Montoya Date
Community Development Manager
Housing and Community Services Department

Minutes approved by:

Teri Marquante 9/13/2022
Teri Marquante, Chairperson Date