



AGENDA

Housing, Neighborhood Services and Redevelopment Policy Committee

Thursday, December 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: 2482 058 3625 | Event password: aurora2022 | This meeting will be live-streamed 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. November 2, 2022

3. Announcements

4. New Items

1

- 4.a. Aurora Mobile Response Team Update** 8

Aurora Mobile Response Team Update

Estimated Presentation/Discussion Time: 5
- 4.b. Aurora Housing Authority Update** 12

Aurora Housing Authority Update and Available Housing Community Resources

Estimated Presentation/Discussion Time: 15
- 4.c. Prairie Dog Relocation Ordinance** 35

Prairie Dog Relocation Ordinance

Sponsor: Juan Marcano, City Council Member; Crystal Murillo, City Council Member

Estimated Presentation/Discussion Time: 20
- 4.d. Chapter 94-107(a) Draft Ordinance Change Discussion and Fiscal Analysis** 40

Overview and Fiscal Analysis Chapter 94 Disturbing the Peace /Nosie Draft Ordinance Change

Sponsor: City Council Member Juan Marcano

Estimated Presentation/Discussion Time 25 minutes
- 5. Miscellaneous Matters for Consideration**

 - 5.a. Updates From Community Members**
- 6. Adjournment**

**HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY
COMMITTEE**

November 2, 2022

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

Others Present: John Harris, Sandra Youngman, Jessica Prosser, Emma Knight, Alicia Montoya, David Rosen, Nora Lake-Brown, Andrew Rael Trujillo, Mattye Sisk, Adrian Botham, Tim Joyce, Jacquelyn Bayard, Bianca Lopez, Rachel Whipple, Jeff Hancock, Richard Goggins, Emily Fuller, Saadia Aurakzai-Foster, Jennifer Orozco, Andrea Amonick, Daniel Brotzman, Daniel Krzyzanowski, Jeannine Rustad, Roberto Venegas, Michelle Gardner

WELCOME AND INTRODUCTIONS

Council Member Murillo welcomes everyone to the meeting.

MINUTES

October 6, 2022 minutes are approved.

ANNOUNCEMENTS

None.

NEW ITEMS

City of Aurora Housing Strategy Implementation Update

Summary of Issue and Discussion

Alicia Montoya, the Community Development Manager, presents this item along with Emma Knight, David Rosen, and Nora Lake-Brown. The Aurora Housing Strategy vision is to be a city that is welcoming and safe, empowers the uniqueness of places in Aurora, and promotes a strong economy. Policies adopted through the strategy include the preservation of existing stock, expanding inventory, bringing on additional affordable housing, and protecting homeowners and renters. The city also offered rental assistance through emergency mortgage assistance, housing counseling programs, and other programs. Twelve goals were identified in the strategy including a focus on incentivizing the development community to create more affordable housing. Staff is working on the community development investment process, streamlining rental inspections, and making changes in the UDO.

Three working groups were created to help implement the Housing Strategy: Communications and Community Engagement, Policy and Housing Development, and Housing Community Development Programs Management. The Communications and Community Engagement group ensures staff is connecting with the community, especially given that not everyone has virtual word access. The Policy and Housing Development group ensures they are using a diversity, equity, and inclusion lens, looking at resources, and identifying necessary changes in order to execute the Housing Strategy’s goals. The Housing Community Development Programs Management group focuses on internal staffing changes to make sure the team is sustainable. The team is currently drafting the implementation plan that focuses on strengthening partnerships with the community and is updating the marketing materials. A grant was received from DOLA to hire and retain a consultant to do a

Housing Feasibility Study. The group is ensuring that they are looking at all resources as the study takes place. The city also got its first land-banking deal. The team will continue to find resources to promote affordable housing development in Aurora. To improve sustainability, the team ensures that roles and responsibilities are aligned and that programs are studied and updated as needed.

In January 2023, the Community Development Invest Financing Rounds will come up to provide gap financing through HOME, CDBG, APRA, and PAB to build additional affordable housing. Rounds come twice a year and have supported 1,430 units. Income levels supported range from 30% to 80%. The process was initially put together in 2020. The team has since implemented Strategy 7 to get software aids in finding units. The Aurora Housing Locator launched in early October 2022 and is a free search and listing tool for housing-related resources. It is multilingual, mobile friendly, and has a toll-free call center from Monday through Friday between 7:00 a.m. and 6:00 p.m. It is run through Emphasys Software. The locator includes local resources and links to rental assistance and allows users to sign up for email alerts regarding new listings. Landlords can advertise unlimited and all types of rental housing. Listings could be hidden from public view when rented and reactivated. The tool is also helpful for the community and other agencies for recovering resources in times of disaster. Staff members go through it weekly to ensure quality and flag units that are likely scams. Training for landlord recruitment and housing navigation was launched for case managers and landlord recruiters.

David Paul Rosen & Associates (DRA) was founded in 1980 as a public interest consulting firm that has worked with more than 300 jurisdictions in the country. They have advised in more than \$11 billion of affordable housing development, finance, and transactions both in rental and homeowner spaces. They created the concept of affordable housing trust funds as a permanent source of revenue and investment for low-income housing development. DRA also worked with the development of inclusionary housing and land value capture programs. In addition, they helped perfect the methodology of adopting commercial development nexus or impact fee studies. Moreover, DRA worked on asset management strategies, program guidelines and implementation efforts, and best practices for affordable renting, homeownership, community land trust, and permanent housing solutions for unhoused persons and households. DRA is familiar with all sources of federal, state, local, and private sector subsidies. They specialize in helping communities strategically employ resources, financial land, and political will to increase their production and preservation of affordable housing.

DRA's scope of work and deliverables begin with background research to make sure the strategy is consistent and based on current and projected economic conditions in Aurora. They will produce a summary of the market, sales prices, rents, market-rate housing, what levels are affordable, and key housing needs. A detailed needs analysis will also be presented. DRA will update this and look at housing cost-burdened families, their income level, and how much they currently pay for housing. The team will conduct an economic analysis that will start with developing residential prototypes designed to represent a range of housing currently being built or proposed in Aurora. These may range from single-family to higher-density podium-style construction. Following this will be an affordability gap analysis where the team develops an estimated development cost budget from the land, building permits and fees, and soft costs for each of the prototypical developments as market rates. They will look at these costs and compare these to what people in Aurora at different income levels can afford to pay as either renters or owners. This will identify where gaps exist for certain income levels and how much the gap is in order to subsidize market-rate housing to make them more affordable at different income levels. DRA will look at existing local resources such as federal, land, density bonuses, and others as potentials to help produce housing. They will look at leveraging financing sources from federal, state, and private sources. The residential nexus fee on residential

housing will generate funds for affordable housing. The non-residential nexus fee will be levied against non-residential development to also generate funds for housing. DRA will identify gaps, potential resources, and existing resources and provide estimates of how much housing Aurora can support or produce over different time periods to help select priority actions for implementation.

Core programs are still being continued including the housing rehabilitation program. Over \$400,000 was administered to maintain the current housing stock. Housing Counseling, Mortgage Assistance, and Reversed Mortgage Counseling are still ongoing. The community investment process is now producing several new units for affordable housing in the city. Over 2,000 were served through Emergency Rental Assistance.

In January 2022, the annual point-in-time count was done which showed a 43% increase in people experiencing homelessness in Aurora. The team is planning to conduct the 2023 point-in-time count. In conjunction, a magnet event will be done for people experiencing homelessness and living in their vehicles. Also in January, the second safe outdoor space in Restoration Christian Ministries opened with tents. In April, the camp abatement ordinance was passed. Also in April, pallet shelters were added to the Restoration safe outdoor site. Additional pallets were added in August for abatement use. Currently, they are full and widely used. The team is working on adding ten more pallets. However, there are difficulties with the electric panel due to supply chain issues. In October, the team launched the Housing Locator Software and hired a new staff member. They are working on hiring additional staff to help with abatement processes and eventually outreach.

The Housing and Community Development team is continuously working with the Legal and Planning and Developing Departments. They also have a representation from the City Advisory Committee to ensure that the housing strategy is implemented with a diversity, equity, and inclusion mentality.

Questions/Comments

CM Marcano comments that the Search Engine Optimization (SEO) for the housing locator tool is not up to par and he was not able to find it through a Google search. He suggests working with Communications to improve the SEO. He adds that it is also slow to load. Emma responds that she will bring it up with Communications and Emphasys Software. They will also improve the advertising of the tool.

CM Marcano asks for more information regarding DRA's experience in helping jurisdictions develop public housing strategies including developing ways to finance construction and property acquisition for permanently affordable housing and the cooperative model. David explains that DRA has an extensive housing practice and is actively involved in public housing repositioning strategies under Section 18. Their current transactional pipeline consists of projects that are actively in pre-development, pre-financing, or construction and conversion. DRA collaborates with public housing authorities, city, and county partners. In addition, DRA advocated for affordability for more than 40 years of practice because the cost of subsidizing new or rehabilitating existing housing as affordable is great. David adds that it is more expensive to have housing converted to market rate in a community like Aurora which is facing market pressures and cost increases. Failing this results in low-income tenants being put out on the street. David stresses that DRA perfected strategies including regulatory agreements for rental housing development. He adds that they plan to look at publicly owned land in the city. David mentions that cooperative housing is not a key focus for DRA's strategy to address issues of affordable rent and affordable ownership.

CM Marcano asks when the point-in-time count be. Emma says that it will be on December 30 either late at night or at 4 AM. There will be an information session on December 6 regarding this.

CM Murillo disagrees that the Camp Abatement Ordinance was an achievement. She understands, however, that this is included in the timeline of events that impacted the staff's work. Emma responds that she would be happy to rephrase this in future presentations.

CM Marcano mentions the meeting with the Aurora Housing Authority regarding putting together a pro forma to see if mixed-use cross-subsidized models were feasible in Aurora. He asks if there has been further information regarding this. Jessica mentions that they will be coming to the HORNS Committee's December meeting. CM Murillo mentions the removal of one of the DEI positions. She asks for further information on how the team works with DEI and if there were impacts resulting from the loss of the position. Alicia says the DEI staff is a part of some housing strategy working groups and they are empowered to provide guidance. They recently provided training for the team on the importance of housing, their work, and diversity, equity, and inclusion. She highlights that the communication between the team and the DEI office remains consistent and constant.

Outcome – This item will move to Study Session.

Aurora@Home - Strategic Plan Update

Summary of Issue and Discussion

Emma Knight, the Homeless Programs Manager, presents this item. Aurora@Home is a group of nonprofit and government leaders who work collaboratively to address challenges presented by housing insecurity and homelessness. In 2020, the housing plan was created. In 2021, the leadership team was formed that started creating the strategic plan which was finished in August 2022. Aurora@Home will now be moving forward with the plan implementation from 2023 to 2026. Their mission is to partner with nonprofits, governmental agencies, and Aurora to provide and coordinate services and support. Their vision is to provide a cross-jurisdictional and organizational collaboration in support of strategic coordination of culturally responsive and trauma-informed services to ensure that homelessness is rare, brief, and one-time. There is a focus on understanding homeless as a complex challenge that needs a holistic approach. Aurora@Home emphasizes that people deserve to be treated with dignity and respect and will function through an equitable, collaborative, and trauma-informed care lens. They prioritize learning from those who have experienced housing insecurity and instability by including people who experienced homelessness on the Board. They provide recommendations for services and systems based on data, evidence, and best practices.

Aurora@Home has six areas of recommendation including systems mapping, prevention efforts, street outreach, centralized intake system, data collection and integrity, and communication. Systems mapping focuses on ensuring that systems are clear and easy to navigate. Aurora@Home will identify resources to create a comprehensive list of housing and other available services, ensure there is a system in place to update and maintain data, address service gaps, and expand mapping efforts to other community-based organizations in Aurora. Prevention efforts will focus on preventing people from becoming homeless. A prevention stakeholder subcommittee will be created to determine the ROI on COVID relief funds and ensure there is budget for future work. Aurora@Home will work in conjunction with the court system to make sure people are not falling into the justice system unnecessarily. They are requesting personal documents be added to databases since the loss of these documents makes it difficult to get housed. The team will engage with others to participate in regional approaches. They also work on education campaigns for tenants and landlords through

the housing locator tool and landlord recruitment training. Centralized case managers will be implemented for referrals to other organizations. A landlord incentive fund will also be created. Street outreach will be done for people experiencing homelessness. There are outreach coordination teams that meet monthly and weekly to ensure that people are being met before and during abatements to provide needed services. Staff is working to improve coordination, reduce duplication, and clarify referrals. There were concerns regarding staff turnover wherein the people experiencing homelessness have to start all over with a new staff member. A staff development program will be created to make sure that everyone is on the same page and using the same language.

The centralized intake system for consumers will be in conjunction with the navigation center. This will make things easier for consumers and case managers. Aurora@Home will collaborate regionally, create a group of centralized intake staff, implement and evaluate shared intake, and replicate successful efforts. They will also utilize shared data systems for legal identification and intake. There were suggestions regarding the use of MyColoradoID. As for data collection and integrity, the team uses the Homeless Management Information System (HMIS). The committee will be formed to work on the data and ensure success and accuracy. Along with the housing locator tool, a data-driven inventory of available housing in Aurora will be created. Data sharing will be promoted to understand gaps and successes by creating MOUs between organizations and municipalities. Communication will be improved within Aurora@Home and with external partners. They aim to increase regional awareness and create an external communication plan and strategy.

Questions/Comments

CM Medina asks if they have done studies or have information on providing access to cell phones. Emma said no, but it is a strategy they could look at. She mentions that there are clients that do get cell phones. CM Medina states he has contacts that could provide this. He explains that it requires a \$40 activation fee and will provide free services for two to three years. He adds that this may help in providing access to shelters quicker. CM Medina mentions that he had a conversation with a gentleman that works in Denver's homelessness program. He suggests conducting a pilot to get funding sources to have someone clean the encampments. Emma says they could look into this. CM Marcano expresses his gratitude for the staff's work. He stresses the importance of following through with evidence-based strategies and collaborating with other jurisdictions in the region.

Outcome – This item will move to Study Session.

Neighborhood Engagement Update

Summary of Issue and Discussion

John Harris the Community Engagement Coordinator presented this item. City Council approved \$60,000 from the general fund for the Aurora Neighborhood Improvement grant program designed to improve the appearance of Aurora neighborhoods. Fourteen separate projects spread across all the wards have been funded for a total of \$59,410. These include the Northwest Aurora Neighborhood Organization's clean-up project, Sunflower Condominium's landscaping project, Mission Viejo Neighborhood Association's project for landscaping rocks, Shadow Creek's landscaping project, and Sunridge Patio Homes' landscaping project.

Questions/Comments

CM Marcano mentions that it is good to see that the program is being well-utilized. He asks when the applications will be re-opened. John explains that the neighborhood improvement grant would not be available until the beginning of the year. He adds that it opens on January 1 and has an October

31 cutoff. He mentions that they are still accepting Printing Assistance and Know-Your-Neighbor mini-grant applications.

Outcome – This item is informational only.

Aurora Mobile Response Team Update

Outcome – This item is moved to the December meeting.

HB 22-1137 Update and possible impact on Code Enforcement

Summary of Issue and Discussion

Sandra Youngman, the Code Enforcement Manager, presents this item. House Bill 22-1137 was signed by Governor Polis in June 2022. It concerns practices of HOAs and authorizes the enforcement of certain matters regarding associations in small claims court. It prescribes how HOAs can collect dues and prohibits late fees and fines for violations. HB22-1137 designates the time frame for life safety and getting situations corrected, and specifies that the fine can be assessed by the HOA if not done in time. It also addresses non-life safety violations, the process, and how they can be taken to small claims court. There were concerns regarding management companies not enforcing their bylaws within the community and sending complaints to Code Enforcement. This impacts Code Enforcement's ability to address violations in areas that do not have covenants in place.

Questions/Comments

None.

Outcome – This item is informational only.

Resolution Amendment Clean the World Global Agreement 2022

Summary of Issue and Discussion

Emma Knight, the Homeless Programs Manager, presents this item. The Clean the World Global Agreement involves shower trailers that provide showers and restrooms to safe outdoor spaces and other locations in the city. The agreement will renew the contract which also indicates an increase in price due to the rising cost of living. Shower trailers were already purchased by the city, and this agreement pays for the operation.

Questions/Comments

CM Marcano requests utilization data on the trailer. He asks if the \$238,000 would be for the next contract period or if it is in addition to the original agreed-upon contract price. Emma explains that the amount would be for the new contract and not an addition. She adds that the previous year cost around \$220,000. From word of mouth, facilities in the safe outdoor spaces are heavily used and there is a request for more showers. CM Marcano expresses his support and mentions that this information should be conveyed to the residents. Emma says she will provide utilization data to the committee. CM Murillo requests the data be included in the agenda packet before it comes to full Council during Study Session.

Outcome – This item will move to Study Session.

MISCELLANEOUS MATTERS FOR CONSIDERATION

None.

Updates from Community Members

None.

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

Meeting Adjourned: 11:26 a.m.

APPROVED: _____
Committee Chair, Crystal Murillo



CITY OF AURORA

Council Agenda Commentary

Item Title: Aurora Mobile Response Team Update
Item Initiator: Jessica Prosser, Director of Housing and Community Services
Staff Source/Legal Source: Courtney Tassin, Crisis Intervention Program Manager/ Angela Garcia, Senior Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 6.1--Ensure the delivery of high quality services to residents in an efficient and cost effective manner

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

ITEM DETAILS:

Aurora Mobile Response Team Update
Estimated Presentation/Discussion Time: 5 minutes/5 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.*)

In the 2021 budget, a pilot program was approved to create a mobile response team which consisted of a licensed mental health professional and paramedic responding to low risk, low acuity situations where law enforcement is not required. A City of Aurora cross-departmental team along with Aurora Mental Health and Falck Rocky Mountain collaborated to design the program, created policies and recruited the members of the team during the first half of 2021.

08/02/2020 - HORNS Meeting: Introduction of AMRT members.

10/28/2020 - HORNS Meeting: AMRT program manager provided update on AMRT progress.

01/03/2022 - Study Session: AMRT program manager provided update on AMRT and background on program.

03/03/2022 - HoRNS Meeting: AMRT Program Manager provided update on end of AMRT pilot.

03/21/2022 - Study Session: AMRT Program Manager provided update on end of pilot.

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

The Aurora Mobile Response Team (AMRT) has been in operation for over one year and has entered its second year of service provision.

AMRT contacted over 500 individuals in the first year of service with the majority of the calls having zero police involvement. The calls that involved APD were instances where APD requested assistance from the AMRT (108 times). During these calls AMRT was able to either assume care from APD or assist on calls where APD was still needed but APD recognized the level of care needed exceeded their expertise. We saw a cost reallocation of about \$24,000 from relieving APD and allowing them to go back into service.

In 29 instances, individuals met criteria for a mental health hold but were able to be diverted away from the emergency departments through safety planning in place or utilization on lower levels of care such as the walk-in crisis center. We saw a cost savings over over \$118,000 from ER diversions.

The AMRT has done an incredible job serving the citizens of Aurora and we are excited to continue providing this service.

QUESTIONS FOR COUNCIL

N/A

LEGAL COMMENTS

This item is informational only. There is no formal council action necessary.

The City Manager shall be responsible to the Council for the proper administration of all affairs of the city placed in his charge and, to that end, shall have the power and duty to make written or verbal reports at any time concerning the affairs of the City. (City Charter, Art. 7-4(e)). (Garcia)

PUBLIC FINANCIAL IMPACT

YES NO

If yes, explain: The AMRT responds to 911 and non emergency line calls in lieu of police officers, allowing a reallocation of officer services to life-saving or criminal calls for service. Showing a cost savings of \$24,000 during the first year alone. This number increases with every call that the AMRT responds to. (Org code 64541).

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain: N/A



Aurora **MOBILE RESPONSE** Team

Support and resources for those in crisis

OFFICIAL REPORT



Mission Statement

The Aurora Mobile Response Team (AMRT)) is a multidisciplinary crisis intervention team comprised of a Colorado state certified EMT-P/ EMT and a Licensed Mental Health Professional that was created to provide an additional, trauma-informed public safety response to non-violent behavioral health calls that come through 911 or the non-emergency dispatch line. The goal of this program is to provide quality care to the citizens of Aurora by utilizing the most appropriate and least restrictive level of care through on scene behavioral health assessments, emotional support, courtesy transports, and connection to resources. This program aims to supplement already established operations by alleviating call load from other public safety agencies to include Aurora Fire Rescue, Aurora Police Department, Falck Rocky Mountain and to improve client outcomes through diversion away from the criminal justice system and emergency departments when appropriate.

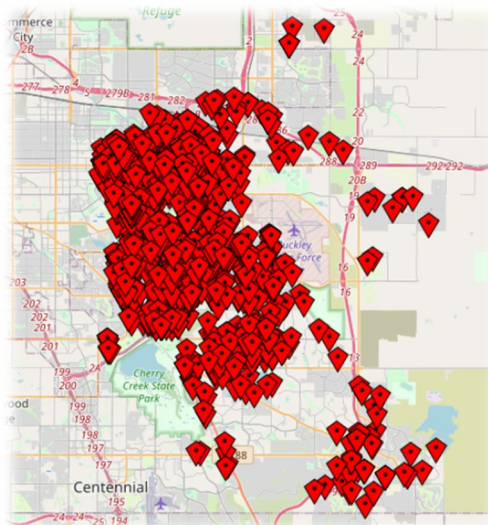
In the first year, **AMRT responded to over 500 calls for service.** For the vast majority of calls AMRT was the primary and sole response. **PD requested the assistance of AMRT 108 times** throughout the first year. During these instances, AMRT either assumed care from PD or worked alongside PD to manage the behavioral health aspects of a call for service.

Cost Savings

<u>Relieving APD</u>	<u>ER Diversions: 29</u>	<u>Jail Diversion: 2</u>
\$24,000 <	\$118,000 <	~\$240

Additionally, AMRT was able to successfully **mitigate 8 trespassing charges** by connecting individuals to services or providing courtesy transports to local resources.

To assist in evaluating the overall demand for AMRT within the City of Aurora, City of Aurora Public Safety Communications created a code within the call tracking system (CAD) to track the number of calls deemed appropriate for an AMRT response. This code is entered in at the dispatchers and call-takers discretion. **From the dates of 8/25/21-10/18/2022, 1142 events have been identified as appropriate for an AMRT response.** The need is being seen across the entire city as shown below on the map. Each red flag shows an appropriate AMRT call. This number may be higher as it is up to the discretion of the dispatcher to enter the code into the call notes.





CITY OF AURORA

Council Agenda Commentary

Item Title: Aurora Housing Authority Update
Item Initiator: Jessica Prosser, Director of Housing and Community Services
Staff Source/Legal Source: 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: 15 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 was provided on September 1, 2022 to provide an overview of the services being provided by AHA.

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

AHA was asked to come back and follow up on the work they are doing on specific projects, financial resources and deal structures.

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 sec. 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

Revolving Housing Production Fund

Recap of Montgomery County Presentation

- Production Goals = 41,000 units over 10 years
- Montgomery County Housing Authority is the Developer
- \$50M county housing production fund (Bonds)
- Production Fund provides low-cost construction equity that is repaid at project stabilization

Aurora's 2020 Housing Strategy

Production Goals

+ 956 units
New Growth

+ 6,000 units
higher earners
< \$75K

+ 7,500 units
Low income
> \$25K

Production: AHA and Development Partners

2022 (282 units)

- **Liberty View**, State + 4% Tax Credits
59 units of senior rental Veteran's housing
- **RangeView** (Special Limited Partner, SLP)
223 units 30 – 70% AMI

2023 (100 units)

Walden35, 4% Tax Credits
100 units of family rental housing 30 - 60% AMI

Production: AHA and Development Partners

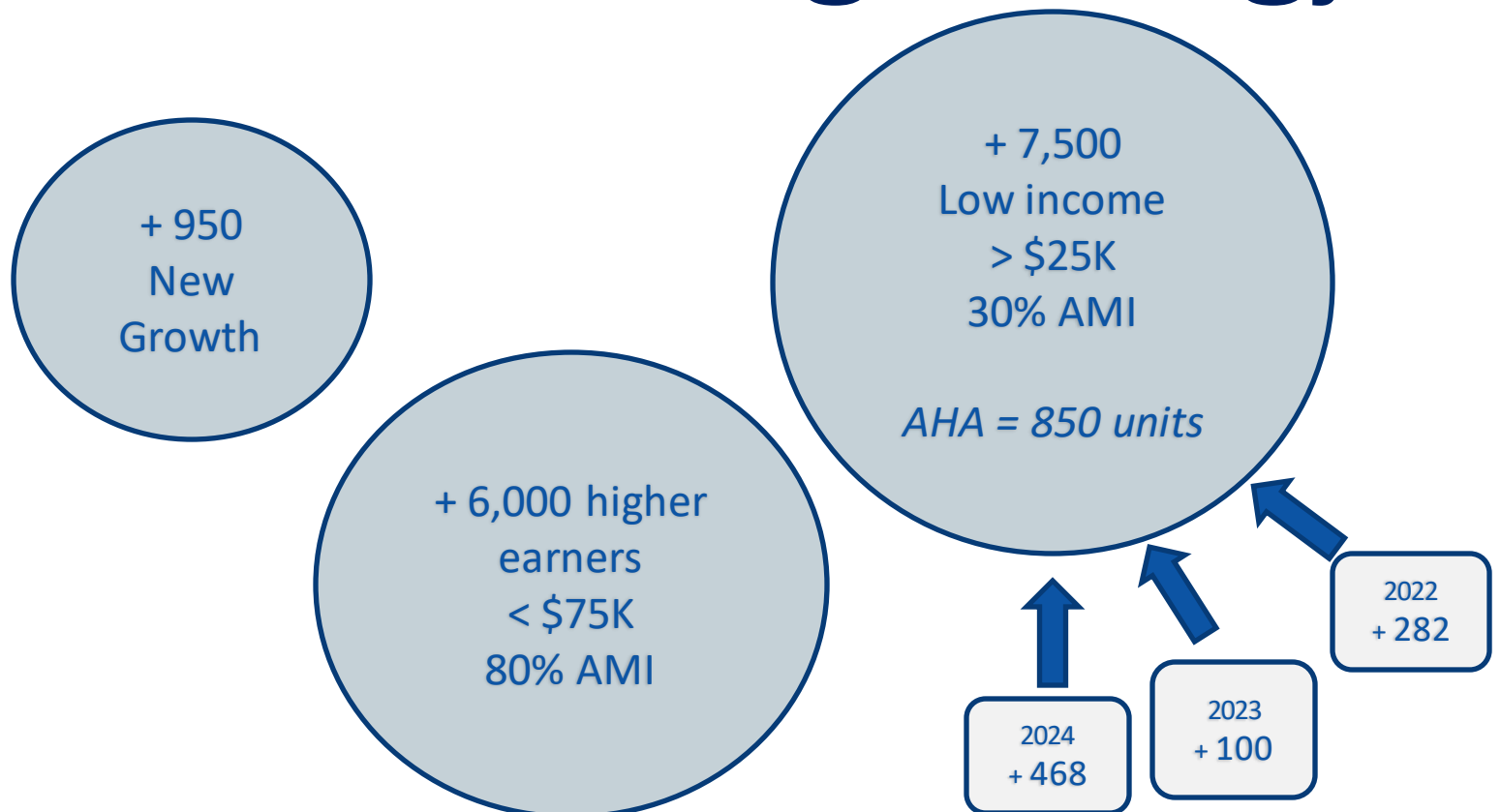
2024 (468 units)

- **Peoria Crossing Phase II**, State + 4% Tax Credits
72 units of family rental housing 30 - 60% AMI
- ***Eagle Meadow (SLP)***
93 units, 30 – 60% AMI
- **Jewell Apartments (SLP)**
81 units, 30-80% AMI
- **Aurora Metro Center Senior Housing (SLP)**
222 units of senior housing 30 - 80% AMI

2025 (40 units)

Potomac Campus Housing, PSH, 9% Tax Credit Application February 2023

Aurora's Housing Strategy



850 units = 11% of production needed

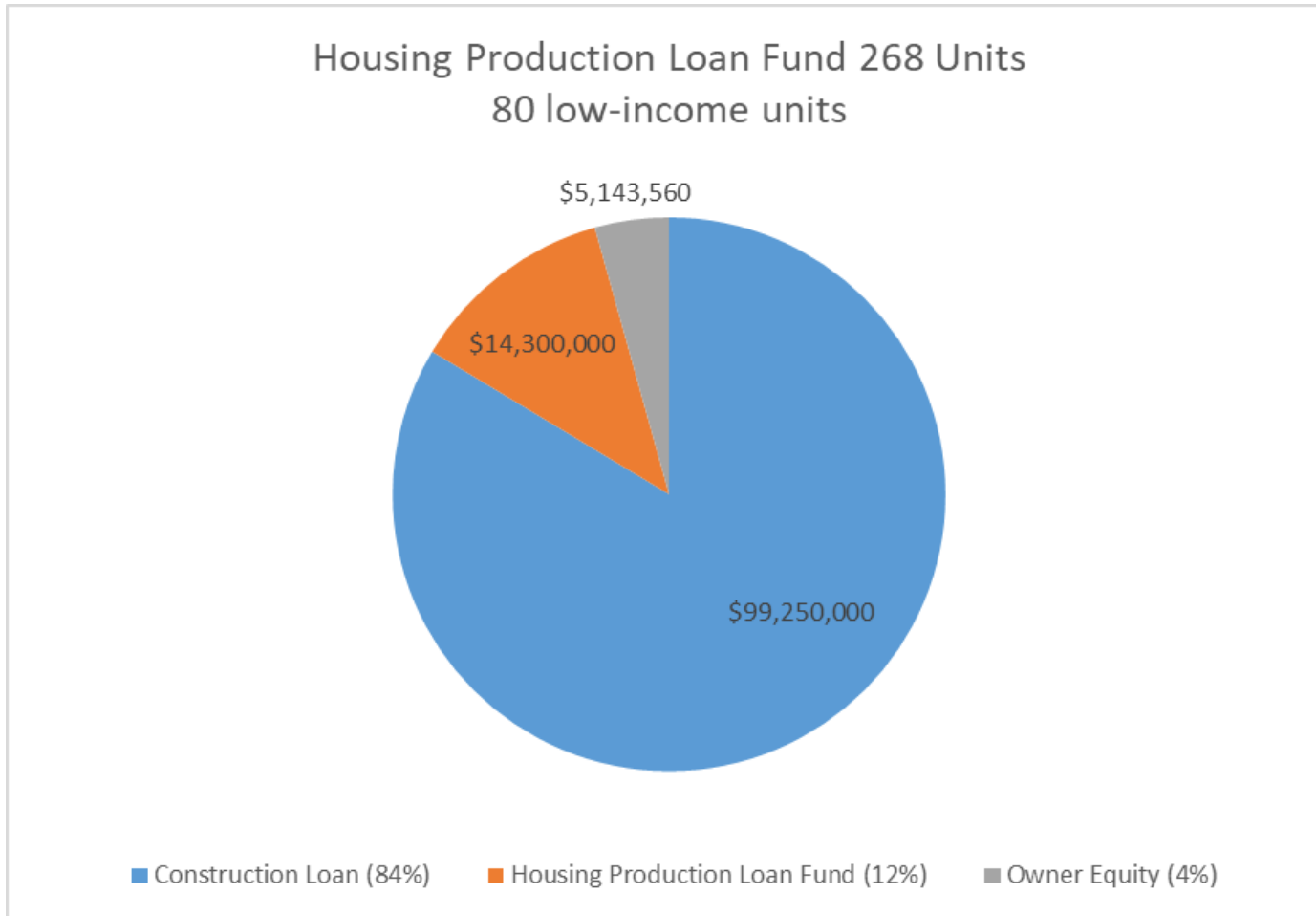
Montgomery CO Goals

- Accelerate housing development beyond tax credits
- Increase the density of developments
- Develop local source of low-cost capital to support housing development
- Provide both affordable and market rate units in one development

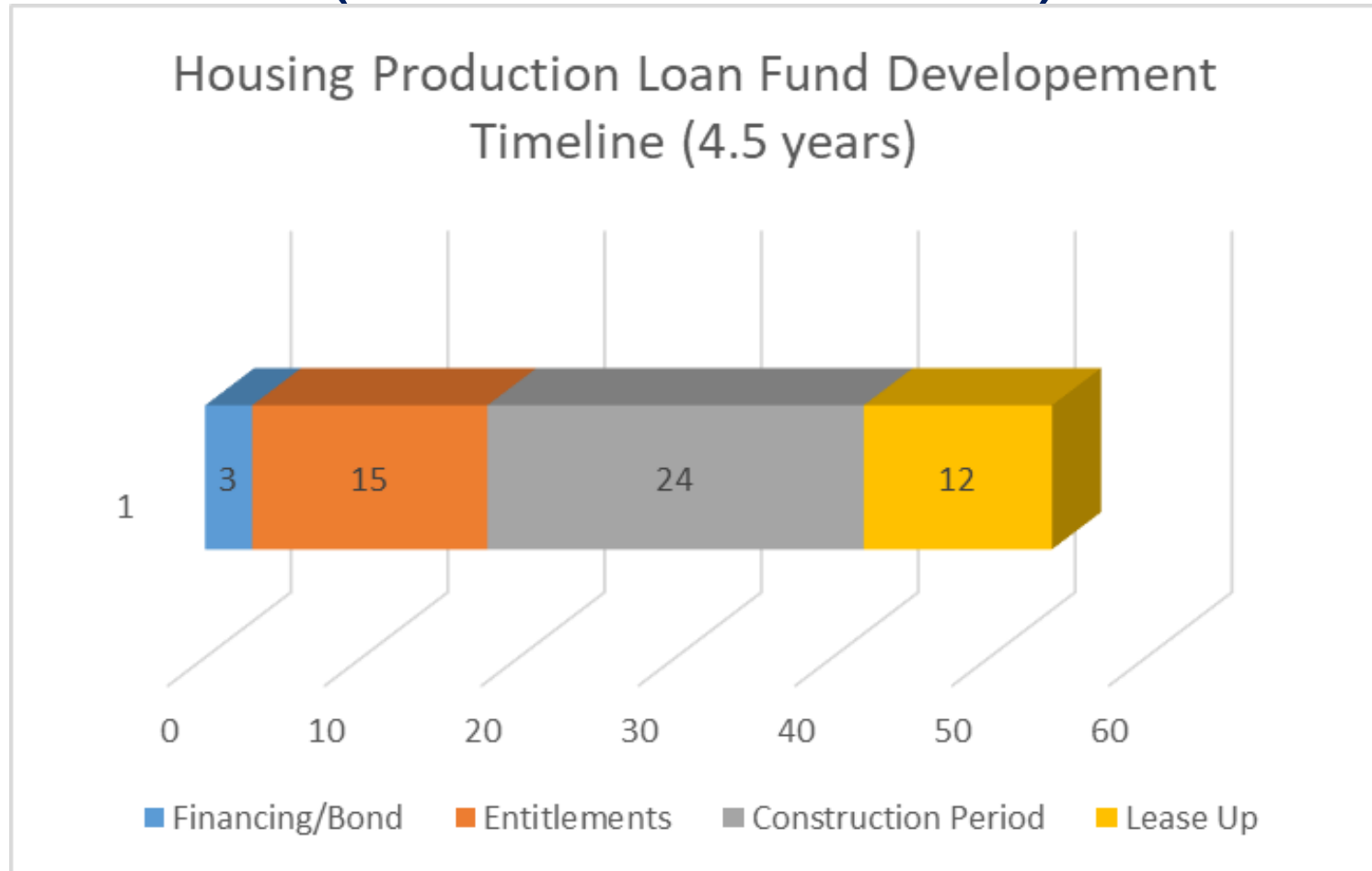
Funding Mechanism: Bonds

- City issues general obligation bonds for housing
- Sale of bonds capitalizes a housing production loan fund
- Housing production loans would be awarded to developers such as AHA
- Developers borrowing from the fund would repay their loan within five years, recapitalizing the fund

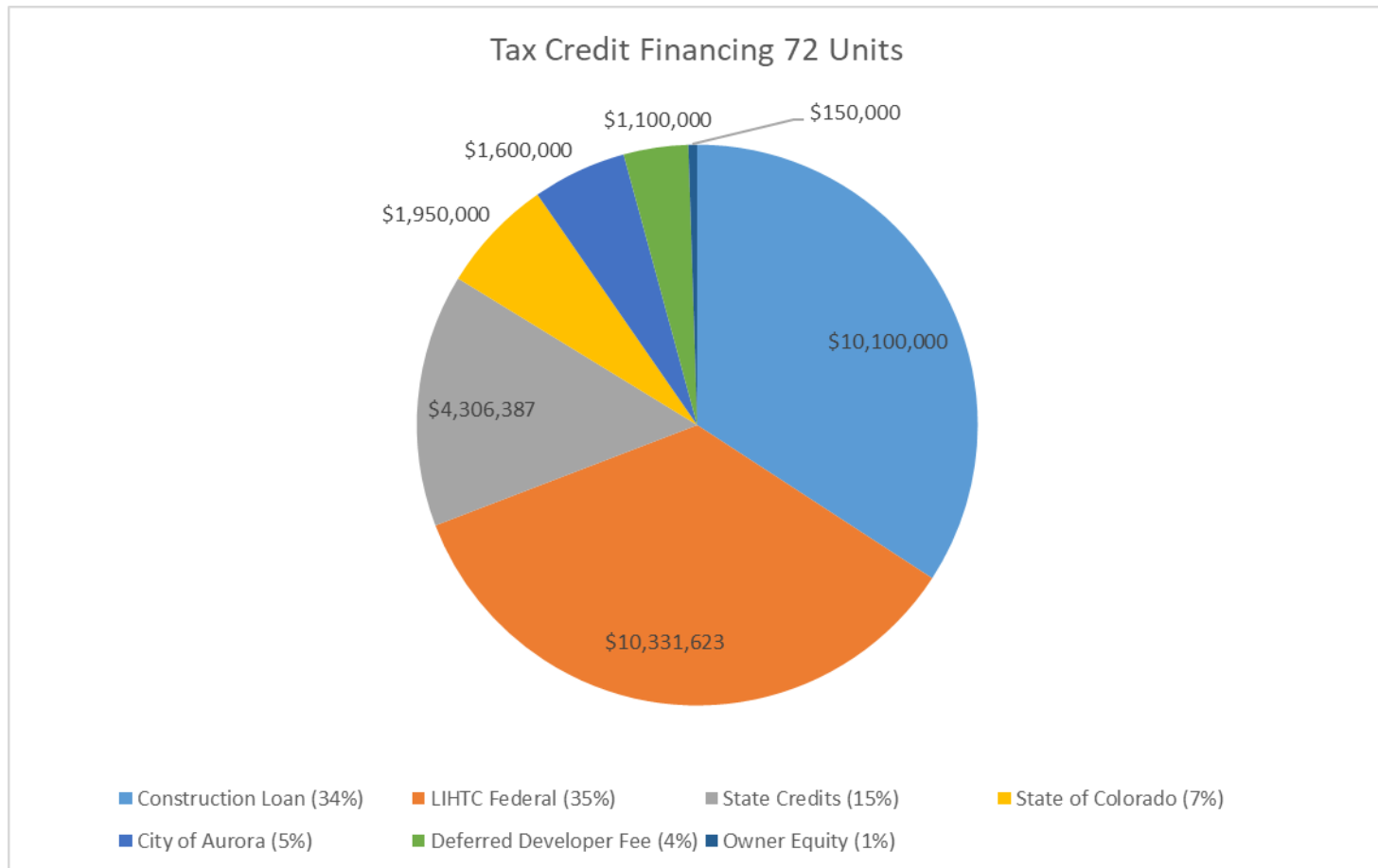
Bond Fund Capital



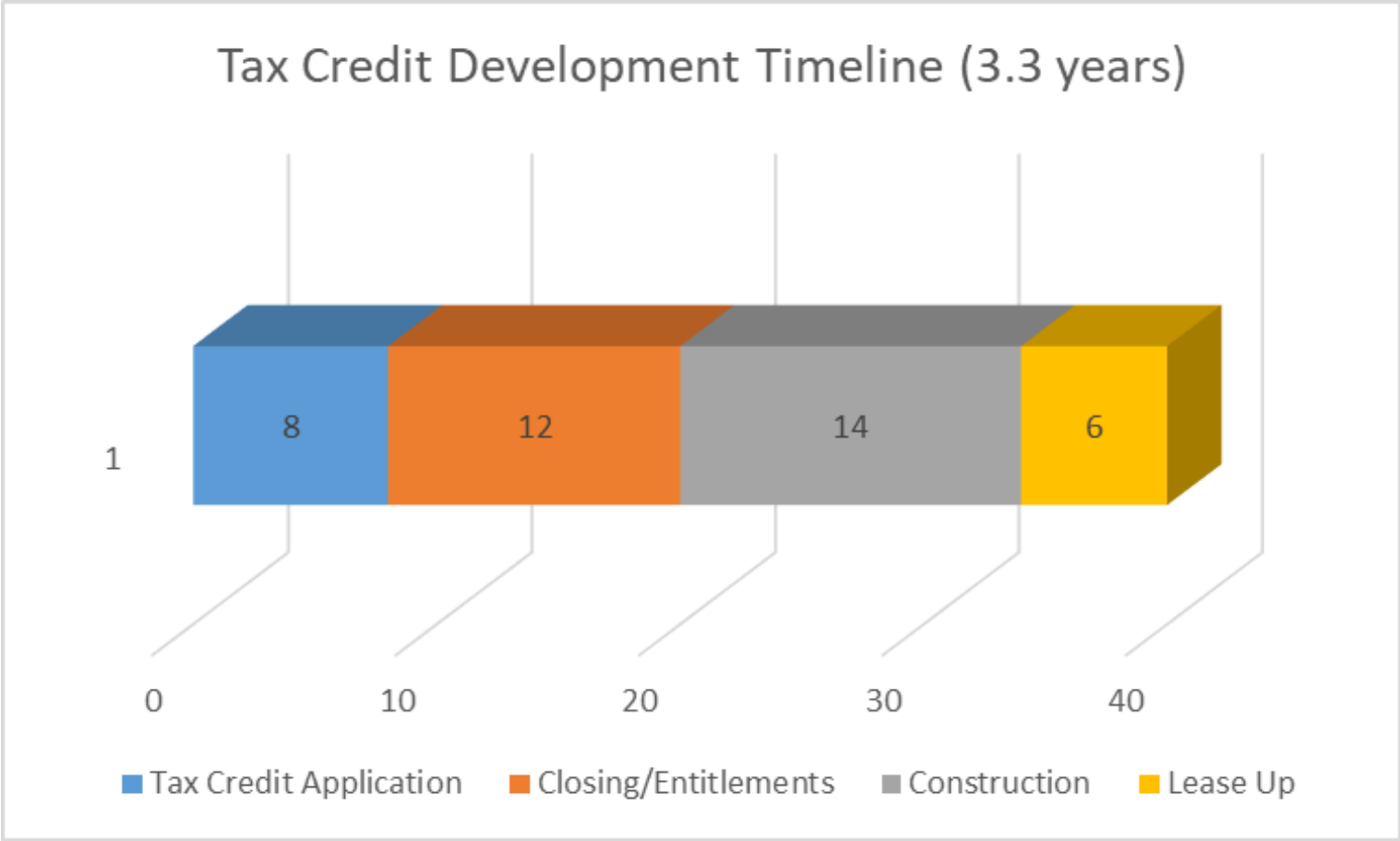
Loan Fund Development Timeline (80 low-income units)



Colorado Example: Tax Credit Capital Sources

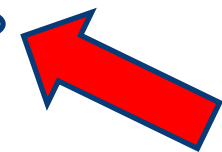


Tax Credit Development Timeline (72 low-income units)



Montgomery Co Deal Structure

Uses	
Construction Costs (\$370,336/unit)	\$ 99,250,000
Financing /Construction Interest	\$ 13,144,344
Bond Issuance	\$ 1,900,000
Developer Fee	\$ 5,100,000
<u>Guarentees/Reserves</u>	<u>\$ 2,645,732</u>
Total Transaction Costs	\$ 122,040,076
Sources	
Perm Debt	\$ 99,250,000
Mezz Debt	\$ 15,067,832
<u>Equity</u>	<u>\$ 7,722,244</u>
Total Sources	\$ 122,040,076



Mezz Debt
Replaces Bond
Construction
Financing

Overall deal cost = \$122M

Montgomery County Perm Debt

Montgomery Co, 268 Units Rent Schedule (Mkt + 50% AMI Units)			
Units	#	ANNUAL	
2BDRM/2BATH @ Market	188	\$	4,596,636.00
50% AMI Units	80	\$	984,384.00
TOTALS	268	\$	5,581,020.00
5% Vacancy		\$	(279,051.00)
Other/Commercial Income		\$	1,604,588.00
Income		\$	6,906,557.00
Expenses (\$10,077 PUPA)		\$	(2,700,636.00)
NOI		\$	4,205,921.00
Mortgage	4.24%	\$	99,250,000.00

A low interest rate and commercial income allow for a large mortgage

Colorado Example Perm Debt

Market Rate Deal

Colorado Example 268 Units Rent Schedule (All Mkt)			
Units	#	Net Rent	ANNUAL
2BDRM/2BATH @ Market	268	\$ 2,000	\$ 6,432,000.00
	0	\$ 1,300	\$ -
TOTALS	268		\$ 6,432,000.00
5% Vacancy			\$ (321,600.00)
Income			\$ 6,110,400.00
Expenses (\$10,000 PUPA)			\$ (2,680,000.00)
NOI			\$ 3,430,400.00
Mortgage	5.54%		\$ 61,920,577.62

\$122M Deal - \$62M Mortgage = \$60M Gap

Colorado Example Perm Debt

80 Units Affordable 50% AMI

Colorado Example 268 Units Rent Schedule (70% at Mkt/30% at 50% AMI)				
Units	#	Net Rent		ANNUAL
2BDRM/2BATH @ Market	188	\$	2,000	\$ 4,512,000.00
2BDRM/2BATH @ 50% AMI	80	\$	1,300	\$ 1,248,000.00
TOTALS	268			\$ 5,760,000.00
5% Vacancy				\$ (288,000.00)
Income				\$ 5,472,000.00
Expenses (\$10,000 PUPA)				\$ (2,680,000.00)
NOI				\$ 2,792,000.00
Mortgage	5.54%			\$ 50,397,111.91

\$122M Deal - \$50M Mortgage = \$72M Gap

Colorado Example Perm Debt

80 Units Affordable 30% AMI

Colorado Example 268 Units Rent Schedule (70% at Mkt/30% at 30% AMI)			
Units	#	Net Rent	ANNUAL
2BDRM/2BATH @ Market	188	\$ 2,000	\$ 4,512,000.00
2BDRM/2BATH @ 30% AMI	80	\$ 660	\$ 633,600.00
TOTALS	268		\$ 5,145,600.00
5% Vacancy			\$ (257,280.00)
Income			\$ 4,888,320.00
Expenses (\$10,000 PUPA)			\$ (2,680,000.00)
NOI			\$ 2,208,320.00
Mortgage	5.54%		\$ 39,861,371.84

\$122M Deal - \$40M Mortgage = \$82M Gap

Comparison: Montgomery CO vs Aurora

- Montgomery County:
 - Land less expensive
 - Deal includes a commercial income stream
 - Interest rates lower
 - Inclusion of high-end finishes and amenities for market rate deal make construction more expensive

Bond Program Consideration

- These are highly leveraged deals and repayment of bond loan fund with new debt is contingent on aggressive rent growth.
- State of Colorado pilot program (Middle Income Housing Authority) serves 80% – 120% of AMI. What AMI does Aurora want to serve?
- Availability of entitled land limits deals of this size
- Entitlements for this size of a deal is 15 months, and growing longer
- Compliance – if another developer owns building, who conducts compliance and to what standard?



Thank You

Data Sources

Comparables	30% AMI			40% AMI			50% AMI			60% AMI			70% AMI			Market		
	Range		Avg.	Range		Avg.	Range		Avg.	Range		Avg.	Range		Avg.	Range		Avg.
Studio	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	\$1,080	\$1,572	\$1,287
1BR	\$577	\$659	\$600	---	---	---	\$1,099	\$1,099	\$1,099	\$659	\$1,319	\$1,267	\$1,319	\$1,539	\$1,356	\$1,260	\$1,812	\$1,573
2BR/1BA	\$791	\$791	\$791	\$1,055	\$1,055	\$1,055	\$1,318	\$1,319	\$1,318	\$1,501	\$1,582	\$1,553	\$1,846	\$1,846	\$1,846	\$1,320	\$2,025	\$1,625
2BR/2BA	\$649	\$791	\$660	---	---	---	\$1,318	\$1,318	\$1,318	\$1,335	\$1,582	\$1,514	\$1,846	\$1,846	\$1,846	\$1,734	\$2,356	\$1,906
3BR	\$744	\$914	\$787	\$1,219	\$1,219	\$1,219	\$1,523	\$1,523	\$1,523	\$1,562	\$1,828	\$1,800	\$2,133	\$2,133	\$2,133	\$1,885	\$3,713	\$1,979
4BR	---	---	---	---	---	---	---	---	---	\$2,040	\$2,040	\$2,040	---	---	---	---	---	---
Total	\$577	\$914	\$683	\$1,055	\$1,219	\$1,115	\$1,099	\$1,523	\$1,241	\$659	\$2,040	\$1,513	\$1,319	\$2,133	\$1,530	\$1,080	\$3,713	\$1,672

Source: Project Sponsor; Survey by Prior & Associates, June 2022



CITY OF AURORA

Council Agenda Commentary

Item Title: Prairie Dog Relocation Ordinance
Item Initiator: Juan Marcano, City Council Member; Crystal Murillo, Council Member
Staff Source/Legal Source: Brandon Cammarata, Planning Manager/ Daniel L. Money, Senior Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 6.4--Provide appropriate stewardship of natural resources to ensure long-term sustainability for the city

COUNCIL MEETING DATES:

Study Session: TBD

Regular Meeting: TBD

ITEM DETAILS:

- Agenda long title
- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated Presentation/discussion time

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, ADDING SECTION 4.12.1 TO CHAPTER 146 OF THE CITY CODE PERTAINING TO THE HUMANE TREATMENT AND RELOCATION OF PRAIRIE DOGS

Staff Source name and Title: Juan Marcano, City Council Member; Crystal Murillo, Council Member
Estimated Presentation / Discussion Time: 10 minutes / 10 minutes

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

- Sponsors wish to 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)

- | | |
|---|---|
| <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.)

N/A

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

See attached draft ordinance proposal.

QUESTIONS FOR COUNCIL

Does Council wish to move this item to Study Session?

LEGAL COMMENTS

An application for an amendment to the text of this UDO or a legislative rezoning of a large area shall only be recommended if the Planning Director and the Planning and Zoning Commission find that the following criteria have been met, and shall only be approved if City Council finds that the following criteria have been met. i. The applicant has demonstrated that the proposed Ordinance amendment is consistent with the spirit and intent of the Comprehensive Plan and with other policies and plans adopted by the City Council; and a. The change to the Ordinance text is required because of changed conditions or circumstances in all or a portion of the city; or b. The change to the Ordinance text is required to address a new or unforeseen threat to the public health, safety, and welfare; or c. The change to the Ordinance text is required to promote economic growth and investment that will not create material risks to the public health, safety, and welfare. (City Code § 146-5.4.1.C.3.B) (Money)

PUBLIC FINANCIAL IMPACT

YES NO

If yes, explain: N/A

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain: TBD

ORDINANCE NO. 2022- _____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, ADDING SECTION 4.12.1 TO CHAPTER 146 OF THE CITY CODE PERTAINING TO THE HUMANE TREATMENT AND RELOCATION OF PRAIRIE DOGS

WHEREAS, City Council finds that prairie dogs are a keystone species and are critical to the stability of the ecosystem in the City of Aurora; and

WHEREAS, City Council intends to protect prairie dogs when appropriate, and encourage more humane means of management when necessary to manage conflict with human land uses; and

WHEREAS, the City advocates the humane treatment of prairie dogs during construction of new development through relocation efforts in compliance with the Colorado Division of Wildlife; and

WHEREAS, it is desirable for the public health and safety to establish a prairie dog relocation and management plan for vacant land that houses prairie dog colonies and is in the process of development when such relocation is possible.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The City Code of the City of Aurora, Colorado, is hereby amended by adding section 4.12.1, to Chapter 146, which section reads as follows:

Sec. 4.12.1 Prairie Dog Treatment and Management.

- A. Prairie dogs inhabiting any property to be developed or redeveloped shall be treated humanely and must be relocated when possible. Development applicants looking to develop or redevelop land in the City must include a relocation plan for prairie dogs in connection with the proposed development.**
- B. Before any approval of demolition, grading or building permits, as well as any site plan or development plan approval, any applicant requesting such permit or approval must provide certification to the City that reasonable efforts were made to relocate the inhabiting prairie dogs.**
- C. No development permit shall be approved until documentation of good faith efforts have taken place for at least six (6) months prior to granting of the permit. Good faith efforts shall include, but are not restricted to, contacting relevant State and County agencies, Colorado municipalities, and/or nonprofits that may be agreeable to accepting and rehoming the prairie dogs. This contact and any acceptance or rejection by these entities shall be provided in writing to the City department tasked with monitoring this process.**

- D. If relocation is not feasible, due to lack of available locations to relocate, or City, County, State or Federal prohibitions upon relocating, then the inhabiting prairie dogs may be humanely exterminated. Humane extermination means an in-burrow lethal control using carbon monoxide (CO) in the form of pressurized exhaust (PERC). If utilized, this process must be done by a licensed professional and must be through methods approved by the Colorado Department of Agriculture, U.S. Fish and Wildlife Service, and U.S. Environmental Protection Agency.**
- E. Landowners and developers are still required to know and adhere to any additional City, State and/or Federal laws that may be applicable in the relocation or extermination process described in this Ordinance.**

Section 2. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ, AND ORDERED PUBLISHED this _____ day of _____, 2022.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2022.

MIKE COFFMAN, Mayor

ATTEST:

KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

Daniel L Money RLA

DANIEL L. MONEY, Senior Assistant City Attorney



CITY OF AURORA

Council Agenda Commentary

Item Title: Chapter 94-107(a) Draft Ordinance Change Discussion and Fiscal Analysis
Item Initiator: Council Member Juan Marcano
Staff Source/Legal Source: Sandra Youngman, Code Enforcement Manager / Angela Garcia, Senior Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 6.1--Ensure the delivery of high quality services to residents in an efficient and cost effective manner

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

ITEM DETAILS:

Overview and Fiscal Analysis Chapter 94 Disturbing the Peace /Nosie Draft Ordinance Change.
Council Member Juan Marcano
Presentation Time/Discussion Time: 25 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: Housing, Neighborhood Services & Redevelopment

Policy Committee Date: 10/6/2022

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.)

CM Marcano, and Senior Assistant City Attorney Angela Garcia presented an amendment to Chapter 94-107(a) Unnecessary Noise/Disturbing the Peace during the October 6, 2022 HoRNS policy committee meeting. The proposed ordinance would amend the code to expand the existing determination of noise issues to include Code Enforcement and allow two or more witnesses to submit sworn statements, along with evidence, to get a complaint and summons underway. Witnesses will submit statements and must be willing to testify at trial to ensure the process is not weaponized. This ordinance came about from Ward IV residents reporting repeated noise issues taking place after hours and Aurora Police Department (APD) officers not being available to make a prima facie determination.

A request was made during the HoRNS meeting for clarity and specificity as to the process relating to the unnecessary noise calls for service. Discussion occurred around several enforcement options with a fiscal analysis requested of all options discussed at the committee meeting.

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

This presentation will include an overview of Disturbing the Peace/Noise calls for service obtained from Aurora 911, an overview for the various response scenarios discussed in the HORNS meeting and costs associated with the various options.

QUESTIONS FOR COUNCIL

Informational only.

LEGAL COMMENTS

This item is informational only. There is no formal council action necessary. The City Manager shall be responsible to the Council for the proper administration of all affairs of the city placed in his charge and, to that end, shall have the power and duty to make written or verbal reports at any time concerning the affairs of the City. (City Charter, Art. 7-4(e)). (Garcia)

Council has the power to make and publish ordinances consistent with the laws of the state for carrying into effect or discharging the powers and duties conferred by the State Constitution, State Statute, or City Charter and such as it shall deem necessary and proper to provide for the safety; preserve the health; promote the prosperity; and improve the morals, order, comfort and convenience of the city and the inhabitants thereof. (City Code, Sec. 2-32 and C.R.S., Sec. 31-15-103). City Council shall act only by ordinance, resolution or motion. All legislative enactments must be in the form of an ordinance. (City Charter, Art. 5-1). (Garcia)

PUBLIC FINANCIAL IMPACT

YES NO

If yes, explain: If Code Enforcement Officers are to respond to Unnecessary Noise/Disturbing the Peace calls for service, the costs associated with upgrading radios, obtaining APD MDC police computers to include extensive training to use this equipment, purchase of additional Noise Meters, additional safety training, consideration of and approval of additional safety equipment for code officers.

Fiscal Analysis

Should code officers work outside their regular scheduled hours, overtime costs are applicable.

Position	Average hourly rate	Time 1/2	Double time	Number officers per shift	Hourly Rate Cost
Code Officer	\$27.34	\$47.43	\$63.24	2 per shift	\$94.86

Supervisor	\$39.16	\$63.23	\$84.31	1 on call	\$63.23
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Additional equipment and training time would be needed.

Equipment	Numbers Needed	Cost per unit	Total Costs
Upgrade to APD radios	25	\$6000	\$150,000
Mobile Digital Computer	25	\$5100	\$127,500
Quest Noise Meters	2	\$2500	\$5000

Training Hours	Training Hours
APD Radios	2 hours classroom
Mobile Digital Computer	2 hours classroom
Noise Meters	4 hours
Self Defense Tactics and Training	8 hours

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain: N/A

HORNS
Housing and Community Services
Chapter 94 Draft
Fiscal Analysis
December 7, 2022



Follow up on Chapter 94 Draft amendment

HORNS Committee asked for additional information and a fiscal analysis to Council Member Marcano Chapter 94 Draft Ordinance which discussed in the HORNS Meeting on 10/6/2022.

- APD Calls for Disturbing the Peace/Nosie report
- Break down of equipment cost
- Costs related to Code Officers Response
- Response scenarios



Crime Analyst Data

Disturbing the Peace/Nosie

Two plus years of calls for Service were obtain from Dispatch.

Disturbance/Noise Complaints -- Citywide	
2020	7,501
2021	9,139
2022*	5,913 (7,391 projected)

* through 10/19



Sample CAD Calls received

(CAD event types are broadly grouped together in such a generalized way that there is minimal granularity)

46	AP20225543	1/6/2022	23:41:48	3		DISTURBANCE/NOISE
47	AP20226291	1/7/2022	17:59:06	1		DISTURBANCE/NOISE
48	AP20226338	1/7/2022	19:02:55	1		DISTURBANCE/NOISE
49	AP20226415	1/7/2022	20:30:26	3		DISTURBANCE/NOISE
50	AP20226504	1/7/2022	23:15:10	2		DISTURBANCE/NOISE
51	AP20226505	1/7/2022	23:15:46	3		DISTURBANCE/NOISE
52	AP20227418	1/8/2022	22:36:54	1		DISTURBANCE/NOISE
53	AP20227418	1/8/2022	22:36:54	1		DISTURBANCE/NOISE
54	AP20227418	1/8/2022	22:36:54	1		DISTURBANCE/NOISE
55	AP20227446	1/8/2022	23:18:00	3		DISTURBANCE/NOISE
56	AP20227197	1/8/2022	17:49:35	2		DISTURBANCE/NOISE
57	AP20227160	1/8/2022	17:07:05	1		DISTURBANCE/NOISE
58	AP20227459	1/8/2022	23:36:58	1		DISTURBANCE/NOISE
59	AP20227459	1/8/2022	23:36:58	1		DISTURBANCE/NOISE
60	AP20227459	1/8/2022	23:36:58	1		DISTURBANCE/NOISE
61	AP20227461	1/8/2022	23:39:00	1		DISTURBANCE/NOISE
62	AP20226559	1/8/2022	0:45:17	1		DISTURBANCE/NOISE
63	AP20226559	1/8/2022	0:45:17	1		DISTURBANCE/NOISE
64	AP20226559	1/8/2022	0:45:17	1		DISTURBANCE/NOISE
65	AP20226786	1/8/2022	9:23:09	1		DISTURBANCE/NOISE
66	AP20226786	1/8/2022	9:23:09	1		DISTURBANCE/NOISE
67	AP20226786	1/8/2022	9:23:09	1		DISTURBANCE/NOISE
68	AP20226609	1/8/2022	2:30:28	3		DISTURBANCE/NOISE
69	AP20226609	1/8/2022	2:30:28	3		DISTURBANCE/NOISE
70	AP20226609	1/8/2022	2:30:28	3		DISTURBANCE/NOISE
71	AP20227814	1/9/2022	12:18:15	1		DISTURBANCE/NOISE
72	AP20227753	1/9/2022	10:44:47	3		DISTURBANCE/NOISE



Equipment/Training

Equipment	Numbers Needed	Cost per unit	Total Costs
Upgraded APD radios	25	\$6000.00	\$180,000
APD Mobile Digital Computers (MDC)	25	\$5100.00	\$153,000
Quest Noise Meters	2	\$2500.00	\$5000.00
	Training Hours		
Radios	2 hours classroom	On the job	
Mobile Digital Computers	2 hours classroom	On the job	
Noise Meters	4 hours		
Additional Self Defense equipment and Tactics training	8 hours	Annually	



Fiscal Analysis

Position	Average Hourly rate	Time + a half rate	Double time rate	Number officers per response
Code Officer	\$27.34	\$47.43	\$63.24	2 per shift
Supervisor	\$39.16	\$63.23	\$84.31	1 Supervisor



Cost Breakdown

- Equipment needed:
 - Per officer
Radios and MDC computers
\$11,100.00
- After hours and Saturday/ Sunday coverage
 - 2 officers /\$47.00 hour
 - \$800.00/ 8 hours for 2 officers



Enforcement Scenarios

A. Dispatch calls Weekday

B. Weekend response

Specific hours/ specific days

C. Delayed Response

Complaints through Access Aurora

D. Alternatives

Mediation Services



Scenario 1: Dispatch to calls

- Dispatch calls for service for Disturbing the Peace/ Noise
- Code Officers (CEO) monitor MDC in vehicle.
- 2 CEO's response to call.
- Respond/determine any safety issue.
- Obtain statements, other information etc.
- Take Noise meter measurements, (if applicable).
- Investigative time per call range from 1-15 hours per officer. (review of evidence, obtain statement, noise meter readings, if a summons to issued, prep court file and court time if goes to trial.)



Scenario 2: Weekend Response

Disturbance/Noise Complaints -- Citywide (2020)	
0800-1600, By Day of Week	
Mon	79
Tue	81
Wed	81
Thu	70
Fri	106
Sat	133
Sun	192
Total	742

Disturbance/Noise Complaints -- Citywide (2021)	
0800-1600, By Day of Week	
Mon	88
Tue	81
Wed	79
Thu	61
Fri	87
Sat	164
Sun	187
Total	747

Disturbance/Noise Complaints -- Citywide (2022*)	
0800-1600, By Day of Week	
Mon	64
Tue	69
Wed	48
Thu	39
Fri	49
Sat	107
Sun	201
Total	577

*Through 10/19



Scenario 2: Weekend Response

- After hours and Saturday/ Sunday coverage
 - 2 officers /\$47.00 hour
 - \$800.00/ 8 hours for 2 officers
 - Supervisor on call



Delayed Response

Complaints submitted through Access Aurora

- Sent to appropriate code officer area
 - (2) Code officers respond to reporting parties, obtain statements and other evidence.
 - Review and determines if there is a violation.
 - Determine the identity of the responsible party
 - If violation, issue summons/prepare court files
- (Investigative time per call ranges from 1 hour to -15 hours per officer.)
 - Takes 2 code officers out of the field to complete one complaint.



ALTERNATIVE

- **MEDIATION**

Current budget \$5000.00

\$100.00 per hour/ average case approximate 3 hours

Housing and Community Services currently has an agreement with Community Mediations Concepts (CMC) for conflict resolution.

Response would be after the fact.

All parties have to be willing to participate in the mediation process. If all parties are not agreeable than mediation cannot be completed. This requires Code Officer to respond/ to obtain statements, make contact and complete the referral if applicable.

CMC contacts all parties involved explains mediation and makes ever attempt to obtain a written commitment to mediate from both parties.

Follow up is completed after a minimum of 30 days and any outstanding issues will also be addressed.

Recommend increasing to Mediation budget to \$10, 000.



- Questions



ORDINANCE NO. 2022-_____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 94-107 OF THE CITY CODE OF THE CITY OF AURORA, COLORADO, PERTAINING TO UNNECESSARY NOISE; DISTURBING THE PEACE IN PUBLIC AND PRIVATE PLACES

WHEREAS, the City Council has a significant governmental interest in protecting the health, safety and welfare of the general public and in preserving the public order; and

WHEREAS, loud and disturbing noise degrades the City's environment in that it: (a) is harmful to the health, welfare, and safety of residents and visitors, (b) interferes with the comfortable enjoyment of life and property, and (c) interferes with the well-being, tranquility, and privacy of the home; and

WHEREAS, the City Council desires to amend the City Code relating to unnecessary noise to prevent excessive levels of sound that may cause annoyance and inconvenience to residents and visitors of the City thereby disturbing the peace of those residents and visitors.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. That subsection 94-107(a) of the City Code of the City of Aurora, Colorado, is hereby amended to read as follows:

Sec. 94-107. – Unnecessary noise; disturbing the peace.

(a) *Public and private places.* It shall be unlawful for any person to make, continue, or cause to be made or continued any unreasonably loud or ~~unusual~~ **unnecessarily loud** noise which ~~seriously inconveniences~~ **causes an annoyance or inconvenience** to other persons in the area.

(1) For purposes of this section, a member of the police department or a member of the code enforcement division is empowered to make a prima facie determination as to whether such noises constitute a public nuisance.

(2) No summons and complaint shall be issued nor shall there be a conviction for violation of this section unless there are at least two (2) or more complaining witnesses from separate households who shall have signed a complaint form stating the date, time, and how the unreasonably loud or unnecessarily loud noise caused annoyance or inconvenience to the complaining parties.

(3) The complaining parties shall be willing to appear and testify at the trial for their complaints. Any witness who fails to testify at trial on an unreasonably loud or

unnecessarily loud noise complaint shall not be considered as a “witness willing to testify at trial” for any subsequent unreasonably loud or unnecessarily loud noise complaint.

(4) For purposes of this section, police officers or code enforcement officers will review the complaint forms and any other evidence including but not limited to audio and video recordings of the unreasonably loud or unnecessarily loud noise to determine whether probable cause exists for the issuance of a summons and complaint.

Section 2. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this ____ day of _____, 2022.


PASSED AND ORDERED PUBLISHED this ____ day of _____, 2022.

MIKE COFFMAN, Mayor

ATTEST:

KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:



ANGELA L. GARCIA, Senior Assistant City Attorney