

CITIZENS ADVISORY COMMITTEE ON HOUSING AND COMMUNITY SERVICES

Date | time November 8, 2022 | *Meeting called to order by* Teri Marquante

In Attendance

Members: Rose Armstrong, Lynn Bittel, Christopher Boyd, Jaime Carolina, Vince Chowdhury, Teri Marquante, Erica Ponder, Jason Schneider, Joshua Thaete, Charlene Wisher-Howard

Staff: Barbara Abbotts, Sarah Carroll, Jeffrey Hancock, Alicia Montoya, Billye Williams

Guest: Nora Lake Brown with David Paul Rosen & Associates

Approval of Agenda

Lynn Bittel motioned to approve the agenda as presented. Charlene Wisher Howard seconded the motion. The motion passed unanimously.

Approval of Minutes

Lynn Bittel motioned to approve the minutes as presented from the October 11, 2022, meeting. Jaime Carolina seconded the motion. The motion passed unanimously.

Public Comment

Judy Donovan joined virtually. She submitted a new member application and awaiting City Council approval.

Communication from Housing and Community Development Division

Division Updates

- Division Manager, Alicia Montoya, introduced Principal, Nora Lake-Brown with David Paul Rosen & Associates (DRA). Nora explained how the consulting firm will help the city with meeting the goals of the housing strategy by performing a feasibility study.

Finance and Compliance Monitoring (FCM)

- Financial Supervisor, Jeff Hancock, presented the October loan write-off and project funding award information.
 - October 2022 write-off total \$0.00
 - Program income received from loan repayment October 2022: \$62,210.86
 - October 2022 program gain: \$62,210.86
 - October 2022 program income breakdown: HOME \$52,312.17, CDBG \$9,898.69, NSP1 \$0.00, NSP3 \$0.00
 - Year to date 2022 program income breakdown: HOME \$1,547,598.57, CDBG \$415,541.71, NSP1 \$0.00, NSP3 \$0.00
 - Housing and Community Services department in the process of receiving a grant from the federal government for \$1.35 million to help the city continue to operate Safe Outdoor Space (SOS) at Restoration Christian Fellowship (RCF) located at 15640 E. 6th Ave., Aurora CO 80011. The Salvation Army oversees daily operations for SOS. New funding source administered by

U.S. Department of Housing and Urban Development (HUD) will allow city to assist SOS for potentially 1-2 more years.

- Chris Boyd inquired about SOS amenities. Teri informed area on 33rd has controlled access, mobile shower trailer, and laundry truck. Jeff informed area on 6th is similar including tiny homes and fenced area for individuals/families to sleep in their cars. Multiple housing options. Rose asked about a business center/space for individuals to use computers for jobseekers. Jeff stated HCD would follow up with information at December's meeting. Teri stated there are wrap-around services such as job developers, case management, transportation, and permanent housing. Also, RCF has a 30-day stay limit. The housing first model is used. Alicia announced that the Manager of Homelessness, Emma Knight, would be asked to join the next meeting to answer questions regarding operations, availability, new development.

Home Ownership Assistance Program (HOAP)

- HOAP Supervisor, Barbara Abbotts, presented homebuyer education, new hire, and foreclosure information.
 - Homebuyer education classes starting November 12, 2022. Class runs from 10:00am-4:00pm. Currently 24 people registered and will most likely increase to max capacity of 28. Classes will be held once per month in English. At this time, classes will not be offered in Spanish until another Counselor is trained. Participants will receive a certificate that is valid for one-year for down payment assistance.
 - Rose asked what the classes do. Barbara explained classes prepare buyers for the process of homeownership. Colorado Housing and Finance Authority (CHFA) provides PowerPoint slides. She stated presentations given by a Housing Inspector, Code Enforcement, Lender, and Realtor as subject matter experts in their professions.
 - New hire for HOAP team. An offer has been made but some logistics are still in progress.
 - Foreclosures status 1/1/22-11/1/22 had a total of 490 during this period. In comparison in 2019, there were 489 during this period.
 - Notice of Election and Demand (NED) had 174 in Arapahoe County and 23 in Adams County
 - Intent to cure filed had 26 in Arapahoe County and 1 in Adams County
 - Bankruptcy had 10 in Arapahoe County and 1 in Adams County
 - Withdrawn had 209 in Arapahoe County and 25 in Adams County. Most likely due to the Emergency Mortgage Assistance Program (EMAP).
 - Deed had 21 in Arapahoe County and 0 in Adams County
 - Barbara stated the increase in applications has pushed out claims. Agencies such as Fannie and Freddie May are doing partial claims because the Federal Housing Administration (FHA) interest rates are so high that modifications aren't working. The money that is owed is put on the back of the loan as a silent second.

Housing Development

- Housing Development Supervisor, Sarah Carroll, presented housing rehabilitation updates and community investment funding round updates.
 - Housing Commercial Development Specialist, Dan Michael, completed 17 projects so far. Three projects in pre-wood, two under construction, and two projects wait listed. New applications submitted daily. He is expected to complete 20 projects by end of 2022.
 - City of Aurora partnered within an outside agency, Brothers Redevelopment Incorporated (BRI), who completed 16 minor home repairs which included paint-thon projects. Altogether, 19 projects from BRI.

- The city put out a Request for proposals (RFP) for outside developers to bid on projects for 2023. The goal is to build this project out to complete more rehabilitations next year and get closer to pre-COVID numbers which were 65-70 in a year.
- Lynn Bittel inquired about the financials. Jeff provided numbers through September. Approximately \$286,000 on rehabilitation projects, He explained rehabilitation projects vary by cost due to the type of repair. Examples include replacing a sewer line or whole home rehabilitation. Year-to-date a little less than \$200,000 remaining.
- Rose Armstrong inquired how recipients are selected for rehabilitation projects. Sarah advised individuals can self-apply. Also, Code Enforcement sends recommendations to HCD. Alicia informed the program is promoted on the website, announcements in the water bill and various ways for the different programs administered.
- Sarah spoke about the Community Investment Funding (CIF) for 2023. Her team is working diligently on the RFP and Notice of Funding Opportunity (NOFO). She mentioned environmental reviews for parcels of land and the different stages of progress they are in. She announced a new rubric for CIF reviews to ensure shovel-ready projects. Also, building a more robust application and ensuring funding aligns with CHFA requirements. She mentioned working with consultants, David Paul Rosen & Associates (DRA) and other committees to improve the CIF rounds.
- Rose asked what Community Investment was about. Sarah explained it uses HOME investment partnership program (HOME), Community Development Block Grant (CDBG), Private Activity Bonds (PAB), and other grant funding for the purpose of developers building affordable housing in Aurora.
- Lynn provided general information regarding PAB direct allocations for the city. Population 386,913, which is 6.69% of the state. The city is allocated 21,387,505. He stated it goes up 2-3 million every three years. The statistics were from 2019.
- Jason inquired about Proposition 123 (additional funding for affordable housing) on the election ballot tonight. He asked if the city already knew what it would look like in terms of what kind of dollars will come to Aurora. Alicia informed she did not know how it would be allocated. She did say it was a huge initiative for utilizing taxes. Jason asked as the third largest city, would Aurora get one-third of the chunk. Alicia advised it depends on tax revenues because it is tax based.

Communication from Citizens Advisory Committee

Appointment Update

- Chairperson, Teri Marquantte, provided updates about new member applications. She shared that Judy Donovan and Mohammad Faisal would bring diversity, knowledge about housing and how the community works. Waiting for City Council approval at the end of November.

Attendance

- Chairperson, Teri Marquantte, spoke briefly about the attendance. She asked members to review the chart for accuracy.

Roster

- Chairperson, Teri Marquantte, spoke briefly about the roster. She asked member to review the chart for accuracy.

Committee Member Briefing Volunteer

- Chairperson, Teri Marquantte, provided information about Committee Member Briefings. One member presents a short biography on themselves. She listed examples of items to talk about; motivation for being on the board, life experiences bringing to the board. She mentioned only the Chairperson and Vice Chairs interview new members, so the rest of the board would get an opportunity to learn about them through the briefing. Each month the committee will ask for volunteers. Chris Boyd volunteered for December.

2023 Meeting Schedule

- Chairperson, Teri Marquantte, reviewed the new meeting schedule for 2023. All meetings will be held virtually and in-person at the Aurora Municipal Center in the Aurora Room.
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Citizens Advisory Committee on Housing and Community Development Flyers

- Committee Liaison, Billye Dee Williams, spoke briefly about the HCD flyers. Flyers included CHD flyer created by marketing team and homelessness resources.

Adjournment

Lynn Bittel motioned to adjourn the meeting. Jason Schneider seconded the motion. The motion passed unanimously. The meeting ended at 7:41 p.m.

Next Meeting

Tuesday, January 10, 2022 | 6:30 P.M. | Aurora Municipal Center (Aurora Room)

Next Meeting

Minutes taken by:

Billye Dee Williams

11/08/2022

Billye Dee Williams

Date

Administrative Specialist

Housing and Community Services Department

Minutes reviewed by:

Martha A. Montoya

Dec 21, 2022

Martha Alicia Montoya

Date

Community Development Manager

Housing and Community Services Department

Minutes approved by:

Teri Marquantte

12/13/22

Teri Marquantte, Chairperson

Date