



AGENDA

Housing, Neighborhood Services and Redevelopment Policy Committee

Thursday, July 6, 2023, 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: 2485 551 6495 | Event password: Aurora | 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 Juan Marcano, Vice Chair

Council Member Alison Coombs

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 March 2, 2023

1

2.b May 4, 2023

5

3. Announcements

4. New Items

| | | |
|------------|---|-----------|
| 4.a | 2023 Neighborhood Improvement Grant Update | 10 |
| | 2023 Neighborhood Improvement Grant Update | |
| 4.b | Flex Fund Update Homeless Services | 17 |
| | Information on the City of Aurora’s Flexible Housing Fund | |
| 4.c | Proposition 123 Affordable Housing Program Update | 32 |
| | City of Aurora – Proposition 123 Process Update | |
| 5. | Miscellaneous Matters for Consideration | |
| | 5.a Updates From Community Members | |
| 6. | Adjournment | |

**HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY
COMMITTEE
March 2, 2023**

Members Present: *Council Member, Chair Crystal Murillo
Council Member, Allison Coombs*

Others Present: Mattye Sisk, Adrian Botham, Tim Joyce, Andrew Rael-Trujillo, Angela Garcia, Emma Knight, Sandra Youngman, Alicia Montoya, Emily Fuller, Andrea Amonick, Jessica Prosser, Jennifer Orozco, Daniel Brotzman, Bianca Lopez, Joseph DeHerrera, Jeff Hancock, Sarah Carroll, Scott Campbell, George Koumantakis, Omar Lyle, Saadia Aurakzai-Foster, Michael Bryant, Spencer Christian, Jad Lanigan, Jacquelyn Bayard, Austin Burdette, Daniel Krzyzanowski

WELCOME AND INTRODUCTIONS

Council Member Murillo welcomes everyone to the meeting.

MINUTES

February 2, 2023 minutes are approved.

ANNOUNCEMENTS

None.

NEW ITEMS

City of Aurora – Civitas-HOME-ARP Allocation Plan Draft

Summary of Issue and Discussion:

Alicia Montoya, Manager of Housing and Community Development, presents this item. The City of Aurora awarded \$4.1 million in HOME American Rescue Plan (ARP) funds as a one-time allocation to assist individuals or households experiencing homelessness, risk of homelessness, and other vulnerable populations by providing affordable housing, rental assistance, supportive services, and non-congregate shelter. A plan to define use of these funds is being developed within Housing and Urban Development (HUD), and the funds will be made available for HUD activities once the HOME ARP plan, public participation process, and HUD approval are completed. A consulting firm, Civitas, was hired to help implement the plan and organize community involvement to receive HUD approval.

Jessica Prosser, Director of Housing and Community Services, adds that this plan has been a part of a consistent stack of about \$25 million of leveraging funding for the homeless navigation campus.

Spencer Christian presents Civitas’s work with HUD regarding the HOME-ARP Allocation Plan. Civitas completed a data-analysis and stakeholder consultations required community needs assessment for HUD’s one-time allocation of \$4.1 million to the city. The qualifying populations under the CPD notice for whom these grant funds can serve are homeless, at risk of homelessness, those fleeing domestic violence or human trafficking, and other populations. Other populations

defined as those who were previously homeless and are now housed but need continued assistance, and that are at the severe cost burden level and making below 30% area median income. Eligible activities the grant covers include: Affordable Rental Housing Development, Non-Congregate Shelter (NCS) Development, Tenant-based Rental Assistance (TBRA), and Support Services Activities.

- Affordable Rental Housing Development
 - Eligible costs:
 - Acquisition
 - Construction costs
 - Rehabilitation of rental housing.
 - Eligible cost development:
 - Hard and soft costs
 - Relocation expenses
 - Some of the operating costs for assistance and reserves
- NCS Development
 - Eligible costs:
 - Acquisition
 - New construction
 - Rehabilitation
 - Eligible cost development:
 - Hard soft cost and acquisition
 - Ongoing operating costs of NCS cannot be paid for with HOME ARP funds
- TBRA
 - Eligible costs:
 - Rental assistance
 - Utility cost
 - Security deposits
 - Similar to the HOME program, however, tenants can receive up to 100% of rent and utility costs
 - Being that the assistance is tenant-based, it is tied to the tenant, not the household
- Support Services Activities are divided into three categories
 - Direct homeless supportive services
 - Eligible costs:
 - Outreach services
 - Mental health services
 - Childcare
 - Food and case management
 - Homeless prevention
 - Eligible costs:
 - Outreach services
 - Mental health services
 - Childcare
 - Food and case management
 - Housing counseling
 - Eligible cost:

- Staff that provide these services
- Meant only for rentals and life skills needed for housing
- Cannot go towards home purchase nor first time home buyer assistance or counseling

Civitas surveyed and interviewed qualifying populations and found the lack of rental housing and supportive services are major needs. Stakeholders and eligible populations were surveyed and interviewed asking if the city would benefit from a non-congregate shelter. 61.5% voted “Yes,” 38.5% voted “Unsure,” and 0% voted “No.” Rankings of how funds should be used were spread evenly across the four eligible activities. Ranking eligible services showed Landlord/Tenant Liaisons and Substance Abuse Treatment Services to be the two highest needs, respectively, with Homeless Prevention and Mental Health Services tying for third.

Spencer says the updated budget has 90% (a total of \$3.7 million) of the allocation going towards development of Non-Congregate Shelter and 10% with a cap of 15% (a total of \$414,971) of the allocation going to administration and planning.

Questions/Comments

CM Coombs asks how the navigation campus model defines non-congregate sheltering since the model it is based off of, Springs Rescue Mission, includes a large portion of congregate shelter. Jessica says the facility will likely provide both congregate and non-congregate shelter, with the \$4.1 million the grant provides out of the estimated \$55 million for the overall construction going to the smaller non-congregate portion.

Alicia and Sarah Carroll share that recommendations are live on the website. They are receiving customer and community feedback until March 16. Afterwards, the recommendations will be made final and they can move forward with allocating the funding.

Outcome – This item is informational only.

Chapter 94-107 Disturbing the Peace/Unnecessary Noise Draft Ordinance Change and Analysis for a Pilot Program

Summary of Issue and Discussion:

Sandra Youngman, Manager of Neighborhood Support, presents this analysis. After working with the budget office, it was found that a onetime cost of \$177,000 would be needed for Code Enforcement Officers to acquire radios, noise meters, vehicles, body worn cameras, and uniforms in order to respond to noise complaints. Another one time cost of \$462,000-\$463,000 would be needed for staffing. This totals \$640,000.

If this program was implemented, the Code Officers responsible for enforcing this ordinance would respond to calls, monitor 911 dispatch to listen for the noise, disturbing the peace or noise calls, and then respond accordingly if it fell into their purview. They would also be expected to follow up on the research investigation if a summons would be issued and court follow up.

If the pilot program is unsuccessful, the radios would be transferable to police and could be assimilated into their inventory.

Jad Lanigan, Division Chief with Aurora Police Department (APD), expresses concerns about Code Officers going out after hours without police assistance to parties where alcohol or drugs could be present since they do not have the same level of training as police. Chief Lanigan is also concerned that, according to the ordinance, if someone who agrees to file charges and stand as a witness does not show up in court, they cannot stand in court in a future complaint. He says defining probable cause after the fact is difficult with just video and there is confusion as to whom the summons is issued.

Questions/Comments

CM Murillo asks for further information about the witnesses. Chief Lanigan explains that the ordinance says “any witness who fails to testify at a trial on an unreasonable 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.” Currently, no infrastructure exists for APD to track court no-shows for unreasonably loud or unnecessarily loud complaints. CM Murillo, Sandra, and Jad agree to discuss this further with CM Marcano.

Outcome – This item is informational only.

MISCELLANEOUS MATTERS FOR CONSIDERATION

None.

Updates from Community Members

Joseph Deherrera, Manager of the Youth Violence Prevention Program, presents an update about the notice of funding opportunity (NOFO) for Youth Violence grants which goes live March 6 and will be open until March 31. Joseph will share a link with Council so they can share with their networks as appropriate. Joseph also introduces Austin Burdette, the program Data Analyst, who started on Monday.

Saadia Aurakzai-Foster, Manager of Community Engagement, shares that the Dream Big Bronco Youth Funding surveys went out ten days ago. Rachel Whipple is leading the effort with the Community Engagement team and has already received over 110 survey results. The team is surveying community groups, preschools, recreation centers, schools, and anywhere families and kids attend, asking where people would like to see money being used in our community. The survey is live and on social media sites.

Next meeting: 4/6/2023

Meeting Adjourned: 10:38 AM

APPROVED: _____
Committee Chair, Crystal Murillo

**HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY
COMMITTEE**
May 4, 2023

Members Present: *Council Member, Chair Crystal Murillo*
 Council Member, Juan Marcano

Others Present: Andrew Rael-Trujillo, Mattye Sisk, Andrea Amonick, Roberto Venegas, Alicia Montoya, Mindy Parnes, Emily Fuller, Angela Garcia, Adrian Botham, Courtney Tassin, Jacquelyn Bayard, Jeannine Rustad, Jennifer Orozco, Jessica Prosser, Saadia Aurakzai-Foster, Sandra Youngman, Tim Joyce, Odie Anaya, Andrea Wright, Connor Taub, Philip Nachbar, Michelle Gardner, Omar Lyle, Emma Knight, Bianca Lopez, Daniel Brotzman, Bianey Castro, Joseph DeHerrera, Jeff Hancock

WELCOME AND INTRODUCTIONS

CM Murillo called the meeting to order.

MINUTES

March 2, 2023, To be approved at June 1, 2023 meeting.

April 6, 2023 minutes are approved.

ANNOUNCEMENTS

None.

NEW ITEMS

2023 Spring Community Investment Financing Round

Summary of Issue and Discussion

Alicia Montoya, the Manager of Housing and Community Development, and Sarah Carroll, the Housing Development Supervisor, presented information about the Community Investment Financing Rounds. The program is designed to provide funding for developers looking to build affordable housing in the city of Aurora, with a particular emphasis on developers whose missions align with the housing strategy adopted in December 2020.

The presentation highlighted the policies followed, the application review process, and the specific factors they look for in the applications. These factors include the identified housing need in the community, cost-effectiveness, sustainability, project type, and developer experience.

They detailed the various sources of funding for the program, including private activity bonds, the Home Investment Partnerships Program, Community Development Block Grant funding, American Rescue Plan Act funds, and general funds. The total funds available amounted to over \$30 million.

The Council received 13 applications for scoring, out of which 12 were eligible for review. The applicants requested funds for various projects, each with different starting dates and construction plans. Some projects were fully funded, while others received partial funding based on factors such as construction dates, unit counts, and locations.

Towards the end of the presentation, a series of individual project funding decisions were detailed, including the reasons for funding allocation decisions. The projects ranged from multifamily developments and homeownership opportunities to preservation activities and land banking projects.

The meeting concluded with Sarah Carroll asking for any questions or concerns and seeking approval from the committee to move the item to the next study session.

Questions/Comments

CM Marcano is asking about the Eagle Point project, which appears three times on the review panel. Specifically, he is curious about why the project has received different scores for each application, given that the same rubric was used for evaluation. He is requesting a clearer explanation for this discrepancy, and he is wondering if the same rubric was applied differently based on the funding source.

CM Murillo is expressing her support for the project and its alignment with the housing strategy. She is also confirming with CM Marcano about his approval of the project.

Outcome –

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

YVPP Community Prevention and Intervention Funding Recommendations

Summary of Issue and Discussion

J. Herrera, the manager of the Youth Violence Prevention Program, presented the funding recommendations from the review committee for the NoFo funding. He outlined the composition of the review panel, which included various stakeholders in youth services from different sectors.

The council had received 22 applications for prevention funding and 13 applications for intervention funding, which was a slight increase from the previous year. Herrera then listed the intervention agencies recommended for funding, which included Struggle of Love Foundation, Collaborative Healing Initiative within Communities (CHIC), Rebuild Our Community, The Road Called STRATE, Fully Liberated Youth (F.L.Y.), Denver Area Youth for Christ, the 18th Judicial Assessment Center, and Colorado UpLift.

For each agency, J. Herrera explained their proposed scope of work and how it aligns with the Youth Violence Prevention Program's strategic plan and the public safety partnership recommendations. Concerns were raised regarding the religious requirements of the Denver Area Youth for Christ organization, but J. Herrera clarified that the organization's ministry program was separate and not a requirement for participation.

Joseph D. Herrera presents a slide listing twelve prevention agencies being recommended for funding: Boys & Girls club of Metro Denver, Sims-Fayola Foundation, Youth Mentoring (Big Brothers' Big Sisters), Aurora Housing Authority, Junior Achievement-Rocky Mountain Division, SOAR (Seeing Our Adolescents Rise), Compound of Compassion, Empowering BIPOC Girls Through Entrepreneurship, African Chamber Youth Engagement for Success, Aurora Sister Cities International, A1boxing Academy, and Urban Nature Impact. He notes that the total funding is \$202,500, exceeding the initial \$500,000 budget for this work.

He then proceeds to detail the scope of work for each agency. Boys & Girls Club of Metro Denver will focus on after-school and summer programming. Sims-Fayola Foundation will concentrate on youth mentoring and social emotional learning. Aurora Housing Authority plans to hold monthly teen or movie nights. Junior Achievement Rocky Mountain will focus on workforce development and financial literacy. Compound of Compassion will be organizing safe zone events. SOAR will offer community mentoring and educational support.

The African Chamber Youth Engagement for Success will provide entrepreneurial skills, financial literacy, and leadership development for at-risk youth. A1 Boxing Academy plans to offer boxing and exercise classes. Aurora Sister Cities will focus on civic and community engagement. Big Brothers, Big Sisters will conduct peer mentoring for at-risk youth. Empowering Girls Through Entrepreneurship will offer entrepreneurship programming and mentoring. Urban Nature Impact will provide nature trips and mentorships.

Questions/Comments

During the Aurora City Council session, CM Marcano queries Joseph D. Herrera, the manager of the Youth Violence Prevention Program, regarding the scoring methods used for intervention funding. CM Marcano points out that the grades are low, equivalent to Cs and Ds if they were school grades. He wonders if this is normal or if there are concerns about the agencies being utilized.

Herrera responds that the diverse review panel had different grading standards which might have led to lower scores. He clarifies that the scoring was out of 80 points, not 100, which makes the

scores seem higher. He assures that there are no concerns with the agencies whose proposals are being forwarded. Some agencies didn't make it through due to concerns.

CM Marcano suggests making it clear in the study session that the scoring is out of 80 points, not 100. CM Murrillo asks if they have incorporated feedback into the vetting process to ensure that they don't change criteria last minute. Herrera assures that they have taken the feedback into account in the scoring rubric, including vetting social media sites, understanding the organizations' community engagement in Aurora, and examining additional funding received. He requests that scoring rubrics are included ahead of time in future presentations. CM Marcano then points out difficulties in reading the comments section in the current presentation due to spacing and lack of context. Herrera promises to revise the scoring piece and comment section for future presentations. He also mentions that the recommended agencies will attend the study session to answer questions about their specific programming.

CM Marcano asks if they are prepared to address the impact of prevention measures, as some of their colleagues may not fully understand the implications. Joseph confirms that they are prepared to address these concerns, and adds that they received more prevention applications than intervention applications, indicating the community's desire for these services.

CM Marcano expresses his approval of this approach, in line with the community's requests. Joseph then breaks down the funding plans, explaining that seven organizations are recommended for intervention work totaling \$450,000. This sum will be sourced from both the 2023 budget (\$400,000) and the unused portion of the 2022 budget (\$50,000). Twelve organizations are recommended for prevention work totaling \$202,500. The source for this funding will be the remaining \$100,000 from the 2023 budget and \$102,500 from the unused portion of the 2022 budget. Upon repeating this information at CM Murrillo's request, both council members approve of moving the proposal forward.

CM Marcano asks if these funds include the Keep the Lights On program. Joseph clarifies that these funds are entirely separate.

Outcome –

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

For an Ordinance of the City Council of Aurora, Colorado Amending Section 22-567 and Adding Section 22-610 to the City Code Pertaining to Human Habitation of Dwelling Premises **Summary of Issue and Discussion**

The issue involves an amendment to the city's health and housing code 22-567, specifically the addition of section 22-610, which pertains to the conditions that make a dwelling unfit for human

habitation. Sandra, the presenter, explains that the proposal defines a structure as unfit for habitation if it's unsafe, poorly maintained, unsanitary, infested with vermin, lacking in ventilation, illumination, sanitary heating facilities, running water, or other essential equipment, or if the location poses a hazard to its occupants or the public.

They are also planning to add a definition of "running water" to the code and to update the definition of "applicable health laws" to remove the reference to the Tri-County Health Department, which no longer exists.

This amendment is being proposed in response to a growing number of properties – both owner-occupied and those occupied illegally – that lack basic amenities like running water, electricity, and heat. This has led to complaints about outdoor urination and defecation, either on the property itself or on neighboring properties. The addition of the "running water" definition and the new section on conditions making a dwelling unfit for habitation would aid in the enforcement of habitability standards.

Questions/Comments

CM Marcano expresses his support for the amendment, mentioning that one of the problematic properties was in his ward. He appreciates the efforts to revise the code to make it easier to address such issues in the future

Outcome –

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

MISCELLANEOUS MATTERS FOR CONSIDERATION

Updates from Community Members

None.

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: 2023 Neighborhood Improvement Grant Update |
| Item Initiator: Jessica Prosser, Director of Housing and Community Services |
| Staff Source/Legal Source: Scott Campbell, Community Engagement Coordinator / Angela Garcia, Senior Assistant City Attorney |
| Outside Speaker: N/A |
| Council Goal: 2012: 1.2--Develop neighborhood and community relationships |

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: Yes No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

2023 Neighborhood Improvement Grant Update

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 above.

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
- 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.)*

City Council has approved \$60,000 from the general fund for the Aurora Neighborhood Improvement Grant Program. The program was designed to improve the appearance of Aurora neighborhoods while strengthening the social fabric and organizational networks of community residents.

The goals of this program include:

1. Improving the physical condition of a neighborhood.
2. Enhancing neighborhood pride and identity.
3. Connecting neighbors and fostering a strong sense of community.
4. Encouraging "place-making" by bringing assets into the neighborhood that encourage gathering and positive experiences.

Community building involves working together with others for a common benefit or improvement. That means any improvement project must include the active involvement of at least three residents from three separate households in the neighborhood. Each of the three residents must register as "Program Coordinators." The more residents that participate, however, the more success a project is likely to have. Business owners are encouraged to work together with residents to supplement and support neighborhood projects.

Neighborhood organizations and residents (where a neighborhood organization may not exist) may begin the application process. Community Engagement Coordinators also communicate with Code Enforcement officers and city leaders to identify neighborhoods that could benefit from improvement efforts and encourage residents from those areas to apply for a Neighborhood Improvement Grant.

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

With 21 applications received, the following groups/projects have been awarded for 2023:

1. **Del Mar Rebel Marketplace** – Added value events & opportunities (Father's Day event, back to school event, chef corner, etc.) at local neighborhood market.
2. **Business Arts and Culture Alliance (BACA)** – Installation and artistic painting of bike racks along Colfax Ave in the Aurora Arts District.
3. **45th Place of Hawks Landing** – Funding for several community events including a summer block party, Back2School Bash, winter holiday events, and funding for a pop-up stand for youth in the neighborhood.
4. **Meadowood Neighborhood Association** – A neighborhood "dump day" where residents can dispose of bulky waste items as well as an opportunity for document shredding.
5. **Highland Park East Neighborhood Association** – A neighborhood "dump day" where residents can dispose of bulky waste items and door hangers for notification to neighbors.
6. **Tyndall Green II** – Installation of a shade structure and re-landscaping of garden beds inside or near the pool area.
7. **Northwest Aurora and Del Mar Neighborhoods** – Monthly rental of U-Haul vehicle and fuel costs to assist with removal of bulky waste items from alleyways in northwest Aurora.
8. **Mission Viejo Homeowners' Association** – Two neighborhood "dumpster days" where residents can dispose of bulky waste items.
9. **Lake Shore Community Neighborhood Watch** – Adding solar lighting around the community water feature.
10. **Summit Park Townhomes** – Installation of community message boards and related lighting.
11. **Chambers Ridge Garden Club** – Re-landscaping of entryways and clubhouse area with water-wise materials.
12. **Prairie Ridge at Saddle Rock East** – Re-landscaping of entryways with water-wise materials.
13. **Star Pass at Saddle Rock** – Re-landscaping of entryway island medians with water-wise materials.
14. **Shadow Creek Neighborhood** – Re-landscaping of entryways with water-wise materials and addition of solar lighting along neighborhood walking path and footbridge.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact Budgeted Expenditure Impact Non-Budgeted Expenditure Impact
 Workload Impact No Fiscal Impact

REVENUE IMPACT

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

The Neighborhood Improvement Grant is funded via the general fund. Org: 64347 | Account: 64770 - \$60,000 total is budgeted for the grant. This does not shift existing budget away from other programs/services.

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

Current FTEs are able to handle the related workload.

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 the City Manager’s 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)

City of Aurora

2023 Neighborhood Improvement Grant Update

Housing, Neighborhood Services and Redevelopment
Policy Committee Meeting

July 6, 2023



Overview

City Council has approved \$60,000 (up to \$5,000 per project) from the general fund for the Aurora Neighborhood Improvement Grant Program. The program was designed to improve the appearance of Aurora neighborhoods while strengthening the social fabric and organizational networks of community residents.

The goals of this program include:

1. Improving the physical condition of a neighborhood
2. Enhancing neighborhood pride and identity
3. Connecting neighbors and fostering a strong sense of community
4. Encouraging “place-making” by bringing assets into the neighborhood that encourage gathering and positive experiences

Community building involves working together with others for a common benefit or improvement. That means any improvement project must include the active involvement of at least three residents from three separate households in the neighborhood. Each of the three residents must register as “Program Coordinators”. The more residents that participate, however, the more success a project is likely to have. Business owners are encouraged to work together with residents to supplement and support neighborhood projects.

Neighborhood organizations and residents (where a neighborhood organization may not exist) may begin the application process. Community Engagement Coordinators also communicate with Code Enforcement officers and city leaders to identify neighborhoods that could benefit from improvement efforts and encourage residents from those areas to apply for a Neighborhood Improvement Grant.



Updates

Number of Applicants: **21** (31% increase from last year)

Number of Awardees: **14**

Funding Requests: **\$91,337.84** (32% increase from last year)

| Ward | Number of Awards |
|------|------------------|
| I | 2 |
| II | 1 |
| III | 1 |
| IV | 2 |
| V | 5 |
| VI | 3 |



Awarded Groups & Projects

- 1. Del Mar Rebel Marketplace** – Added value events & opportunities (Father’s Day event, back to school event, chef corner, etc.) at local neighborhood market.
- 2. Business Arts and Culture Alliance (BACA)** – Installation and artistic painting of bike racks along Colfax Ave in the Aurora Arts District.
- 3. 45th Place of Hawks Landing** – Funding for several community events including a summer block party, Back2School Bash, winter holiday events, and funding for a pop-up stand for youth in the neighborhood.
- 4. Meadowood Neighborhood Association** – A neighborhood “dump day” where residents can dispose of bulky waste items as well as an opportunity for document shredding.
- 5. Highland Park East Neighborhood Association** – A neighborhood “dump day” where residents can dispose of bulky waste items and door hangers for notification to neighbors.
- 6. Tyndall Green II** – Installation of a shade structure and re-landscaping of garden beds inside or near the pool area.
- 7. Northwest Aurora and Del Mar Neighborhoods** – Monthly rental of U-Haul vehicle and fuel costs to assist with removal of bulky waste items from alleyways in northwest Aurora.
- 8. Mission Viejo Homeowners’ Association** - 2 neighborhood “dumpster days” where residents can dispose of bulky waste items.
- 9. Lake Shore Community Neighborhood Watch** – Adding solar lighting around the community water feature.
- 10. Summit Park Townhomes** – Installation of community message boards and related lighting.
- 11. Chambers Ridge Garden Club** – Re-landscaping of entryways and clubhouse area with water-wise materials.
- 12. Prairie Ridge at Saddle Rock East** – Re-landscaping of entryways with water-wise materials.
- 13. Star Pass at Saddle Rock** - Re-landscaping of entryway island medians with water-wise materials.
- 14. Shadow Creek Neighborhood** – Re-landscaping of entryways with water-wise materials and addition of solar lighting along neighborhood walking path and footbridge.





CITY OF AURORA

Council Agenda Commentary

| |
|--|
| Item Title: Flex Fund Update Homeless Services |
| Item Initiator: Jessica Prosser, Director of Housing and Community Services |
| Staff Source/Legal Source: Emily Fuller, Homeless Program Coordinator / 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

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: Yes No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

Information on the City of Aurora’s Flexible Housing Fund

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 above.

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
- Minutes Not Available
- Minutes Attached

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 summer of 2017, City Council approved 2% of recreational marijuana tax revenue to go toward homeless services. One of the programs established was the Aurora Flexible Housing Fund. The Aurora Flexible Housing Fund, formerly known as HAP, was audited in 2019 and altered in January 2021. Some of the changes made were updating policies, application process, required documentation, and payment process.

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

To provide an update on Aurora Flexible Housing Fund. This fund is used for eviction prevention and to assist with move in costs for people transitioning into permanent housing. In 2023, we've seen changes in the demand for this fund due to other types of flexible housing assistance that was provided with Federal COIVD funding.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact Budgeted Expenditure Impact Non-Budgeted Expenditure Impact
 Workload Impact No Fiscal Impact

REVENUE IMPACT

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

BUDGETED EXPENDITURE IMPACT

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

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. VII, sec. 7-4(e)) (TJoyce)



City of Aurora

Flexible Housing Fund

Housing and Community Services- Homeless Programs



What is the flexible fund

- **Purpose:** To remove financial barriers that households face to maintain or secure permanent housing in a high cost, low-vacancy rental market
- To support households that do not fit the qualifying criteria of existing funding streams
- This assists with the community's goal of engaging in homelessness prevention and making homelessness brief, rare and non-reoccurring
- The funding uses 2% Recreational Marijuana Tax Revenue



How to apply

- Must be working with a case manager who has completed our flex fund training
 - Trainings are hosted at least once a month
- Application portal opens on the second Monday of every month
 - Funding typically runs out in 24 hours



2023 Requested vs Approved

- Total spent:
\$249,293.50
- Total applications approved: 113
- Total requested:
\$278,487.38
- Total applications submitted: 166



2022 Data

- 466 Total Applications
- 321 Total Approved
- Total requested:
\$878,901.03
- Total spent:
\$582,912.06



2023 Application Categories

- Security deposit/first month: 70 applications
- Rental arrears on current unit: 56 applications
- Relocation/ family reunification: 15 applications
- Rental arrears on past unit: 10 applications
- Utility Assistance: 5 applications
- One time move in costs: 3 applications
- Hotel/motel stays: 2 applications
- Application fees: 2 applications



Agencies trained

- The Salvation Army
- Aurora Housing Authority
- AD Works
- Arapahoe County
- Mile High Behavioral Healthcare
- Children's Hospital
- UC Health
- Village Exchange Center
- East Colfax Community Collective
- Aurora Mental Health and Recovery
- Ready to Work
- The VA
- Volunteers of America
- Colorado Poverty Law
- Aurora Public Schools
- Cherry Creek Schools
- Gateway
- Vivent Health
- & more!



Most frequent agencies submitting applications

- Aurora Housing Authority
- Mile High Behavioral Healthcare
- Aurora Mental Health and Recovery
- The Salvation Army
- AD Works!



Other data points

- 81 applicants this year were single parents
- 37 applicants this year were experiencing literal homelessness



Monthly Spending

- Fund opens on the second Monday of every month
- We have about \$40,000 per month to spend
- Funds typically run out in the first 24 hours of the portal opening
- Funds are in high demand & many agencies relay on this funding



Other Flex Funding in the Denver Metro Area

- Arapahoe County has funding for eviction prevention, rehousing, and other housing related expenses. Residents of Aurora are not able to access this funding
- Metro Denver Homeless Initiative has a fund nearly identical to ours. They approve applications for the entire metro area



Community Solution's funding

- We were awarded \$30,000 for flex funding for Veterans experiencing homelessness in Aurora
- This funding cannot duplicate services from The VA or any SSVF
- Funding can be used for car repairs, landlord incentives, other barriers to housing



Questions & Contact Information



Contact Information:

Emily Fuller

emfuller@auroragov.org





CITY OF AURORA

Council Agenda Commentary

| |
|---|
| Item Title: Proposition 123 Affordable Housing Program Update |
| Item Initiator: Jessica Prosser, Director of Housing and Community Services |
| Staff Source/Legal Source: Alicia Montoya, Housing and Community Development Manager, Jeff Hancock, Community Development Financial Supervisor / Tim Joyce, Assitant 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

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: Yes No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

City of Aurora – Proposition 123 Process Update

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 above.

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
- Minutes Not Available
- Minutes Attached

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 January 30, 2023, Aurora City Council passed a resolution that we would submit a commitment to the State of Colorado to bring Proposition 123/Initiative 108 funding to the City of Aurora. City of Aurora staff has been following the updates and has continued to collaborate with the state to ensure that a commitment is made by November 1, 2023.

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

In 2022, the citizens of the State of Colorado voted to pass Proposition 123, which directs one tenth of one percent of annual State income tax revenue to affordable housing. Those funds, estimated to be \$145 million in 2023 (for the six months of January to June 2023) and \$291 million in 2024 (July 2023 to June 2024), will be allocated to the Department of Local Affairs (40% of total funds) and the Office of Economic Development and International Trade (60% of funds).

Funds can be granted or loaned to non-profit organizations, community land trusts, private entities, and local governments. Organizations are only eligible for funding if their project or program takes place in cities or counties that have "opted in" to the State funding and who have committed to increasing their affordable housing stock above a predetermined baseline amount.

Aurora is currently working with the State to come up with its existing affordable housing baseline number. Once that number is established, Aurora must commit to increasing its baseline number of affordable housing by 3% per year, or 9% total by December 31, 2026. The increase in affordable housing can come from new construction and/or converting existing housing from unaffordable to affordable units. Aurora must also commit to a 90 day "fast track" approval process for affordable housing applications.

Aurora and other entities must "opt in" to the program by November 1, 2023. Once we have opted into the program, we can then apply for funding under one or more available programs. The six available programs are Land Banking, Affordable Housing Equity, Concessionary Debt, Affordable Home Ownership, Homelessness, and Local Government Capacity Building.

Barriers to opting into Proposition 123/Initiative 108 - In order to meet the November 1st application deadline, Aurora must agree to increase the number of all affordable housing units by 3% year over year as stated in the January 30, 2023, resolution passed by Council. The State's baseline calculation tool shows Aurora to currently have over 56,000 affordable housing units by their definition of organically created housing units which we feel is too high. This baseline number would require Aurora to commit to creating 1,680 new affordable units annually and 5,040 new units over the next three years. The City of Aurora does not have a deed restriction in place on all 56,000 units and cannot control whether those units will remain affordable in the coming years. Aurora's pipeline of new affordable housing has roughly 2,000 units in progress since the incorporation of the Community Investment Financing Program in December of 2020, and we are currently evaluating the affordability period of all units in our portfolio. We are working to arrive at an agreeable number of affordable baseline units with the State, which will in turn determine the number of additional affordable units required to be brought online over the next three years.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact Budgeted Expenditure Impact Non-Budgeted Expenditure Impact
 Workload Impact No Fiscal Impact

REVENUE IMPACT

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

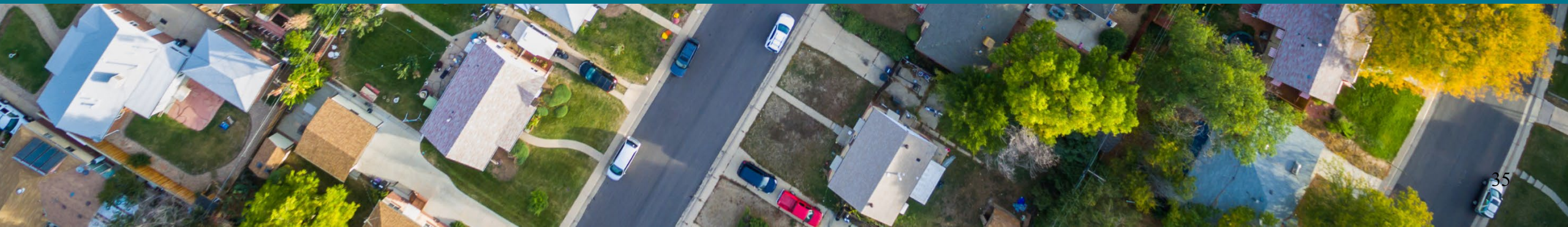
N/A

LEGAL COMMENTS

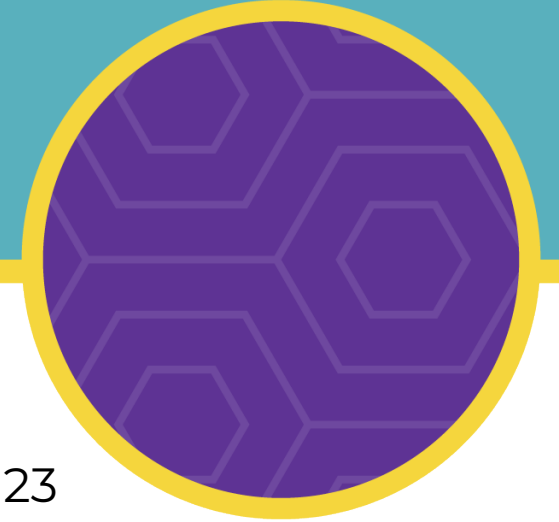
This item is informational only. There is no formal council action necessary.
The City Manager shall be responsible to the Council for the proper administration of all affairs of the city placed in his charge and, to that end, shall have the power and duty to make written or verbal reports at any time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



Housing and Community Development Programs – Proposition 123 Update



Proposition 123 Background



In 2022 residents of the State of Colorado voted to pass Proposition 123

- Directs one tenth of one percent of annual State income tax revenue to affordable housing.
- The funds are estimated to be \$145 million in 2023 (for the six months of January to June 2023) and \$291 million in 2024 (July 2023 to June 2024).
- The funds will be allocated to the Department of Local Affairs (40% of total funds) and the Office of Economic Development and International Trade (60% of funds) for distribution to entities throughout the state.

Current Barriers:

In order to opt in to Proposition 123 funding, Aurora must commit to increase the number of all affordable housing units in the City by 3% year over year.

- The State's baseline calculation tool shows Aurora to currently have between 34,000 and 56,000 affordable units as our "baseline estimate". This means we would have to commit to adding 1,020 to 1,680 new affordable units annually and 3,060 to 5,040 units over the next 3 years.
- The City of Aurora does not have deed restrictions in place on the 34,000 to 56,000 baseline units and cannot control whether those units will remain affordable in the coming years.
- Aurora's pipeline has roughly 2,000 affordable units in progress since the creation of the Community Investment Financing Program.



Preliminary Calculations:



| Type of Units | Number of Units | Gap Provided | Gap Suggested | Gap Created | 3% Increase | Amount Required |
|-------------------------------|-----------------|--------------|---------------|--------------|-------------|------------------|
| SFD (50%) | 7 | \$15,000.00 | \$339,400.00 | \$324,400.00 | 0.21 | \$68,124.00 |
| SFD (80%) | 10 | \$15,000.00 | \$168,000.00 | \$153,000.00 | 0.3 | \$45,900.00 |
| SFD (100%) | 15 | \$15,000.00 | \$43,700.00 | \$28,700.00 | 0.45 | \$12,915.00 |
| SFA (50%) | 14 | \$15,000.00 | \$250,500.00 | \$235,500.00 | 0.42 | \$98,910.00 |
| SFA (80%) | 20 | \$15,000.00 | \$102,700.00 | \$87,700.00 | 0.6 | \$52,620.00 |
| Townhomes (50%) | 20 | \$15,000.00 | \$188,200.00 | \$173,200.00 | 0.6 | \$103,920.00 |
| Townhomes (80%) | 30 | \$15,000.00 | \$55,200.00 | \$40,200.00 | 0.9 | \$36,180.00 |
| Stacked Flat Condos (50%) | 100 | \$15,000.00 | \$143,400.00 | \$128,400.00 | 3 | \$385,200.00 |
| Stacked Flat Condos (80%) | 100 | \$15,000.00 | \$25,200.00 | \$10,200.00 | 3 | \$30,600.00 |
| 4-Story Apt Surface (30 %) | 200 | \$15,000.00 | \$200,429.00 | \$185,429.00 | 6 | \$1,112,574.00 |
| 4-Story Apt Surface (50 %) | 200 | \$15,000.00 | \$123,683.00 | \$108,683.00 | 6 | \$652,098.00 |
| 4-Story Apt Surface (80%) | 200 | \$15,000.00 | \$22,549.00 | \$7,549.00 | 6 | \$45,294.00 |
| 4-Story Apt Structured (30%) | 220 | \$15,000.00 | \$321,229.00 | \$306,229.00 | 6.6 | \$2,021,111.40 |
| 4-Story Apt Structured (50%) | 220 | \$15,000.00 | \$244,483.00 | \$229,483.00 | 6.6 | \$1,514,587.80 |
| 4-story Apt Structured (80%) | 220 | \$15,000.00 | \$143,349.00 | \$128,349.00 | 6.6 | \$847,103.40 |
| 4-Story Apt Structured (100%) | 220 | \$15,000.00 | \$69,910.00 | \$54,910.00 | 6.6 | \$362,406.00 |
| | | | | \$- | 0 | \$- |
| Current Counts (Avg Gap) | 34401 | \$15,000.00 | \$152,620.75 | \$137,620.75 | 1032.03 | \$142,028,742.62 |
| Updated Counts (Avg Gap) | 56000 | \$15,000.00 | \$152,620.75 | \$137,620.75 | 1680 | \$231,202,860.00 |

Next Steps

Important Dates

- November 1, 2023 opt in deadline with the State
- Additional presentation to HoRNS/Study Session prior to November as more details are finalized



Updates Only. Thank you!

Learn more about our programs, requirements and qualifications at AuroraGov.org/Housing.



Contact Us

comdev@auroragov.org or 303-739-7900