

CITIZENS ADVISORY COMMITTEE ON HOUSING
AND COMMUNITY DEVELOPMENT

February 12, 2019

6:30 p.m.

Members Present: Marcella Barnett, Lynn Bittel, Fumnanya Camara, Vince Chowdhury, Teri Marquante, Kathryn Messer, Bill Moran, Hayley Reddish, Jason Schneider, Michael Thomas, Catalina Vielma, and Charlene Wisner-Howard.

Members Absent: Robert Plowden.

***Excused**

Late Arrivals: Kathryn Messer and Catalina Vielma.

Staff Present: Aimee Bart, Anita Burkhart, and Chris Davis.

Guests Present: Louis Howard
Wahid Enayat, Premium Group Properties, LLC
Eric Grodahl, DBG Properties
Alisa Wilson, S.B. Clark Companies – Public Finance Consulting

Chairperson Lynn Bittel called the meeting to order at 6:30 p.m.

Roll Call

Approval of Agenda

- **Fumnanya Camara** motioned to approve the revised agenda as presented. **Marcella Barnett** seconded the motion. The motion passed unanimously.

Approval of Minutes

- **Marcella Barnett** motioned to approve the revised minutes of the January 8, 2019 meeting as presented. **Charlene Wisner-Howard** seconded the motion. **Vince Chowdhury** and **Fumnanya Camara** abstained from the vote since they were not in attendance at the January 8th meeting. The motion passed unanimously.

Communications from Staff

a. **Chris Davis and DBG Properties, LLC Staff – Range View Apartments**

Mr. Davis introduced **Eric Grodahl** from DBG Properties, **Alisa Wilson** from S.B. Clark Companies, and **Wahid Enayat** from Premium Group Properties to the committee.

DBG is requesting \$300,000.00 in HOME funds to build an affordable rental housing complex, Range View Apartments. The complex will be located at the northwest corner of Montview Boulevard and Sable Boulevard. The complex would have 100 one-bedroom units, 78 two-bedroom units, and 42 three-bedroom units (a total of 220 units of affordable housing). The property will have a small clubhouse building with management office, indoor

and outdoor community spaces, and garages available to rent and open parking spaces.

The project will have a mix of units serving 30% - 70% Area Median Income (AMI) populations, with the majority of units reserved for 60% and below AMI populations. .

DBG has over 31 years of experience building and maintaining affordable housing communities.

Discussion ensued. **The DBG Team, Ms. Burkhart, and Mr. Davis** answered the committee members' questions.

Ms. Burkhart informed the committee that while we are not requiring a vote on this item this evening, if the committee feels all of their questions have been answered and would feel comfortable voting, it could help expedite the process for DBG.

Discussion ensued and the committee decided a vote would be appropriate.

Michael Thomas motioned to fund **Range View Apartments** in the amount of **\$300,000.00**. **Teri Marquantte** seconded the motion. **The motion passed unanimously.**

b. **Anita Burkhart – HOME Purchase Price Limit Increase**

Ms. Burkhart informed the committee that we completed the process to increase our HOME Purchase Price Limit from \$312,000.00 to \$342,160.00. Unfortunately, this increase will not benefit our HOAP Down Payment Assistance Program since individuals who qualify by income for the program are not able to qualify for a \$300,000.00 mortgage. However, this increase greatly assists our Rehabilitation Programs. The Assessed Value of a home plus the project cost for our Rehabilitation Programs cannot exceed the HOME Purchase Price Limit, which typically meant we were not able to assist individuals in the southeast Aurora area because of their property values. Since the increase, we have been able to assist 6 households that we were not able to assist before the increase.

Discussion ensued. **Ms. Anita Burkhart** answered the committee members' questions.

c. **Anita Burkhart – Loan Write-Offs**

Ms. Burkhart reported that there were no loan write-offs for the month of January 2019.

During the month of January 2019, we received \$69,142.99 in Program Income. We want to note that the Program Income is slowing down substantially.

Program	Income	Year to Date Income
HOME	\$61,849.54	\$61,849.54
CDBG	\$7,293.45	\$7,293.45
NSP1	\$0.00	\$0.00
NSP3	\$0.00	\$0.00
AVAILABLE UNCOMMITTED FUNDS FOR NEW PROJECTS: *Numbers are estimates until year end processing is final		
HOME	\$600,000.00	
CDBG	\$200,000.00	

Discussion ensued. Ms. Burkhart answered the committee members' questions.

Communications from Committee

- a. Mr. Lynn Bittel informed the committee that he attended the ground breaking ceremony for Residences at Hoffman and enthused about the positive things happening.
- b. Peoria Crossing is moving along very quickly and presently there are 287 units of affordable housing under construction, not including the 85 units from Hoffman and the 220 units discussed tonight with Range View.
- c. Mr. Jason Schneider thanked the Community Development staff for the time they took to meet with him to help him learn a little more of the terminology used during these meetings.

Adjournment

- Marcella Barnett motioned and Charlene Wisner-Howard seconded the motion to adjourn the meeting. The meeting adjourned at 7:27 p.m.

Minutes taken by: Aimee Bart
 Aimee Bart, Administrative Specialist

Minutes reviewed by: Anita M Burkhart
 Manager, Community Development Division

Minutes approved by: [Signature] 4/9/19
 Date