

CITIZENS ADVISORY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

February 14, 2023, at 6:30 p.m. | *Meeting called to order by Teri Marquante*

In Attendance

Members: Richard Berge, Christopher Boyd, Jaime Carolina, Vince Chowdhury, Judy Donovan, Mohammad Faisal, Teri Marquante, Erica Ponder, Jason Schneider, Charlene Wisner-Howard

Members Absent: Rose Armstrong, Lynn Bittel, Joshua Thaete

Staff: Sarah Carroll, Jeffrey Hancock, Emma Knight, Alicia Montoya, Connor Taub, Billye Williams

Approval of Agenda

Judy Donovan motioned to approve the agenda as presented. Jaime Carolina seconded the motion. The motion passed unanimously.

Approval of Minutes

Chris Boyd motioned to approve the minutes as presented from the January 10, 2023, meeting. Vince Chowdhury seconded the motion. The motion passed unanimously.

Public Comment

Public comments by Dolan Knapp.

Public Hearing

Judy Donovan motioned to open the public hearing. Jaime Carolina seconded the motion. The motion passed unanimously. Public Hearing to receive public comments on the HOME-ARP Allocation Plan prior to the DRAFT of the Plan. The City of Aurora has been awarded \$4,149,712 in HOME-American Rescue Plan (“ARP”) funds in a one-time allocation from the U.S. Department of Housing and Urban Development (“HUD”). Federal HOME-ARP funding was created to assist individuals or households who are experiencing homelessness, at risk of homelessness, and other vulnerable populations, by providing affordable housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability. The HOME-ARP Allocation Plan (“the plan”) defines the use of the HOME-ARP grant funds to address these needs within the HUD-approved eligible activities. Comments were received from the public and will be used to inform the DRAFT and final HOME-ARP Allocation Plan. Judy Donovan motioned to close the public hearing. Jaime Carolina seconded the motion. The motion passed unanimously.

Communication from Housing and Community Development Division

Homelessness Services (Emma Knight – Manager of Homelessness)

- Aurora Housing Locator Tool

- The Aurora Housing Locator tool lists housing options for rent in Aurora. The tool helps individuals and families find housing in Aurora that fits their needs and income and includes live chat and phone assistance from 7 a.m. to 6 p.m., Monday through Friday. The tool also features helpful resources and allows property managers to list rentals at no cost. Emma walked through the website (myhousingsearch.com/aurora) and shared search statistics from October 2022 through January 2023.

Division Updates (Alicia Montoya – Manager of Housing and Community Development)

- Hiring Updates
 - Housing Programs Supervisor, Bianey Castro, will join the division 02/20. Interviews for Kathy Sawyer-Snow's replacement for a Senior Housing Counselor are in progress. A candidate has been selected for the Housing Development Associate Officer position. Working to fill a vacancy on the Finance and Compliance Monitoring team.
- Point-in-Time
 - Thanked volunteers for participating. Results expected in Summer 2023.
 - Mohammad Faisal asked how the city determines who are homeless. Emma explained many people are facing homelessness for various reason that include but are not limited to mental health, fell on hard times or formerly incarcerated. Individuals are identified through shelters, receiving services through an agency, self-identify, or the Homeless Management Information System (HMIS). Mohammad asked how long the city would need to pay for individuals after they were provided housing. Emma stated typically 15% will need on-going support and others with find sustainable income to support themselves.
- Initiative 108
 - During elections in November 2022, Proposition 123 was passed. The Colorado revised statue for it was written, becoming Initiative 108 which is dedicated State income tax revenue for affordable housing programs. The Resolution supporting Aurora's commitment was passed by Mayor Mike Coffman and City Council. The city will submit a commitment later this year. State funding allotments will be as follows: 2022-2023 \$135 million, 2023-2024 \$270 million, 2024-2025 \$216 million. Two organizations will disburse funding, Department of Local Affairs (DOLA) and Office of Economic Development and International Trade (OEDIT). In 2022-2023 DOLA will allocate 40% of the \$135 million which equals \$54 million, and OEDIT will allocate 60% of the \$135 million which equals \$81 million. In 2024-2025 DOLA will allocate \$54 million and OEDIT will allocate \$162 million. Alicia provided an overview of different programs: land banking, equity investments, concessionary debt options, affordable homeownership, rental assistance vouchers, and planning capacity development. Administrators/individuals who will manage the program still need to be chosen. More information to come.
- Division Information

- Alicia provided a brief overview for the Housing and Community Development division. The Finance and Compliance Monitoring team focuses on all the funding and finance requirements for the Community Development programs. The Housing Development team focuses on the construction and rehabilitation of affordable housing. The Housing Programs team focuses on providing resources and programs for the community.

Finance and Compliance Monitoring (Jeff Hancock – Financial Supervisor)

- Loan Write-Offs
 - January 2023 write-off total: \$3,000.75
 - Note: loan made in 1985. Pause in repayment approved by Community Development Manager in 2010. Property sold in March 2022. City's lien has expired, unable to collect remaining balance.
 - Program income received from loan repayment January 2023: \$98,479.87
 - January 2023 program gain: \$95, 479.12
 - January 2023 program income breakdown:
 - HOME: \$91,194.17
 - CDBG: \$7,285.70
 - NSP1: \$0
 - NSP3: \$0
 - Year to date 2023 program income breakdown:
 - HOME: \$91,194.17
 - CDBG: \$7,285.70
 - NSP1: \$0
 - NSP3: \$0

Housing Development (Sarah Carroll – Housing Development Supervisor)

- David Paul Rosen & Associates (DRA) Recommendations
 - February 14, 2023, DRA recommendations which were reviewed by the Housing and Community Services leadership team. Comments were sent to DRA and the city is awaiting additional clarification based on those comments. February 1, 2023, DRA attending the Housing Strategy Working Group–All Staff meeting. March 2, 2023, refined recommendations presented to Housing, Neighborhood Services & Redevelopment policy committee which is comprised of three City Council members. March 6, 2023, refined recommendations presented at study session to full City Council. March 14, 2023, refined recommendations presented to CHD.
 - Vince Chowdhury asked who hired DRA. Sarah stated the Housing and Community Services department hired DRA through a Request for Proposal (RFP) process through the procurement office. The city received three bids, and DRA was selected. DRA has looked into multiple city departments, Housing Strategy, Unified Development Ordinance (UDO), other city ordinances, inclusionary housing and much more. The goal is to get 7500 affordable units built.

- HOME-ARP Allocation Plan – Public Hearing
 - Sarah defined what a public hearing is, who it involves and why it's necessary. Sarah clarified that the City of Aurora is not required to base the decision on the views and issues presented at the hearing. Hearings offer residents a chance to share their opinions.
 - The draft plan will open on March 1, 2023, and close on March 16, 2023. The public hearing for the draft plan will be held on March 14, 2023.

Communication from Citizens Advisory Committee

Committee Member Briefing

- February's volunteer was Jaime Carolina. He gave a brief presentation about his personal background, professional background, and his interest in joining CHD.
- March's volunteer will be Judy Donovan.

Colorado House Bill

- Teri Marquante provided an overview of the Colorado House Bills: HB-1228 Expansion of low-income housing tax credits (LIHTC), HB-1245 Affordable housing funding from the vendor fee changes, HB-1319 Flexible funding opportunities and incentives for developers, and HB-1322 Expand the supply of affordable housing.

Committee Involvement Survey (Connor Taub – Housing Counselor)

- Presented the 2022 overview of CHD accomplishments: affordable housing tours, point-in-time, year-end accomplishment presentation, budget presentation (with Financial Supervisor), community investment finance (spring and summer rounds, developer presentation reviews, small business lending project review)
- Members asked to take a Mentimeter Survey to provide ideas in 2023 for what they want to accomplish in 2023.

Calendar Information

Next Meeting

- Tuesday, March 14, 2023, at 6:30 p.m. at the Aurora Municipal Center.

Adjournment

Judy Donovan motioned to adjourn the meeting. Jaime Carolina seconded the motion. The motion passed unanimously. The meeting ended at 8:08 PM.

Minutes taken by: *Billye Dee Williams* 03-14-2023
Billye Dee Williams Date
Administrative Specialist
Housing and Community Services Department

Minutes reviewed by: *M.A.M.* Mar 30, 2023
Alicia Montoya (Mar 30, 2023 18:26 MDT) Date
Martha Alicia Montoya
Housing and Community Development Manager
Housing and Community Services Department

Minutes approved by: *Teri Marquantte* Mar 24, 2023
Teri Marquantte (Mar 24, 2023 10:40 MDT) Date
Teri Marquantte
Committee Chairperson