

Housing Advisory Committee Retreat Agenda

Thursday, May 2nd, 2019, 12:00pm – 4:00pm

Colorado Health Foundation

“The purpose of the Committee is to render advice and recommendations... regarding the planning and implementation of City programs and services to preserve and increase the supply of affordable housing in the City” (Affordable Housing Advisory Committee Bylaws)”.

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| Lunch Served | (12:00pm to 12:10pm) |
| I. Chair - Call to Order - Heather | (12:10pm to 12:20pm) |
| <ul style="list-style-type: none">• Roll Call of Committee Members• Approval of April Meeting Minutes• Framing the Retreat | |
| II. Overview of New Housing and Homelessness Department – Britta | (12:20pm to 12:35pm) |
| III. HAC Executive Committee Report – Heather, Alison, Randy | (12:35pm to 1:00pm) |
| <ul style="list-style-type: none">• Overview of Survey Feedback• Potential short-term and long-term adjustments for feedback | |
| IV. Quick Update on Recent Discussions | (1:00pm to 1:10pm) |
| <ul style="list-style-type: none">• Preference Policy – Laura• Land Trusts – Doug | |
| V. Presentation of Budget/Outcomes 2018-2019 | (1:10pm to 1:30pm) |
| <ul style="list-style-type: none">• Summary info on the Expenditures and Outcomes by Plan Categories - Chiquita• Definitions and Projections of the five-year spending targets through end of 2019 - Chiquita• Production Pipeline update – Doug | |
| VI. Update on DHA 2019/2020 investments and outcomes – Ismael | (1:30pm to 1:45pm) |
| VII. Break | (1:45pm to 2:15pm) |
| VIII. Discussion of Proposed 2020 Budget | (2:15pm to 3:40pm) |
| <ul style="list-style-type: none">• Overview of Proposed 2020 Budget - Chiquita | |

- Small Group Discussion

- 1) Our spending on the plan to date has not reached the goal of at least 40-50% of our resources serving residents experiencing homelessness and those earning at or below 30% AMI. Moving funds into program or services for these populations is the quickest way to direct funding in those spending priorities.
 - How might this inform our proposed 2020 budget on production versus programs?
 - What services are we missing that could benefit these populations?
- 2) From time to time, the City is approached with capital leveraging opportunities from private, philanthropic, business, or other government funds. An example is the Transit Oriented Development fund, which provides flexible funding that can be used to quickly acquire land or property near transit for affordable housing.
 - What kinds of categories or data should the city consider to help inform our evaluation of these opportunities?
- 3) There have been some questions about how our funds are distributed into the spending priorities of the plan. For example, the Colburn Hotel has units restricted at 60% AMI with vouchers, but the residents living in those units may be lower income or exiting homelessness. While the city has counted units based on covenant restrictions, some HAC members provided feedback that those units should have been identified as Homeless or 0-30% AMI.
 - What changes should be made to the city's categorizations to better reflect expenditures across the plan's spending priorities?
- 4) Historically, DEDO has worked to leverage competitive and non-competitive tax credits to develop and preserve affordable rental units. Even with proposed expansions to the state tax credit, the city and state's limited private activity bonds create a barrier to increasing the number of projects that can be produced in Denver.
 - Given the limitations on tax credits and PABs moving forward, how do we creatively fund rental projects that align with the plan goals outside of these resources?

IX. Committee Updates, Requested Follow Up Items and Next Steps (3:40pm 4:00pm)

X. Adjourn (4:00pm)