

HOUSING ADVISORY COMMITTEE MEETING

Thursday, June 6, 2019 | 2:00 p.m. – 4:00 p.m.

Webb (201 W. Colfax) Room 1B6

Committee Members Present:

Chris Conner, Jennie Rodgers, John Parvensky, Tracy Huggins, Evelyn Baker, Kenneth Ho, Heather Lafferty, Jenny Santos, Britta Fisher, Ismael Guerrero, Councilwoman Robin Kniech, Jessica Dominguez, Wayne McClary for Alison George, Bill Pruter, Monique Johnson, Randy Kilbourn

Committee Members Not Present: Cris White, Veronica Barela, Chuck Perry, Eric Hiraga, Carl Patten, Kevin Marchman, Brendan Hanlon

- Roll Call
- Approve May Meeting Minutes
- 2020 Budget (see presentation for additional information)
 - Overspending in the 31-80% AMI category for 5-year goals
 - Overall reduction of 32% due to reduction of one-time increase for property sale funding
 - Seeing about a 1% reduction in federal funds
 - 2020 revenue expected to be around \$32.9M
 - Spending more in production and preservation over programs
 - What is included in homeless programs?
 - Bridge housing
 - TBRA
 - HOPWA
 - Rapid Rehousing
 - And Others
 - Would like unit count on the program vs production in addition to dollar amounts
 - Would like to see how HOPWA dollars are deployed and who they are serving
 - Pipeline Update
 - About 19% are below 30% AMI or PSH
 - Are you thinking about the adding the regulatory agreements?
 - We can add that and bring it back in July
 - Do we have enough Private Activity Bonds (PABs) to accomplish the projects in the pipeline? Can we do PSH projects in 2020 and 2021 or is the PAB cap stopping us?
 - We should be able to do the projects but cannot say with certainty
 - Our term sheets will be updated in August/September and will likely differentiate between 0-30% AMI and PSH units
 - Do you have more detailed information about whether they are single family homes, family-sized units, accessible units, etc.
 - Yes, we have a spreadsheet with the more detailed information; information is also on the dashboard

- Would like to see number of accessible units in the pipeline
 - How much of the budget is locked in and how much is projection?
 - Would like to be a more active role in having a pipeline of PSH projects.
 - We took an immediate action to shift to programs to achieve – but we need to be doing units for a longer-term investment than
 - We had a lot of unspent money in 2019 – that money was spent without the HAC’s input (bridge housing announcement from the Mayor
 - Need more dollars going to units for people experiencing homelessness
 - How do you say how much money is remaining? If we carry forward all of the programs in 2019, is there money left over for other programs?
 - DHA is working on putting together a specific pipeline showing PSH projects that are ready and will bring that to the HAC
 - Need to have more conversation around tax credits, PAB, and D3 pipeline; are developers competing with DHA
 - Is the feedback that we shouldn’t be spending any PAB on anything above 30% AMI?
 - Need to talk about how we are defining AMI levels – even if a unit is at a higher AMI, it may have a voucher and household at a lower AMI
 - 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 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?
 - Financing for services will continue to be a need
 - Hard units are a better use of the funds long term
 - On the programs and services side, we need to determine if they are really working and do an evaluation
 - We have on our to-do list to do a longitudinal analysis of our programs. Right now they are more on outputs. Want to make sure we do this thoughtfully with the creation of the new housing and homelessness department
 - Think about using the academic partners
 - Would be interested in removing the supportive services cap in the ordinance for the affordable housing fund
 - Are there any other unit types that may be smaller and not need PAB/tax credits?
- Director Updates
 - Britta Fisher – New Department of Housing and homelessness (see presentation for additional details)
 - Britta will lead the new department, combining DEDO and DRH
 - Aligning committees (Housing Advisory Committee and Homelessness Committee)
 - Questions:

- What advantages or disadvantages do you see with Housing not being under DEDO and Denver's Road Home not being under DHS
 - Being part of a larger department comes with resources in communications, legislative liaison, etc. Advantage of being our own department – residents do not currently know where to go for what – this will put it one spot and be easier to navigate
 - Demonstrates that homelessness is a housing issue not just a services issue
- How do we not lose the neighborhood level connections and leverage those resources under DEDO?
 - We are already talking about how we ensure we stay connected and collaborate with the transition
- There is some sensitivity around a new strategic plan – how are we addressing the housing plan as a City, not just because there is a new Department (have other agencies like Community Planning and Development involved)
- Who is leading the conversation about supply and housing along the continuum (homelessness to homeownership)?
 - The City owns this – the three plans between Denver's Road Home, Housing an Inclusive Denver, and Blueprint/Denverright -
- Who is owning the data management across the city with the neighborhood level data?
 - The person who owns that data sits on the housing team
- Introducing new staff – Bridget, Nick, Heather, Jennifer
- Laura Brudzynski – Policy and Programs
 - With the realignment of the new department, we likely will not be doing a 2020 Notice of Funding Availability (NOFA) – will be evaluating the new innovative programs that we funded in 2019
 - Services – we had great stakeholder engagement and feedback – we released the application with PSH units/services last week – it was in our newsletter. It is on a rolling basis
 - Bridge housing investments –
 - Have had some meetings on the federal funds (consolidated plan) and analysis of impediments (fair housing plan)– there are public meetings the next two Mondays
 - Coming up on our agenda – we have our 2020 Action Plan and will be bringing that to the HAC in July and August – release a draft for public comment in August
 - Preference Policy update- Root Policy is conducting more stakeholder outreach
 - When will it come back to the HAC?
 - Have proposed agenda item in October
- Adjourned