

HOUSING ADVISORY COMMITTEE MEETING
Thursday, March 7, 2019 | 2:00 p.m. – 4:00 p.m.
CCD Building - Parr Widener

Committee Members Present

Carl Patten, Monique Johnson, Randy Kilbourn, Chris Conner, Jennie Rodgers, Alison George, John Parvensky, Dindi Wade for Kevin Marchman, Tracy Huggins, Bill Pruter, Veronica Barela, Sarah Showalter, Brendan Hanlon, Kenneth Ho, Heather Lafferty, Jenny Santos, Eric Hiraga, Britta Fisher, Ismael Guerrero, Chuck Perry, Polly Kyle for Councilwoman Robin Kniech

Committee Members Not Present:

Cris White

Roll call

Introduction of Monique Johnson, new committee member.

Approval of February meeting minutes

Overview of summary of HAC survey results.

Preference Policy Research Update – Laura Brudzynski

- Root Policy Research was engaged to explore why we should consider a preference policy, legal challenges, and how peer cities have instituted preference policies
- Reasons include:
 - Increase likelihood that certain populations of residents will obtain affordable housing
 - Foster stable and diverse neighborhoods
- Any preference policy must avoid re-concentrating a protected class and excluding residents from high opportunity neighborhoods
- Root Policy proposed two approaches:
 - A neighborhood-based program aimed at “investment mitigation” would apply when public or private investment has been a catalyst for redevelopment causing displacement
 - A resident-based “market mitigation” program that provides a set aside in city-funded developments for residents who have experienced displacement or are vulnerable to displacement
- Feedback from HAC included questions and comments regarding:
 - HUD approval (for HUD-funded projects) and Fair Housing issues
 - Re-leasing of units
 - Marketing, how will people hear about this?
 - Target neighborhoods for policy would need to be continually updated
 - Is objective to prevent displacement or is this restorative? Is this reactive not proactive?
 - If this is established now, it could be five years before it affects a development
 - Costs and administrative burden? How do we make the economics of this work?
 - Are there any proactive examples?
 - Could this policy apply to all developments, not just affordable?
- The Policy and Programs Subcommittee will flesh this out more and bring it back to the HAC

Director Updates

Production/Preservation – Doug Selbee

- 6 Denver projects are going in for this round of tax credits
- We are analyzing the underwriting as they move ahead

Compliance – Britta Fisher

- Working on a more comprehensive Salesforce-based solution to track 20,000 affordable units
 - Looking at using residual administration dollars in line items in some budgets for this purpose
 - Goal is for the first project to be completed in May, starting with for-sale units
- Inclusionary Housing rules review – outlined a stakeholder process and conducted a thoughtful review of inclusionary ordinance rules for a consistent approach to exemptions, including those who are above 30% of housing burden and utilizing HUD-certified housing counselors
- 171 of 355 cases are now in compliance

Policy/Programs – Laura Brudzynski

- Announcement expected early next week regarding contracts from the NOFA released last fall
- NOFA respondents were closely evaluated for alignment with the housing plan
- Working with planning, zoning, and other offices to discuss affordable housing
 - Approximately six agreements are in the works with developers for future developments
 - Future HAC conversation regarding having clear policies and a more holistic approach

Finance – Chiquita McGowin

- Focusing on closing out prior year
- Prepping for city audit of federal properties
- Platte property has sold, so expecting that funds will be coming soon
- 2018 year-end financials and 2019 budget are coming soon

Eric Hiraga's Update

- New name being rolled out: DEDO – Denver Economic Development & Opportunity

Other Updates:

Initiative 300

John Parvensky passed out copies of a statement CCH has released regarding Initiative 300

DHA

Released RFQ for PSH partners for D3 bonds

Other:

Denver Housing Summit is April 19th, register soon.

Undesign the Redline will be at the McNichols building soon. Jennie Rodgers will send out an announcement.

Fair Housing Center is doing its first ever telethon.

Adjourn