

Housing Advisory Committee  
August 1, 2019, 2-4 pm  
Webb Building, 1B6

Present: Chuck Perry, Jennie Rodgers, Jessica Dominguez, Bill Pruter, Monique Johnson, Randy Kilbourn, Evelyn Baker, Cris White, CW Robin Kniech, Margaret Danuser for Brendan Hanlon, John Parvensky, Sarah Showalter, Kenneith Ho, Laura Brudzynski for Britta Fisher, and Chris Conner.

Not present: Alison George, Eric Hiraga, Heather Lafferty, Ismael Guerrero, Jenny Santos, Veronica Barela, and Tracy Huggins

July Minutes are approved

### **Draft 2020 Annual Action Plan Overview**

- Some highlights accomplished in 2019 (see PowerPoint for more):
  - Created shared process for evaluating proposed supportive housing and service funding across city and partner agencies
  - Disposition of two properties along East Colfax for mixed income and Permanent Supportive Housing
  - Kick off project to develop a zoning incentive to promote affordable and mixed income housing development at transit-rich locations throughout Denver
  - Developing clear standards for affordable housing at major redevelopment sites
  - Researching best practices in peer cities to explore a rental registry
  - Exploring development of a regional plan for housing and homelessness as a continuation of partnerships developed through the regional Analysis of Impediments
- Draft 2020 Total Revenue Budget was reviewed, \$45,574,536 Total
- Projected 2020 Outcomes:
  - 662 affordable units: 552 new, 100 preserved
  - More deeply affordable units
  - Serving more than 9,000 households through affordable housing programs
- Action Plan Next Steps:
  - Discussion and feedback at today's meeting
  - At next HAC meeting vote regarding moving the plan forward
  - Public Comment period
  - City Council vote

### **Small group discussions:**

- Explore regional housing plan, leveraging existing partnerships including Metro Mayors Caucus
- In 2019, eviction defense work and TRUA are helping people and didn't get noted as accomplishments
- Preservation strategy, potential for City leveraging IDF funds
- Preservation network is reconvening next week (CHFA, City, State, Enterprise, Shift)
- Regulatory permitting waivers for affordable housing – reduce costs and allow them to be built faster
- The City has taken an important step forward exploring land trusts, future contracts will need to be evaluated.
- Concerns regarding whether requiring the use of OneHome for City contracts is in conflict with the stated goal of targeting encampments

- Recent state legislation requires public land be reviewed for affordable housing at disposition – advised to marry that with the City’s rules regarding City land disposition
- More of an emphasis on displacement and renter protections is needed
- Bond cap is going to affordable housing that doesn’t have units of greatest affordability

**Discussion regarding the layout and organization of the plan:**

- Needs an executive summary; organize it like the overview PowerPoint presentation with a section on 2019 accomplishments, then a section on the 2020 plan

**Wish list for items not included in funding priorities:**

1. Analysis of accessible units, supply/demand mismatch
2. Lack of accessibility of homeless shelter system
3. May need additional resources for preservation which also presents enhanced leveraging opportunities
4. Additional information on how many units will be accessible? City should study this and/or consider adding requirements.
5. Outreach and/or public comment for the action plan?
6. Some feel OneHome is not in Denver’s best interests
7. Linkage fee analysis with the goal of increasing revenue/fee
8. Some action items state tying into “future action plan,” should add year where able
9. RAHLF as a preservation bridge fund – make future intentions clearer
10. Want to see a compilation of all action items rather than categorized
11. Conversations and strategies are new or emerging state funding opportunities
12. Explore a plan for regional collaboration

**Director Updates**

Denver’s Road Home (DRH) – Chris Conner

- DRH and the Housing Division are working closely as we work to stand up the new department
- Exploring how to immortalize the work of DRH and communicate how the work continues in HOST

In October, Rachel King and Britta Fisher will give an update on inclusionary housing stakeholder work

Policy and Programs – Laura Brudzynski

- Bridge Housing RFP is now closed and we are starting evaluation of the proposals
- An RFP will be released this week for a consultant to help create a citywide affordable housing zoning incentive in transit-rich areas and more predictable requirements for large developments to provide affordable housing benefits to the community.
- Changes to linkage fee for 60-year affordability
- Rule change in late August or September, waiver of right of first refusal if project records a perpetual affordable covenant
- September meeting will have a more formal update on the new department
- First two Deputy Director positions (of three positions) are posted

Request for D3 updates to be shared with HAC regularly