

Housing Advisory Committee Meeting  
Thursday, September 5, 2019, 2:00pm – 4:00pm  
Webb Building (201 W. Colfax)  
Room 1B6

Present: Britta Fisher, Wendy Hawthorne on behalf of Allison George, Jennie Rodgers, Tracy Huggins, Bill Pruter, Monique Johnson, Kenneth Ho, John Parvensky, Randy Kilbourn, Margaret Danhauser on behalf of Brendan Hanlon, Chris Conner, Ismael Guerrero, Jessica Dominguez, Evelyn Baker, Jenny Santos, Maria Sepulveda on behalf of Heather Lafferty

Absent: Cris White, Eric Hiraga, Veronica Barela

Agenda:

- I Call to Order – Randy Kilbourn (2:00pm to 2:05pm)
  - Roll Call of Committee Members – Carrie Kronberg
  - Approval of Meeting Minutes – Randy Kilbourn
    - Minutes approved unanimously
  
- II. Updates to Draft 2020 Action Plan– Laura Brudzynski (2:05pm to 2:20pm)
  - Outline of updates to 2020 Action Plan
    - Some demographic information updated since previous draft, particularly new Point in Time data released
    - Structural and organizational changes based on feedback from HAC at last meeting
    - Moved information about Action Items from previous Action Plans to table in appendix to make it easier to find
    - Projected outcomes section edited for length
    - Added Action Item around partnering with CPD related to regulations and incentives related to affordable housing projects
      - Parking reduction
      - Expedited permits processing
    - Also added language around:
      - Exploring renter protections with Council
      - Streamlining procurement processes
    - Based on HAC feedback, working to create a more user friendly brief version similar to the 2018 Housing Report
  
- III. Public Comment Period on Draft 2020 Action Plan (2:20pm to 2:30 pm)
  - Each speaker will get two minutes to provide comment on the draft plan.
    - No one present wanted to comment.
  - Next steps for public comment process
    - Request that HAC refer the Action Plan to public comment in the next 10 days

- It's possible for the HAC to refer the plan to public comment with the caveat that language will be edited in a certain section (in this case regarding OneHome; last year it was around land trusts)

IV. Full Committee Discussion on Draft 2020 Action Plan (2:30pm to 3:00 pm)  
Recommend the draft to public review and 30-day public comment period

- QUESTIONS

- what does it mean to "Promote access and stabilize residents". listed some of the programs that make up those strategic goals, and explained that projected number of households served is based on funding amounts and dollars per household with existing programs
- Is there detailed information that supports these very detailed projections. Can the projected # of units created/preserved be listed with the projects they correspond to? It would be helpful know so we can track our progress towards these goals. If they were round numbers it would be less provocative of the question of which exact projects do these correspond to.
  - Housing/HOST has continually wrestled with how early is too early to put an anticipated project in writing for public view – things change with financing from all sources; does having something written create an expectation or commit us to anything?
  - It would be helpful for the HAC to see a pipeline with specific projects
  - Robin: For any projects that are known, such as DHA and tax credit projects – just put the names down. For anticipated projects that may get funding, just put the # of units. Bigger concern is whether there is still money available – is it worth it to apply? How can that be communicated to the development community clearly?
  - Can we also look at the pipeline in relation to where the projects are and if they're in vulnerable areas? Randy: It would be good to know what projects are expected to open? Laura explained that information is on the Housing Dashboard.
- Asked about ADU's being listed – what is the current status around ADU's?
  - Housing funded soft mortgages for ADUs in West Denver
  - Zoning is being discussed in relation to Small Area Plans. It is recommended to explore in Blueprint Denver, but there is still not consensus and there is some resistance. It is a slow, somewhat localized process.
  - West Denver ADUs is a pilot program – goal is to do ten ADUs this year, and they currently have 8 applicants. Will be delivering ADUs at half the cost of market prices (market is about \$250-300K). One thing they've found is that banks do not have a product for low-income homeowners.
  - Would be great to have someone come in and present on this topic. If the HAC can be an advocate for ADUs in the community, are there talking points that could be provided? Sarah Showalter says staff had talking points from Blueprint Denver and they could share them, as well as make a FAQ for the CPD website.
  - Portland has a training on how to talk about ADUs with communities
- Proposed change:

- Page 31 under Key Action Items: add language (see handout) – OneHome should not be mandated to be used by all entities receiving City investments until it is improved
  - Page 20
  - D3 investment targeting PSH – only tool is the acquisition of land and property. Suggestion to evaluate the IGA to examine potential benefits of having more flexibility to include development
  - Action Plan doesn't say OneHome is required for all City investments – asked to John to clarify. John says the Action Plan language should be more clear – remove the word “all”
  - John said it's not working – how do we measure that? John says a workable system would have flexibility – if referrals aren't made in a timely manner, people could be housed through another mechanism so they don't have to stay on the street.
  - Properties with project based vouchers are seeing a lag between when a person is found through OneHome and the amount of time that lease up happens – this is a challenge that DHA's development partners are having. Units should be leased up within 30 days of availability, not 60-90 days, which is an unacceptable vacancy period for the current housing crisis. Britta noted it's helpful to think of 30 days for lease up as a metric.
  - Need to know more about the baseline so we can compare performance to something.
  - Didn't read that part of Action Plan the same way John did – maybe we should clarify the Action Plan language but don't say anything as extreme as John's proposed change language. Provide some flexibility but still require that a portion of the units are filled using OneHome.
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- comment on whether he would be okay with referring plan to public comment with the understanding that the language change will be made
  - read a suggested language change
  - Understands difficulty of providers working with people who are in front of them and in need, and not being able to prioritize them based on their understanding of the market and the person's situation. However, all large cities are working on maturing a Coordinated Entry System (CES) so there is a systematic approach to housing people, rather than a decentralized salt and pepper approach that may leave some of the most vulnerable people falling through the cracks. There isn't another coordinated system that allows all providers to triage the same overall population.
  - The City is investing \$1m in street outreach teams to connect people with housing – that does not use OneHome, which is contradictory. Says the VISPDAT is not evidence-based and has many flaws. OneHome should be modified to provide more flexibility for serving a variety of the most vulnerable populations.
  - HAC vote on referring the plan to public comment

- Moved to vote with revised language - approved
  - Regarding D3 funds use for more than land and property acquisition – they are in 30 day period where they can’t make changes but will discuss and are open to making amendment to the IGA so they can be most flexible and effective. The current language says DHA must *acquire* the land/property – not just provide funds for acquisition. It’s okay to put language in the Action Plan about this topic as suggested by John, except taking out the “direct bond.” HAC voted to approve action plan with language change about D3 as described above.
  - **HAC voted unanimously in favor of moving Action Plan to public comment.**
- noted that the budget numbers will be updated. suggested homeless leadership group could help with that.
- Suggested that the HAC get a presentation about OneHome at some point

#### V. Director Updates (3:00pm to 3:50pm)

- Department of Housing Stability (HOST) – Britta Fisher
  - (see PowerPoint in meeting packet)
- DHA Delivers for Denver (D3) – Ismael Guerrero
  - DHA is about 30 days out from closing deal
  - Targeting October 9<sup>th</sup>, depending on market conditions
  - There are two pipelines – DHA and PSH partner pipeline
    - DHA Sun Valley project underway and will be expanding affordability; waiting to hear about CHFA 9% tax credit
    - Currently talking with development partners and looking at possibly funding PSH projects in October
- Policy/Programs – Laura Brudzynski
  - Evaluating some potential procurements
    - Bridge housing assistance – will decide on in a few weeks
    - Professional services RFP for guidance around zoning incentives and redevelopment area guidelines – currently starting evaluation stage
  - Rachel King has been promoted and Laura is now interim Compliance Team director – in case anyone has any questions
  - Rick Padilla has returned from leave and is still a City employee but is working in DDPHE as the Suicide Prevention Administrator
- Finance/Development – Chiquita McGowin
  - Still in the middle of the budget process – can give information next month, including budget numbers for the new HOST department
  - \$36 million in funds have been allocated – will give detailed update next month

- VI. Requested Follow Up Items and Next Steps (3:50pm to 3:55pm)
- Laura will make changes to Action Plan and release with a survey to collect community feedback; will send links to HAC to share
- VII. Adjourn (4:00pm)
- Meeting adjourned at 3:40 pm