

HOUSING ADVISORY COMMITTEE MEETING
Tuesday, November 8, 2018 | 2:00 p.m. – 4:00 p.m.
Parr Widener

Committee Members Present: Jill Jennings Golic on behalf of Brad Buchanan, Doug Selbee on behalf of Britta Fisher, Brendan Hanlon, John Parvensky, Heather Lafferty, Chris Conner, Brad Weinig, Carl Patten, Eric Hiraga, Chuck Perry, Jenny Santos, Trini Rodriguez, Councilwoman Robin Kniech, Michael Warren, Tracy Huggins, Kenneth Ho, Kevin Marchman

Committee Members Not Present: Veronica Barela, Cris White, Randy Kilbourn, Alison George, Bill Pruter, Ismael Guerrero

- **Roll call**
- **Approval of September meeting minutes**
- **Sub-Committee Announcements:**
 - Finance: Preservation Ordinance – did not take an action item; continued discussion about land trust and homeownership strategies/organizing around constructive feedback; update from Polly Kyle regarding expansion of tax rebate program, should be seeing more information soon; report from Chiquita on current state of finances of fund
 - Production/Preservation: discussed recommended Action Plan language around land trusts; discussed land trust partnership and potential funding; update on investment impact analysis; financial update from Chiquita
 - No Sub-Committees will take place this month and next
- **Updates:**
 - Irene Aguilar: Working as NEST Program Director; all concerned that we don't change culture and character of Denver, created an office to create a Denver that works for everyone. Work is revolving around: stabilization of people in their communities (around housing and businesses); looking to what we can do to help people growing up in these communities to help be less vulnerable in the future (education, job training, employment, etc). See HAC as a partner and resource around NEST goals as issue of housing comes up.
 - Polling: 65% of residents in Denver/Boulder area feel vulnerable to housing instability, this has led to new actors entering the housing arena – specifically Colorado Health Foundation and Colorado Trust.
 - Have spent the first few weeks meeting with stakeholders in GES, West Denver, Far Northeast. See self as connector and convener, help to coordinate efforts wherever possible, to speak for communities when it feels like no one is speaking for them.
 - Enormous amount of groups that are interested in this subject; hoping to connect those groups who are focused on the same communities so that all are pushing and rowing in the same direction.
 - Please feel free to connect any community groups or individuals working on these topics with Irene directly.

- When we look at gentrification map comparing 2013 and 2015, what should our takeaways be? Irene: in 2000, Five Points was listed as an area; in 2015, it is not. Neighborhoods that are no longer listed are often gentrified already. People keep identifying the markers for impending gentrification; less good at identifying what items make a difference in staving off gentrification. Some tools that are effective are land trusts, land acquisition, tenants rights, and mobilizing the community to act on own behalf.
 - Would it be bad if there was a mix of renters and homeowners, diverse mix? Is it bad that there is a rebalancing as long as people are not leaving City? Irene: I think you are asking what ideal city would look like. Yes, ideal City would have balance.
 - How will NEST evaluate success in 5 years? Irene: 5 years is a short time, because we want to look at how children who are starting school will succeed over time. The biggest thing is that people are living where they want to live/working where they want to work. Evaluation will be part of NEST goal as a whole – Jeff Romine is working with a company to evaluate investment impact.
 - Gentrification is largely a market force. As you think about setting goals with limited resources, how do you think about real possible objectives down the road? Rigor of measurement and tools is important – we cant just show the outcomes that we want to see. Irene: Power of market forces is determined by some of the policies behind it. If the City is to make real steps, we will be looking at significant policy changes. May not only be City-level policy changes, may be State. As I have been meeting people, I have been trying to identify people with experience with successful policies in other cities or states that can influence Denver.
 - I would like to know if you could highlight a few major policy changes that could be instrumental. Irene: I have 25 page legislative document on State legislative policy that impact municipalities. Would like to look at Telluride decision/inclusionary housing. Biggest change would be to return to local control, to allow municipalities to decide what they want to do. Landlord/tenants rights – failed in 2012, but there are some items where we could build consensus today.
 - During ADPN meetings, CM Brooks talked about scorecard and including community in conversations – is that something you’ll be looking at? Irene: still in formation side of strategy, and will include community leaders in strategy formation.
- GES Update (Eric Hiraga): OED will be scheduling meetings with the GES Coalition in the coming week to determine how ask aligns with the term sheets and with OED’s funding priorities.
- CHFA Director of Communications, Jerilynn Martinez: Asked to give information about policy that may come up in 2019 session concerning affordable housing. **Refer to slide deck circulated at HAC meeting.**
 - Five bills passed during 2018 session
 - Items that did not pass:

- Statewide funding for housing development: three bills (establish tax on plastic bags, state income tax credit for donations/contributions toward employer assisted housing, tax credit proposal for donations to NPOs building affordable for sale housing)
 - Statewide support services: pilot program to support NPOs interacting with homeless individuals; assistance to help individuals complete applications for federal assistance; raising the PTC rebate consistent with inflation
 - Local government funding: Colorado Counties – ask to change lodging tax beyond marketing and advertising for tourism; authorize counties to choose to implement surcharge on doc reporting fees
 - Renters rights: residential rental applications – restrictions on application fees; landlord/tenant warranties of habitability; prohibition on discrimination based on source of income; criminal records – limiting landlords ability to request info; allowing landlord to receive and accept rent from tenant until eviction takes place
 - Housing Task Force: task force proposed to look at youth homelessness
 - Any comments on Gallagher and how you are engaging with it? Housing touches so many aspects – interim committee on Gallagher will be focused on how any changes impact property tax rates, revenue raised or lost by state and local governments, etc. Any energy around reducing development fees? Development fees are statewide challenge; ask of folks at groups was to provide information on different fees, how they differ across communities, so that there can be a deeper drill-down.
 - More effective to create one large coordinated campaign, or to keep efforts piecemeal knowing that some items might pass and others might not?
 - Wondering if we might in a future meeting get a couple slides about big thinking at CHFA about where you’re going. Are you thinking about how to move projects forward without 9% and 4% + State tax credits? Are you thinking about how to get PSH funds out the door? Additionally, limiting developer fees limits matching fees that feds allow.
- Directors Updates:
 - LIVE Denver: LIVE Denver has been gearing up. Data Analyst is working with OFE & DHA to kick it off. We have 26 applications; currently doing a pilot program with a single employer (St. Josephs). 15 applications have been accepted; anticipated that they will lease up in 2 weeks. In December, will be able to provide additional data.
 - Undesign the Redline: City is partnering with other organizations to bring Undesign the Redline to Denver. Most programming will be at the library.
 - Will have December meeting on 12/6. Main presentations will be update from Chiquita on 2018 budget and update from CSH on supportive service funding.
 - Action Plan – have not received any feedback.
 - Currently 973 units under construction throughout the City. Staff is working on amendments or contracts – 30+. Continue to build pipeline; 4 meetings regarding new developments over last month.

- Requested anticipated delivery dates for 973 units that are under construction.
- Draft language regarding Community Land Trusts:
 - feel that revised language clarifies goals around community land trusts. Hoping that homeownership strategy is not dead – but that it is more clear and notes that multiple types of homeownership investments are possible. There is community consensus around community land trusts.
 - suggest purple recommendation to change “explore” to “implement”
 - support amended language. A key piece of second bullet point is that it is important to ensure that buyers are competitive, and second bullet addresses that.
 - In sub-committee, we discussed what counts as stabilizing a neighborhood? Katherine brought us back to plan, and that plan discusses remaining in home AND in neighborhood. Appreciate staff for vulnerably sharing that they were focused on keeping residents in their own homes. The plan does address the bigger idea that staying in neighborhood is critical. Both staying in home and staying in neighborhood – both are legit stabilizing approaches. Not sure that we have broken that down in the past.
 - This summer, purchased property in Swansea neighborhood, building 32 homes. In order to ensure families from neighborhood can afford homes, providing DPA funding specifically to residents who live or work in Swansea to access homes in that development. Most residents will be coming out of rental housing. Require people who do not currently own property to purchase Habitat homes.
 - Other program that has taken marketing approach is Cole neighborhood townhomes that CCLT developed. Most owners came from surrounding neighborhoods. Not about new construction vs. existing property as much as it is using tools as stabilizing force.
 - Marketed specifically in neighborhood to schools and churches. Two non-Cole residents purchased, and learned by driving by site while under construction. Didn’t have great turnout of meetings, but that ensured that 9 of 11 homeowners were local.
 - Would echo what has been said – did not think about stemming displacement as only keeping residents in their homes. We need all the strategies we can get. As fair housing is implemented, there is intense focused on the marketing aspect of banks; would hate for there to be an unintended consequence of holding banks to a higher standard when it comes to fair housing.
 - Not limiting marketing; doing specific outreach in this neighborhood, focused on financial readiness.
 - Discussion of HAC 2019 calendar:
 - Would like to discuss the budget earlier on in the calendar year, so that we can have more input.