



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: January 17, 2011

AGENDA TITLE: Consideration of a motion to accept the Dec. 13, 2011, City Council Study Session Summary regarding Housing First and Related Issues.

PRESENTERS:

Jane S. Brautigam, City Manager
Paul J. Fetherston, Deputy City Manager
David Gehr, Deputy City Attorney
Karen Rahn, Director, Department of Housing and Human Services
Charles Ferro, Land Use Review Manager

EXECUTIVE SUMMARY

This agenda item provides a summary of the Dec. 13, 2011, City Council Housing First and Related Issues Study Session. Staff presented background information about what Housing First is, including populations served, national and local outcomes of programs, land use and zoning history of the Boulder Shelter for the Homeless and the current land use code revision process. Boulder Housing Partners presented an update on community outreach efforts related to the proposed Housing First project at 1175 Lee Hill.

Key questions for council consideration were:

1. What questions does council have regarding Housing First programs?
2. Should criteria be established to guide decision making regarding the location of Housing First and similar programs?
3. What is City Council role in the review process?
4. Does council agree with next steps?

Key Issue Identification

Attachment A presents a summary of the discussion of the issues and questions considered at the study session.

STAFF RECOMMENDATION

Staff requests council consideration of this summary and action in the form of the following motion:

Motion to accept the study session summary for Dec. 13, 2011, regarding Housing First and Related Issues.

PUBLIC FEEDBACK

Public feedback regarding this study session topic can be found at www.bouldercolorado.org,

NEXT STEPS

- Staff will return to council for direction on next steps in first quarter 2012, after City Council retreat in January 2012.
- Housing First tours will be scheduled by Boulder Housing Partners in December, 2011 and January 2012.
- Inclusionary Housing Rental Policies (impacts of Inclusionary Housing on rental projects including density and distribution of affordable housing) is scheduled for council on Feb. 21, 2012.

ATTACHMENTS

Attachment A – Study Session Summary, Dec. 13, 2011 – Housing First and Related Issues

**Study Session Summary - December 13, 2011
Housing First and Related Issues**

PRESENT:

City Council: Mayor Matt Appelbaum, Deputy Mayor Lisa Morzel, Ken Wilson, Suzy Ageton, KC Becker, Macon Cowles, George Karakehian, Suzanne Jones, Tim Plass

City Staff: Jane Brautigam, City Manager; Paul Fetherston, Deputy City Manager; Karen Rahn, Director, Department of Housing and Human Services; David Gehr, Deputy City Attorney; Charles Ferro, Land Use Review Manager; Jeff Yegian, Community Development Program Manager.

Community: Betsey Martens, Executive Director, Boulder Housing Partners; Stuart Grogan, Development Director, Boulder Housing Partners; Greg Harmes, Executive Director, Boulder Shelter for the Homeless.

PURPOSE:

The objective of this study session was to provide City Council background information on Housing First Programs and provide feedback on the following questions:

1. What questions does council have regarding Housing First or related programs?
2. Should criteria be established to guide decision making regarding the location of Housing First and similar programs?
3. What is City Council role in the review process?
4. Does council agree with next steps?

PRESENTATION OVERVIEW:

Staff presented an overview of Housing First programs including current national policy direction, prevalence of homelessness in the city of Boulder and Boulder County, regional Housing First models, regional programs, national and local outcomes for Housing First programs, criteria for selection of participants, community impacts including property values and neighborhood issues, concerns related to the Boulder Shelter for the Homeless (BSH) and the history of land use and zoning for the BSH. The overview was followed by a presentation from Betsey Martens, Executive Director of Boulder Housing Partners (BHP) regarding current community outreach efforts. Staff from BHP answered questions related to outreach efforts and criteria for site selection of Housing First projects. Greg Harmes, Executive Director of BSH answered questions regarding the current Housing First project eligibility criteria and location of units. The study session memo included issues and concerns submitted by the North Boulder Alliance and Boulder Housing Partners (BHP) Resolution #15.

DISCUSSION SUMMARY:

1. There was general agreement that City Council reaffirms support for the Housing First model as a key strategy to address chronic homelessness and support for programs that serve the most vulnerable in the community. There was discussion regarding the differences between sheltering and permanent housing, populations served, program requirements, location of the proposed Housing First project and density and impacts of programs for the homeless in north Boulder. There was discussion related to definitions of transitional housing as it relates to federal programs and local ordinance.

2. There was general agreement that development of a management plan and holding good neighbor meetings were desirable for Housing First programs. There should be additional review of Housing First projects; this could be at the staff level.

3. There was general agreement that staff should develop options for establishing criteria related to Housing First, including management plans, good neighbor meetings and community input process for council consideration. Community impacts should be considered and with an opportunity for public input in the process. Options need to be considered in light of the federal Fair Housing Act. Two issues related to criteria were discussed: 1) performance criteria related to land use; and 2) best practice for locating programs and services. There was discussion related to density and distribution of programs for the homeless in the city and general agreement that neighborhood or area targets for density and distribution of programs is not desirable.

4. There was not general agreement that City Council should have a role in the review process other than that provided for in current regulations. There was discussion that this question might be better answered after Question 3 (above) options are defined and presented.

5. There was general agreement any changes related to land use regulations need to be considered in conjunction with the federal Fair Housing Act.

6. There was general agreement with next steps:

- a. Staff will return to council for direction on next steps in 1st quarter 2012, after City Council retreat in January 2012
- b. Housing First tours to be scheduled by BHP in December or January 2012
- c. Inclusionary Housing Rental Policies (impacts of IH on rental projects including density and distribution of affordable housing) scheduled for council on Feb. 21, 2012

Follow up information requested by council members:

- a. What is the number of Housing First units targeted for Denver?
According to the Housing Manager for Denver's Road Home Program,

3,193 units are planned. This includes both transitional housing units and permanent supportive units, as follows:

- 2,080 permanent supportive housing units
- 100 gateway transitional units (housing units for persons to reside in for two months to six months in preparation for living in permanent housing)
- 842 transitional units (up to two years)
- 171 transitional units with intensive supportive services for those that are episodic homeless

b. Can council receive a matrix of other sites considered BHP for the Housing First project and the criteria used to assess those sites?

BHP will follow up on this question.