



Council Request Update

June 22, 2017

Council Request: 17-079

Assigned to: Police Department

Request: Where is the City with inspection of hotels/motels?

Response: Please see attached from Chief of Police John Collins.

Council Request: 17-093

Assigned to: Police Department

Request: Provide solutions for the rat infestation problem in the community.

Response: Please see attached from Code Enforcement Supervisor David Lewis.

Council Request: 17-109

Assigned to: Police Department

Request: Provide data on the difference in crime between condominiums and apartments.

Response: Please see attached from Chief of Police John Collins.

Council Request: 17-110

Assigned to: Police Department

Request: How is the community still behind with police coverage, after the addition of six police officers within the last five years?

Response: Please see attached from Chief of Police John Collins.

Council Request: 17-111

Assigned to: Community Development

Request: Request of information concerning the Medici Broadway Acoma Lofts project only accepting Section 8 clients. What is the difference between Section 8 and the AMI percentages that the project originally stated that it would accept?

Response: Please see attached from Senior Planner Harold Stitt.



Memorandum

To: Eric Keck, City Manager

CC:

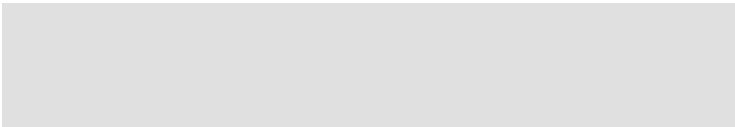

From: John M. Collins, Chief of Police

Date: June 20, 2017

Re: Council Request 17-079

A Council member asked where the City was at with the hotel/motel inspections.

On June 15, 2017, the Fire Marshal began her series of yearly hotel/motel inspections starting with the Holiday Motel.





TO: Chief John Collins
FROM: Code Enforcement Supervisor David Lewis
DATE: June 14th, 2017
SUBJECT: Council Request 17-093

CR17-083

Requested by: Rita Russell: Solutions for the rat infestation problem in the community

Assigned to: Code Enforcement/Tri-County Health

Since January 1st, 2017 the Code Enforcement Division has received 4 complaints involving "Rats or Rodents"

- 02/09/2017 100 Block W Belleview
Report of large number of rats in the dumpster
Private exterminator called and issue resolved

- 03/03/2017 4700 Block S Sherman St
Report of dead rats in the street
It was determined that the rats were attracted to the chickens and the improper storage of feed. The property owner was provided with personal education by code enforcement along with a notice of violation. The property owner corrected the violations with no further rat issues.

- 03/27/2017 4000 Block S Grant
Report of rats chewing wiring in cars
An inspection was conducted of the area and no improper trash storage or rats were located. The property owner was referred to Tri-County and requested to call a private exterminator for further assistance. No further concerns reported.

- 05/17/2017 3300 Block S Ogden
Report of rats at a neighbor's home

The reporting party wanted to remain anonymous and this complaint was referred to Tri-County for assistance. Code Enforcement did not observe rats. No further concerns reported.

Upon receipt of a complaint, Code Enforcement will inspect the area for contributing factors such as trash, food sources such as chickens or improper storage of feed, junk, piles of debris or other code violations. We will start the enforcement process based on our inspection to include a referral to the Tri County Health Department if evidence of rodents are observed.

Since January 1st, 2017 the Tri County Health Department Division of Environmental Health has received 4 complaints for the City of Englewood Zip Code 80110 and 890113.

Under Colorado Revised Statute Title 25 it is the responsibility of the Tri County Health Department to investigate complaints and issue a Notice of Violation on observed evidence of "Rats and Rodents." Additionally, Tri County Health will do the following:

- Provide educational materials

- Work with multi-family properties such as apartments or townhomes to formulate a strategy

- Partner with developers and builders on best practices before and during construction

The Tri County Health Department has reported an increase in complaints within the City of Littleton and the City of Centennial. The Office of Environmental Health attributes the increase in rodent populations to a die off of keystone predators such as Coyotes and Foxes along with construction projects that disturb nests.

The Tri County Health Department is organizing a strategy and feedback meeting for July 2017 with multiple Code Enforcement/Animal Control Agents. Code Enforcement will participate in this meeting with a date still to be determined.



Memorandum

To: Eric Keck, City Manager

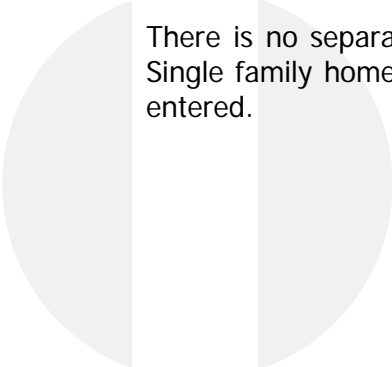
CC:

From: John M. Collins, Chief of Police

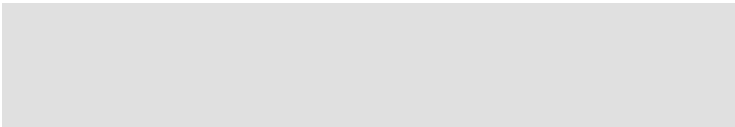
Date: June 20, 2017

Re: Council Request 17-109

Mayor Jefferson inquired if there is data on the difference in crime between condominiums and apartments.



There is no separation when crime data is entered for condominiums and apartments. Single family homes are however separated from multi-housing units when that data is entered.



Memorandum

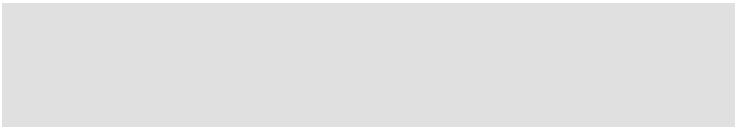
To: Eric Keck, City Manager
CC:
From: John M. Collins, Chief of Police
Date: June 19, 2017
Re: Council Request 17-110

A Council member has asked "how the community is still behind with police coverage, after the addition of six police officers within the last five years".

In 2012, the Community Oriented Policing Services (COPS) issued its report on Future Trends in Policing. The report noted promising new crime fighting strategies two of which the Police Department has been working on for several years now.

Predictive and Intelligence led policing has been at the forefront of the Police Department's vision. Succinctly, it is policing based upon Crime Analysis and Intelligence data that helps us to identify hot spots and to direct resources to eliminate that crime problem. This policing methodology requires a commitment of resources that existing staffing levels in 2012 could not accommodate. The department's internal infrastructure required additional personnel in the Detective Bureau and Patrol Division.

What we found was that crime in our community (nation-wide) was becoming more sophisticated requiring that officers spend more time with the community in an effort to offset this trend. The South Metro Drug Task Force was disbanded during this time and we quickly learned that agency's alone could not effectively deal with the growing drug problem throughout our community. The Arapahoe County Sheriff and the Englewood and Littleton Police Departments came together to form what is now the Arapahoe County Narcotics Team. The Police Department has assigned a sergeant and police officer to this task force. There are continued demands from our law-makers each and every year that places constraints on our abilities to police our communities. For example, crimes against the elderly has resulted in the creation of new processes and documentation that are time consuming and cumbersome.



Over the course of the last five years, the department's staffing levels have suffered due to long-term illnesses, injuries, and terminations/resignations. These instances require the shuffling of individuals from special assignments to maintain appropriate staffing levels in the Patrol Operations Division.

City Council provided direction in 2015 by approving for the department to go plus 2 (2 over authorized strength) in an effort to offset the amount of time it takes to hire a police officer. In 2017 we have realized the fruits of that decision and are now at full-strength.

The information contained in this report briefly explains why the organization has hired six officers over the course of the last 5 years. The Police Department is now capable of implementing its strategy with redistricting now that Council has approved the addition of four officers. Over the last five years, the Police Department has been very reactive to crime in our community but is finally able to be more proactive in its crime fighting strategy.



TO: Mayor Jefferson and Council Members

THRU: Eric Keck, City Manager
Brad Power, Community Development Director

FROM: Harold J. Stitt, Senior Planner

DATE: June 20, 2017

SUBJECT: Council Request 17-111: the Medici Broadway Acoma Lofts, Section 8 and AMI

Broadway Acoma Loft

The Medici project received Low Income Housing Tax Credit (LIHTC) financing through the Colorado Housing Finance Authority (CHFA). LIHTC financing requires at least 40 percent of the project must be set aside for families earning below 60 percent of Area Median Income (AMI), or at least 20 percent of the project must be set aside for families earning below 50 percent of the AMI.

Josh Russell, Medici Consulting Group, provided the following information concerning Broadway Acoma Lofts leasing:

- We are proposing income limits at the 60% AMI level.
- The units are not restricted to housing choice voucher holders. The vast majority of the tenants would be working households earning 60% of AMI.
- Voucher holders earn, by definition, less than 30% AMI, which is why they need a voucher to help them afford rent (i.e. the voucher pays the difference between the rent charged by the landlord and what the tenant can afford).
- Private landlords do not have to accept vouchers (analogous to doctors choosing to accept Medicaid). However, owners of tax credit properties do have to accept them, in which case they apply and wait for units like the general public. So, the project would accept voucher holders as tenants. This is NOT to say that the units are restricted to voucher holders.
- In tax credit projects its typical that 10% of the units are occupied by voucher holders. Given this project's location, however, I would anticipate fewer than that would live there.

For illustration purposes, AMI is typically referenced for a family of four. The Arapahoe County Area Median Income for 2017 for a family of four is \$83,900. The following table lists the Arapahoe County income limits for the four categories; Extremely Low Income (30%), Very Low Income (50%), LIHTC Income (60%), and Low Income (80%) of AMI

% of AMI	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
30%	\$17,650	\$20,150	\$22,650	\$25,150	\$28,780	\$32,960	\$37,140	\$41,320
50%	\$29,400	\$33,600	\$37,800	\$41,950	\$45,350	\$48,700	\$52,050	\$55,400
60%	\$35,300	\$40,300	\$45,300	\$50,300	\$57,560	\$65,920	\$74,280	\$82,640
80%	\$47,000	\$53,700	\$60,400	\$67,100	\$72,500	\$77,850	\$83,250	\$88,600

Section 8

The housing choice voucher program (Section 8) is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Housing choice vouchers are administered locally by public housing agencies (Englewood Housing Authority). The Authority receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.

A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by the Authority.

A housing subsidy is paid to the landlord directly by the Authority on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the Authority, a family may use its voucher to purchase a modest home.

Eligibility for a housing voucher is determined by the Authority based on the total annual gross income and family size and is limited to US citizens and specified categories of non-citizens who have eligible immigration status. In general, the family's income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live. By law, the Authority must provide 75 percent of its voucher to applicants whose incomes do not exceed 30 percent of the area median income. Area Median Income (AMI) levels are published by HUD annually.

During the application process, the Authority will collect information on family income, assets, and family composition. The Authority will verify this information with other local agencies, employers and banks, and will use the information to determine program eligibility and the amount of the housing assistance payment.

Also, attached with this memo is the Colorado summary page from the recently released report Out of Reach 2017, published by the National Low Income Housing Coalition. This report documents the per hour wage necessary to afford a Fair Market Rent two-bedroom apartment in each state. The Fair Market Rent for a two-bedroom apartment in Colorado is \$1,143 and without paying more that 30% on housing would require an annual income of \$45,707.

The full report is available at http://nlihc.org/sites/default/files/oor/OOR_2017.pdf.

COLORADO

#12*

In **Colorado**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,143**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,809** monthly or **\$45,707** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$21.97
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT COLORADO:

STATE FACTS	
Minimum Wage	\$9.30
Average Renter Wage	\$17.13
2-Bedroom Housing Wage	\$21.97
Number of Renter Households	722,202
Percent Renters	36%

95
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

75
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

2.4
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.9
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Pitkin County	\$30.75
Denver-Aurora-Lakewood MSA *	\$25.10
San Miguel County	\$25.04
Summit County	\$24.56
Eagle County	\$24.15

* Ranked from Highest to Lowest 2-Bedroom Housing Wage

