



MEMORANDUM

Date: 9/9/2024

To: Grand Lake Board of Trustees
From: Guy Patterson, Town Manager

Re: **Work Session- Housing Authorities**

Work Session Agenda Item Number Two

Ms. Kim Crawford of Butler and Snow will lead a discussion on the potential to formulate a housing authority in Grand Lake. This would have the benefit of facilitating the completion of the Artspace Affordable Housing Project.

It appears that incurring a multi-year fiscal obligation to complete the Artspace project is unavoidable. To expedite the process, the Town may consider forming a housing authority. This authority would cover a single jurisdiction which would allow the authority to incur debt without having to hold an election. The debt would be repaid by rents.

The process for forming a housing authority is as follows:

1. Twenty-five residents of the Town file a petition with the Town Clerk setting forth that there is a need for a housing authority to function in the Town.
2. After the petition is filed, the Town Clerk publishes a notice giving the time, place and purpose of a public hearing at which the council will determine the need for a housing authority in the Town.
 - a. The notice is to be published at least 10 days prior to the hearing and is to be published in a newspaper having a general circulation in the Town.
3. The Board of Trustees holds a public hearing where all residents, taxpayers and interest persons have an opportunity to be heard.
4. After the hearing, the Board of Trustees is to determine:

- a. Whether unsanitary or unsafe inhabited dwelling accommodations exist in the Town; or
 - b. Whether there is a lack of safe or sanitary dwelling accommodations in the Town available for all the inhabitants thereof.
 - i. In determining whether dwelling accommodations are unsafe or unsanitary, the Board of Trustees shall take into consideration the following: The physical condition and age of the buildings; the degree of overcrowding; the percentage of land coverage; the light and air available to the inhabitants of such dwelling accommodations; the size and arrangement of the rooms; the sanitary facilities; and the extent to which conditions exist in such buildings which endanger life or property by fire.
5. If the Board of Trustees decides that either of the conditions in 4(a) or (b) above exist, the Board of Trustees adopts a resolution making the finding and directing the Mayor who then appoints the board of commissioners of the housing authority.
 6. A certificate signed by the board of commissioners of the housing authority is then filed with the Division of Local Government in the Department of Local Affairs.
 7. Upon a filing of the certificate with the Division of Local Government, the board of commissioners of the housing authority shall constitute a housing authority.

While such an authority is legally a free-standing entity with its own bylaws, budget, etc. The Grand Lake Board of Trustees can act as commissioners of the authority. A local model for such an authority is the Town of Fraser. Telluride also provides another example. Document for both are included for reference.

Staff is seeking general direction from the Board to pursue the creation of a housing authority or not.