



OFFICE OF HOUSING

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Directors Report to the Board of County Commissioners for activities in July 2020

- Multi-Jurisdictional Housing Authority
 - The Intergovernmental Agreements that are proposed to create a MJHA continue to be edited and refined, including input from every jurisdictions legal teams. Presentations of the Steering Committees progress and agreements have been made per the following schedule:
 - July 14, 2020: Board of the County Commissioners
 - July 20, 2020: Salida City Council
 - July 27, 2020: Poncha Springs Trustees
 - July 28, 2020: Buena Vista Trustees
- Salida Housing Development Corporation
 - Serving on the Board of Directors for the SHDC, I continue to act as a liaison between Cardinal Capital, the Low Income Tax Credit developer, DOLA-DOH, and CHFA.
 - We are working with Prior & Associates on obtaining a Market Study to be submitted with the LITC application. There are several areas of the market study that are not reflective of our actual economic situation and I am working to provide better data sources as well as connect the Analyst with Wendell Pryor of the EDC.
 - A letter of intent to apply will be submitted in December 2020; the final application will be submitted in February 2021. I am working with CHFA representatives to be certain that the recently awarded Confluent Park LITC project in Salida wont preclude this application from being considered. Typically, CHFA prefers to see a project built out and leased up before awarding another in the same Primary Market Area.
- Rental Deposit Guarantee Program:
 - This program is continuing to see an increase in inquiries and activities. Moreover, some tenants are reporting difficulty in payment due to loss of income from COVID. I am working with them to revise their repayment agreements.
- Health Disparities Grant Program
 - The first year of this program has wrapped up, and a final report has been submitted to the HDGP Grants Manager. The Core Team (comprised of all paid professional planners within Chaffee County governments, Economic Development Corporation, and Envision Chaffee County) reviewed the report and recommendations on July 10, 2020 and offered their approval. The report will be

presented to and distributed to Planning Commissions, per the following schedule:

- August 25, 2020: Chaffee County Planning Commission
- September 8, 2020: Salida Planning Commission
- September 14, 2020: Poncha Springs Planning Commission
- TBD: Buena Vista Planning Commission
- All HDGP Grantees within the state are coordinating a training event this fall, and a celebration of completion event for the spring of 2021. I am participating in the planning of the spring celebration.
- The HDGP Grant Manager notified us that much of the FY 21 budget has been restored, bringing our total budget amount up to \$201,165.00. I will be revising our Statement of Work and Budget to reflect the increase, and have it submitted by July 13th.
- FY21 HDGP Statement of Work: Our budget and statement of work for FY21 have been approved, and includes the following activities:
 - Two community-wide education events
 - Convening of a Planning Collaborative among all of the jurisdictions within the county.
 - Offering at least four training and technical assistance events for the Planning Collaborative.
 - Contracting the evaluation of a collaborative GIS tool, shared among the Planning Collaborative.
 - Contracting the creation of additional GIS layers, if possible.
- Salida Land Use Code Update:
 - July 15, 2020 the consultants Salida hired offered an update on their progress; most efforts were focused on the administrative portion of the document, with a goal to make it easier to understand and use.

Community Partnerships

- I continue to develop working relationships with a myriad of service providers within Chaffee County, often centering around the Rental Deposit Guarantee Program.
- Chaffee County Community Foundation:
 - I am participating in “Pivot 2020,” the CCCF’s virtual conference for nonprofits, focusing on how organizations might respond to disruptions, such as the pandemic. This is also an excellent networking opportunity and a way to identify or strengthen community partnerships.
 - I have worked with Executive Director Joseph Teipel to conduct pre-development evaluation of a small scale affordable housing development in Salida. We are

poised to engage the land owner in a conversation about land acquisition on July 31, 2020.

- Public Private Partnerships:
 - I am working with several land owners who desire to build multiple units of housing, and are voluntarily working to keep a few of their units affordable. These conversations are all indicating that deed restrictions and the community guidelines that support them are going to take more of a priority in my work over the next year. These guidelines will likely reflect that the owners of these homes will be required to be employed in Chaffee County, as trying to reach prices affordable to 100% AMI and below is extremely difficult without public subsidy to the build.
 - I've been working with Brian Morrison of TKMorrison Construction, who is building an RV Resort in Salida on the river and is subject to Salida's Inclusionary Ordinance. We have determined how to calculate the rent cost for permanently affordable RV sites and the administrative mechanisms that my office will need to create to verify eligibility, establish yearly rents and utility standards, and conduct reporting.
- CHFA:
 - The CHFAReach: This is the training and technical assistance of CHFA, focusing largely on rental management and LITC Compliance. I am working to bring more training opportunities to Chaffee County, particularly those intended for landlords.
 - Private Activity Bonds: On July 14th, working through the Board of County Commissioners, Chaffee County's \$1,063,156 PAB Authority was assigned over to CHFA for use on multifamily projects in Chaffee County or an adjacent county.
 - Asset Management Team
 - First Look Program: I have joined the "First Look" program, which is a regular distribution from CHFA containing all of the single family, owner occupied homes in their loan portfolio that are about to fall into foreclosure. This program offers qualified entities, such as a multijurisdictional housing authority, the first opportunity to acquire these properties before they go public on the foreclosure market.
 - Salida Apartments: The CHFA Asset Management Team connected me with the owners of the Salida Apartments, Interpacific Advantage, a multifamily LITC development and property management company, as well as the entity who originally constructed the project and currently serve as the regional property manager. We addressed the following:

- Complaints from tenants; they assured me they would reach out to the onsite property manager to offer guidance and professional development.
 - Expiration of the Land Use Restriction Agreement maintaining affordability on December 31, 2021. I was informed that they had a USDA loan on the property, which ensures affordability for another 20 years. Moreover, they were pleased to hear Chaffee County has PAB's and are interested in renovating the complex within the next couple of years.
- DOLA DOH: PAB Allocation Committee:
July 17th, 2020 was the last convening of the PAB Allocation Committee for DOLA's Statewide Balance of Private Activity Bond CAP. The function of allocation the SWB of PAB CAP is going to transfer to the State Housing Board. This was done with the intention of reducing overhead and streamlining processes for efficiencies. The State Housing Board will be looking for members with PAB allocation understanding and experience.
- Chaffee County Office of Emergency Management: I was invited to sit in on a Wildfire Coordination Tabletop Exercise on July 13, 2020. While I did not contribute, I did learn where housing/sheltering people could come into play during an actual emergency situation, and will continue to work with Director Atkins to identify how my position might be helpful during future events.

Professional Development

- Housing Colorado
 - As a Housing Colorado member, I attended their virtual legislative briefing on July 9th. The state has worked tirelessly to figure out how to equitably distribute COVID funds throughout the state. Two statewide agencies are responsible for distributing funds in Chaffee County: Brothers Redevelopment and Salvation Army. These funds are primarily for homeless prevention, and can be accessed by tenants and landlords.
 - I attended the virtual Eagle Awards ceremony on July 30, 2020.
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- Go Cultivate!: Go Cultivate! Is a podcast hosted by Verdunity, an organization founded by Kevin Shepherd, who was one of the subject matter experts participating in the Housing+Health Speaker Series funded by the HDGP. His focus was on the fiscal implications of different development patterns. I was asked to be a guest on this podcast, and was interviewed on July 22, 2020. Here is a link to the podcasts landing page: <https://www.verdunity.com/go-cultivate>

