



## Directors Report to the Board of County Commissioners

for activities in March 2021

- Chaffee Housing Authority
  - Board Development is complete and included the following:
    - DOLA, Christy Doon, Board Training;
    - Housing Colorado, Rachel Massman and Elena Wilkins, Legislative Update
    - Gunnison Valley Regional Housing Authority, Jennifer Kermode, Q/A with a rural MJHA Director
    - Panel discussion from current regional housing partners including UAACOG, Chaffee Housing Trust, and Habitat for Humanity.
  - Executive Board officers should be elected during the April 2021 meeting.
  - Strategic Planning and Housing Needs Assessment Update are two major activities that will take place this year.
- Salida Housing Development Corporation
  - Preliminary responses were received from CHFA and DOLA regarding the Mesa Crossings LITC application and associated voucher application.
    - Director Gray and members of Cardinal Capital Management will meet with the Colorado Housing Finance Authority on April 28<sup>th</sup> to answer questions about the service provision at Mesa Crossings.
    - DOLA has rated the application for Permanent Supportive Housing Vouchers, to be operated by the Upper Arkansas Council of Governments, as Tier 2, which means that the vouchers will likely be awarded if CHFA awards the tax credits to the project.
      - Questions from the reviewers demonstrate the need to increase Chaffee County's participation in the Balance of State Regional Continuum of Care. Participating in this regional network will align Chaffee County with additional funding resources including homeless prevention, rapid rehousing, outreach, and supportive housing vouchers.
- Health Disparities Grant Program
  - Recent Event: Special Districts, Ann Terry, Executive Director of the Special District Association of Colorado presented on March 11, 2021.
  - GIS Evaluation :

- Argis Solutions has been selected as the consultant for the evaluation of our county's collective GIS use. Interviews have been conducted and the consultant is accessing server data to establish the "current state" of our collective GIS systems as well as a "data dictionary."
  - "We Are Chaffee" Storytelling Initiative:
    - Another storytelling workshop is being planned, this time focused on community partners who are underscoring and supporting We Are Chaffee. [www.wearechaffee.org](http://www.wearechaffee.org)
  - Developer's Forum:
    - Root Policy Research has been selected as the skilled facilitator to manage the forum; a copy of their proposal is included in this report as Attachment A.
  - Upcoming Educational Events:
    - Reducing Regulatory Barriers to development; AJ Fawver of Verdunity will present on this topic.
    - GIS training by Colorado Mountain College; Argis Solutions will include potential first training opportunities within their GIS evaluation to inform the training that CMC has agreed to conduct.
- Salida Planned Housing Development: "Jane's Place"
  - Two public Zoom meetings were held to engage the community engagement and receive input.
    - March 4<sup>th</sup>, 5:30 pm
    - March 18<sup>th</sup>, 5:30 pm
    - <https://www.housinghealthchaffee.org/janesplace>
  - A Planned Development Application has been submitted to the Salida Planning Department, with the goal of being on the April 26<sup>th</sup> Planning Commission Agenda.
  - The project was presented to DOLA' Director of Housing Finance and Housing Development Specialist and we were encouraged to apply for their funding.
  - The project was selected to be interviewed by the CHFA SHIP T/TA program (Small Housing Innovative Project Training and Technical Assistance) as a potential pilot project for the new program. We identified technical assistance needs to include ownership structure of the project, financial modeling for the project, as well as construction oversight. The interview was conducted in collaboration with Chaffee County Community Foundation on March 30<sup>th</sup>, 2021. We should hear a response during April 2021.
  - Over \$250,000 has already been pledged to or collected by the Chaffee County Community Foundation, from private donors, to support Jane's Place.

- Rental Deposit Guarantee Program:
  - All documents associated with this program are being translated into Spanish, and a translator has been secured for ad hoc translation services, when the need arises.
- Senior Housing:
  - The Chaffee County Economic Development Corporation engaged Urban Inc., a for-profit low-income housing tax credit developer, to evaluate how best to create more affordable housing for our older population, and I am participating in conversations to identify an appropriate site for a senior LITC development, then Urban Inc. will do a preliminary market study to determine what age range the project will serve. The goal is for Urban Inc. to apply to CHFA for LITC in early 2023.
- Additional Staffing:
  - I am preparing a job description for an additional staff member to the Housing team. This position is envisioned to answer general inquiry calls, operate the Rental Deposit Guarantee Program, participate with the Balance of State Continuum of Care, assist in coordinating homeless services and outreach, assist in establishing the tenant selection and leasing policies and procedures for Jane's Place, and provide general administrative support.

## Community Partnerships

- Homeless Services:
  - Advising a new non-profit in Buena Vista whose goal is to house river guides during the summer and meet community sheltering needs in the winter. Additionally, working with Chaffee Hospitality Inc. to evaluate how best to engage in the Balance of State Regional Continuum of Care.
- Restorative Justice:
  - Working with the Director of Restorative Justice to design a pilot to use restorative communication practices in landlord/tenant relations.
- DOLA Division of Housing:
  - I sent an advocacy email to Alison George, Director of the Division of Housing at DOLA, asking her to support rural communities in the upcoming COVID recovery funding that the state will be allocating. Presently, their language for housing projects includes the word "urban," which is defined as populations greater than 50,000, and would essentially exclude smaller communities from accessing the redevelopment funds.
- Colorado Mountain Housing Coalition:
  - Virtual Conference through the summer including the following topics:

- Mountain Migration, CAST & NWCCOG Study
  - CHFA's CHIP Program
  - Inclusionary Housing Panel Discussion
  - Homeless Services in Rural Colorado
- KHEN:
  - On March 17<sup>th</sup>, I interviewed with Chuck Rose on Salida Now! The interview focused on Jane's Place and should be available on their website here: <https://www.khen.org/salida-now>
- I guest lectured Pittsburg State University's Department of Social Work students regarding "Leadership at the Macro Level" on March 31, 2021.

## Professional Development

3/9/2021 - CHFA Reach: Property Timelines: From Concept to Lease-up

This training provided an overview of the entire development process, including lease-up.

March 2021: Virtual Conference RMLUI

Volunteered at the COVID Vaccination Clinic at Chaffee County Fairgrounds for half of a day. I am so impressed by the collaborative and efficient approach Chaffee County has taken with vaccine distribution.

Attachment A: Root Policy research Proposal for Developers Forum.