



OFFICE OF HOUSING

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

- **Multi-Jurisdictional Housing Authority**
 - On August 30, the Steering Committee convened to discuss the changes to the IGA as suggested by Poncha Springs Trustees. A few changes to the document were agreed upon, and a revised draft IGA will be distributed to participating jurisdictions no later than September 4th.
 - The following jurisdictions approved entering into the IGA: Chaffee County, City of Salida, and Town of Buena Vista. The Intergovernmental Agreements that create the Chaffee Housing Authority and the funding agreements have been revised and recirculated among participating jurisdictions.
 - A Board of Directors job description has been distributed to each of the jurisdictions' Administrators. Each jurisdiction will follow their own protocol for recruiting, selecting, and appointing Board members.
 - A celebration of signing the IGA and creating the Chaffee Housing Authority will occur on October 15th, at noon. Location TBD.
- **Housing Policy Advisory Committee:**

On October 1st, the HPAC hosted their last "official" meeting. Per the IGA that created the HPAC, it dissolves upon the creation of a MJHA. However, given the significant advocacy efforts that the HPAC has accomplished, the group discussed transitioning from an advisory body to the Chaffee County Commissioners into what is known as a Citizens Advisory Board (CAB). CAB's are common among high performing Housing Authorities, and allow the Authority Director opportunity to vet policy and program recommendations with a diverse group of community stakeholders prior to taking recommendations before the Housing Authorities Board of Directors.
- **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.
 - 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 won't 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.
 - Should this application not receive the 9% LITC Credits, we could conceivably apply for the 4% credits; should this come to fruition, the BOCC may want to consider allocating their 2021 Private Activity Bond issuing authority to this particular project.

- Plans for this project have been submitted to the Town of Poncha Springs for their Planning Commission meeting on October 26th, 2020.
- Colorado CPACE:

I attended a webinar on the CPACE program operations in Colorado on September 16. While I still feel strongly that business owners in our county should have access to this financing tool, I will no longer drive advocacy efforts for opting into the New Energy Improvement District that would make this lending available. More information can be found here: <https://copace.com/counties-government/counties-government-how-it-works/>
- Chaffee County Comprehensive Plan: I continue to participate in the Comprehensive Plan Update activities as warranted.
- Health Disparities Grant Program
 - The Planning Collaborative convened to review the statement of work for the FY 21 grant year, including the following:
 - Two community-wide education events:
 - Increasing Intensity/Density in Commercial areas to include more missing middle housing and mixed use
 - Subject Matter Expert: Patrick Rawley, of Stan Classen and Associates
 - Reducing administrative and regulatory barriers to affordable housing development
 - Subject Matter expert TBD
 - Offering at least four training and technical assistance events for the Planning Collaborative:
 - Financing Affordable Housing Development
 - Subject Matter Experts: Katheryn Grosscup, CHFA and Chris Furlong, DOLA-DOH
 - Infrastructure costs for installation and long-term maintenance
 - Subject Matter Expert: Kevin Shepherd, Verdunity
 - Creating Metro Districts or other approaches to financing
 - Subject Matter Expert: TBD
 - GIS training for Planning, Evaluation, and Forecasting
 - Subject Matter Expert: Colorado Mountain College
 - Contracting the evaluation of a collaborative GIS tool, shared among the Planning Collaborative. Each jurisdiction has weighed in on this RFP, which is in it's final stages. I am collaborating with Recreation in Balance, as they have done extensive GIS work recently, and this initiative does not wish to duplicate efforts.
 - Contracting the creation of additional GIS layers, as funding allows.

- **Salida Adaptive Housing Development:**
This project is in the pre-development phase, and has switched the location to a more favorable site. We are still waiting to get a purchase Agreement signed by the site owner, and have begun the entitlement process. The plans, as they presently stand, would create 19 housing units, some of which would be adaptive to accommodate small or large groups of people.
- **Seeking temporary, part-time employee.** The Office of Housing is advertising for a temporary, part-time administrative support specialist. This position will initially be funded through the HDGP, and could transition to a regular part time staff.

Community Partnerships

- **Storytelling Initiative: “We Are Chaffee”**
Funded through the HDGP, a second storytelling workshop will convene in November focused on the topic of “resiliency.” Partners in this initiative have expanded, and Chaffee County Community Foundation will be hosting “We Are Chaffee” and online platform for displaying various storytelling efforts.
- **Mobile Home Park evaluations:** I have toured two mobile home parks in Chaffee County, both of whom have owners who are willing to evaluate options to maintaining permanent affordability for their parks. The biggest barriers to this type of affordable housing preservation is (1) the need to upgrade the water and wastewater infrastructure at these parks, and (2) the real estate value brought by the private market.
- **Public Private Partnerships:**
 - I have been engaged with several pre-development conversations in all jurisdictions, working to create more equitable development and affordable housing. As these pre-development conversations migrate toward actual developments, I will participate in whatever way I am able to increase affordability of the resulting housing.
 - The County planning department has established a standing pre-development meeting on Wednesdays at 1:30, which I have been attending.
- **Chaffee County Senior Planning Collaborative:** I have begun participating in this group, with the focus on creating a continuum of care facility for seniors in Chaffee County.
- **Salida Chamber of Commerce:** I attended the Salida Chamber’s Pic Nic for networking. I intend to become members of both the Salida and Buena Vista Chambers upon creation of the Chaffee Housing Authority.

- Housing Colorado: Housing Colorado Executive Director has sent El Paso County Housing Advocates to me to learn about our community engagement efforts through the HDGP, which is being looked upon as a model worthy of replicating.
- KHEN: KHEN continues to broadcast the Chaffee Housing Report, including a discussion about the new Mobile Home Park Oversight Program, administered by DOLA – DOH, and a Chaffee County Commissioners Candidate forum. The podcasts can be found here: <https://www.khen.org/affordable-housing-report>

Professional Development

- Attended a CHFA training on rural housing development and property management.