



OFFICE OF HOUSING

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

- Housing Policy Advisory Council:
 - The March HPAC meeting did not convene;
 - The next meeting is scheduled for May 7th.
- Multi-Jurisdictional Housing Authority
 - I have been working on the IGA that will create a MJHA and the bylaws that will define operations; however, my work load changed considerably due to COVID-19 response and therefore not many changes to the document have occurred.
 - The Central Peaks Region of El Pomar Foundation has offered the MJHA a \$50,000 challenge grant. Details include:
 - Contingent upon the creation of the MJHA
 - Requires 100% local match; High Country Bank has already pledged \$1,000.
 - To be used for workforce housing
- Homeless Coalition
 - On March 10th, our region's Coordinated Entry lead agency, Loaves and Fishes, trained the trainers on how to use the VI-SPDAT, the assessment tool used in coordinated entry intake. NOTE: Coordinated Entry is essential for selecting tenants in a permanent supportive housing environment, such as the LITC project proposed for Poncha Springs through the Salida housing Development Corporation.
 - **COVID-19 Response:** In response to the "stay at home" order, the overnight shelter for men has modified its operations to include 24/7 shelter. Additionally, I am working through Public Health and OEM to identify a location for a potential camp, to absorb the wave of newly homeless that might be expected to be seen in the months ahead.
- Salida Housing Development Corporation
 - Cardinal Development, the LITC developer identified by UAACOG for this project has offered both a 4% tax credit approach and a 9% tax credit approach. If we wait for the 9% opportunity, the earliest we could apply would be January 2021.
- Rental Deposit Guarantee Program
 - Presently have 9 active households
 - Lesson Learned:
 - Accepting applications and processing eligibility takes more time than anticipated; as this program grows, it will require additional staff.

- It is difficult to verify income for most applicants; they have income, but in the gig economy often payment isn't documented. This should be considered when designing local programs for workforce housing – how might we establish eligibility criteria in such a way that acknowledges the economy we have embraced.
- Health Disparities Grant Program
 - 2020 Speakers this far:
 - Strong Towns, Speaker: Chuck Marohn (Topic: Smart Growth Principles) – February 26 and 27; event on 26th followed by comp plan open house.
 - 95 people signed in to the two events, the data collected demonstrated an increase in the audience's understanding of the topic as well as strong support for systems and policies that encourage entrepreneurship and an increase in the variety of housing types in the county.
 - “I Am Chaffee” Storytelling workshop occurred March 12-14; we will be creating a marketing strategy to promote these stories and offer them to the BOCC for a preview.
 - **COVID-19 response:** I was able to renegotiate the statement of work with the HDGP program manager to move the remaining events into an online format. Additionally, we were able to rearrange the budget and inject over \$8,000 into our local restaurant community by purchasing gift certificates to be used as incentives to participate in the online events and pre and post surveys.
 - FY21 HDGP Statement of work: I am currently negotiating our statement of work with CDPHE for the second year of this funding. We have proposed the following:
 - 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 our GIS system, resulting in a prioritized list of GIS layers needed to plan effectively.
 - Contracting the evaluation of a collaborative GIS tool, shared among the Planning Collaborative.
 - Contracting the creation of additional GIS layers, if possible.
- C-PACE:
 - On March 10th, Tracy Phillips, Executive Director of C-PACE visited the BOCC; immediately prior, our County Treasurer was alerted to an instance in Fremont County where a CPACE assessed parcel entered into default. Chaffee County

will wait until Fremont County has been satisfied with the remedy before moving forward.

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.

- Economic Development Corporation:
 - April 26-28: Access to Money and Resources:
 - This conference has been postponed due to COVID-19.

NOTE: Promoting this event has caused a dramatic increase in the number of people approaching me with potential housing projects.

- CHFA: I will be hosting CHFAReach, the professional development arm of CHFA, at the Poncha Springs Town Hall on July 23rd, 2020. The topic of this session will be LITC compliance, and will be an excellent opportunity for the LITC project management staff in our county to get together and ensure they are compliant with the IRS regulations. This is the first time our county has hosted a CHFAReach event.
- Lake County:
 - March 11th, Lake County Housing Action Team toured Chaffee County and engaged with LITC development, T Zone land use plans, Inclusionary ordinances, Land Trust Model, Habitat for Humanity model, and the HPAC.

Public Speaking Engagements

Professional Development

- March 4-6 I attended the Rocky Mountain Land Use Institute's Conference in Denver, including a pre-session on development finance. Other Chaffee County professionals who were present include: Daniel Tom, Christie Barton, and Glen Van Nimwegen. My notes from the conference are included as an attachment to this report.