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

- Multi-Jurisdictional Housing Authority
  - Presentations of the Steering Committees progress and agreements have been made to the governing bodies of each jurisdiction participating.
  - Poncha Springs Trustees were not yet prepared to enter into the IGA creating the MJHA; I accepted the invitation to meet directly with one of the Trustees, returned to a Trustee meeting to answer further questions, and fielded their recommended changes to the IGA.
  - 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.

- 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.
  - Continuing advocacy for Permanent Supportive Housing with BeauxSimone consulting.

- Rental Deposit Guarantee Program:
  - This program is still garnering on average three calls per week. We have guaranteed nearly $10,000 in rental deposits.

- Health Disparities Grant Program
  - All HDGP Grantees focused on Affordable Housing and land use policies and systems have convened to share resources and progress.
  - 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

- - Reducing administrative and regulatory barriers to affordable housing development
    - Offering at least four training and technical assistance events for the Planning Collaborative:
      - Financing Affordable Housing Development
      - Infrastructure costs for installation and long-term maintenance
      - Creating Metro Districts or other approaches to financing
      - GIS training for Planning, Evaluation, and Forecasting
    - Contracting the evaluation of a collaborative GIS tool, shared among the Planning Collaborative.
    - Contracting the creation of additional GIS layers, as funding allows.

- Salida Land Use Code Update: nothing to report.

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 have worked with Executive Director Joseph Teipel to conduct pre-development evaluation of a small-scale affordable housing development in Salida. We are waiting to hear back from the land owner regarding purchase options.
  - Also participating in a realtor survey, in partnership with Central Colorado realtors. The goals are to better understand our real estate market, better support our real estate professionals, and increase their participation in affordable housing conversations.
  - Participated in the CCCF's "Creating a Culture of Equity" training, which focused on hiring practices.

- 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.

- One potential developer who is interested in making all of the properties he develops affordable; we have created the following scenarios demonstrating the finished lot price, to illustrate how policies impact affordability:
  - All market rate (10 finished lots at $129K or more)
  - Meet Inclusionary Ordinance of Salida (8 finished lots at $129K or more; 2 affordable lots at a price point to meet 80% AMI)
  - Increase density and allow detached townhomes (14 finished lots at $86K)

- DOLA DOH:
  - Continued advocacy with our DOLA-DOH Housing Development Specialist for the Salida Housing Development Corporation's Low Income Tax Credit Project as well as the incremental development project in design with Chaffee County Community Foundation. DOH can loan/grant $15K per unit that is affordable to 60% AMI or lower.

- Housing Colorado:
  - I participated in Housing Colorado's statewide outreach on August 4th. This virtual event was intended to garner input from housing professionals to inform their legislative advocacy.
  - On August 6th, I attended Housing Colorado's training: "Affordable Housing Development Finance During COVID-19," focused on funding streams unique to COVID-19 response.

- KHEN:
  - I was a guest on the Chaffee Housing Report discussing the Comprehensive Plan update, the Mobile Home Park Oversight Program, and resources for landlords and tenants related to COVID-19; a link to the podcast can be found here: http://www.khen.org/affordable-housing-report

Professional Development
- USDA Rural Preservation Academy: I participated in a series of online learning events designed to assist affordable housing professionals use USDA funding to acquire and preserve affordable housing in rural locations, largely focusing on using USDA funding.
- I participated in a training hosted by Emergency Management Director, Rich Atkins, on how to log into and navigate Web EOC.