

**YAMPA VALLEY HOUSING AUTHORITY BOARD MEETING**  
**February 11, 2016**

Doug Monger, Yampa Valley Housing Authority Board President, called the regular monthly meeting of the Yampa Valley Housing Authority to order at 12:00 p.m.

Board members present included: Kathi Meyer, Catherine Carson, Roger Ashton, Dillon Fulcher, Cole Hewitt, John St. Pierre, John Spezia, Trish Sullivan, Craig Melchow and Doug Monger.

Others present included: Jason Peasley, Yampa Valley Housing Authority Executive Director, B Torres, Executive Assistant, and Tyler Goodman, YPN. Sarah Katherman prepared the minutes from a recording.

**EN RE: PUBLIC COMMENT**

Kathi reported on the Housing Legislative Lunch she recently attended. She said that 30 legislators were present, along with lawyers, bankers, developers, non-profits, etc. interested in housing issues around the state. Kathi stated that three significant items are currently being considered by the legislature. First, the state low-income housing credit is up for extension. She said that the state credit, combined with the 4% federal credit, might allow YVHA to do another project similar to the Elk River project in the future. The second item up for consideration is the Colorado Division of Housing grant program that provided the \$400,000 match for Elk River. The third item being considered is HB 16-1006, which is a clarification of the long-standing exemption from state and local taxes and fees for housing authority projects. Regarding the interpretation of the exemption, Doug expressed concern with such projects being declared exempt from all taxes and all fees and the impact that this exemption could have on communities and schools. Doug added that he also has concern with the state legislature making this decision and not leaving the local subsidies up to the communities themselves.

Catherine stated that some owners with tax liens on properties on the South Shore of Stagecoach are looking to get rid of their lots. These lots are not served by central water and sewer.

Doug thanked all those that attended the City/County joint meeting for their participation.

John Spezia discussed the possibility of working with Grid Alternatives, which is looking for low-income projects for which they could provide renewable energy. He suggested that the south-facing slope at the Elk River project might be suitable. Jason said that the tax credit program being used to finance the project limits uses on the property to those that benefit the tenants of the project. He said that he is researching the alternatives that will qualify.

**EN RE: DOWN PAYMENT ASSISTANCE LOAN PROGRAM**

Jason stated that the changes recommended at the last meeting had been incorporated into the current draft. It was noted that the fee for the program should be listed as \$350 throughout the document.

**MOTION**

Kathi moved to approve the Down Payment Assistance program guidelines, as revised, with the amendment that the fee for the program should be listed as \$350 throughout the document. John Spezia seconded the motion. **The motion carried unanimously.**

**EN RE: COMMUNITY HOUSING STEERING COMMITTEE AND WORKING GROUPS**

Jason reported that the proposal for YVHA to lead the process of developing community housing goals had been well-received by the City and County at the recent joint hearing. YVHA was authorized to set the committee assignments for both the Steering Committee and the working groups, which would then be ratified by the City and

the County. Jason offered that the YVHA Board should determine the size and composition of the Steering Committee, keeping in mind that inclusivity and representation must be balanced against functionality and efficiency. Kathi offered that the Steering Committee's role should be oversight and process, with the working groups defining the problems, needs and goals.

John Spezia asked what the role of YVHA would be after the committees are set. Jason suggested that there should be YVHA representation/leadership on the Steering Committee as well as each of the working groups, but that the YVHA should not act as referee. He stated that the process will involve uncomfortable conversations and disagreements that should not be avoided. Catherine stated her support for using an application process to determine the make-up of the committees, and emphasized that all participants must be willing to suspend any pre-conceived ideas going into the process. Regarding the process, there was consensus that the community housing goals would be developed by the working groups and proposed to the Steering Committee, but would ultimately be presented to the City and County elected officials, who would need to formulate the regulations or policy changes necessary to address those goals. Jason emphasized that to be effective, the goals must be derived from the bottom up, and that they must be specific, measurable and actionable. He offered that many past failures at addressing community housing have been the result of vague and un-measurable goals. Doug cited the Steamboat Springs Area Community Plan as containing a variety of conflicting and contradictory goals regarding housing. Tyler Goodman offered that the business community is frustrated that nothing can be done without action by the City and County. He added that there is no single solution or silver bullet that will solve the problem. Catherine stated that this attempt at establishing an effective housing policy could be different than past efforts because the community is more diverse and a wider spectrum of the community has an interest in the issue.

Regarding the role of the elected officials, Kathi suggested that she and Doug would act as the liaisons with the City and County respectively. Following discussion, it was decided the Kathi and Doug (or other representatives of City Council and the Board of County Commissioners) would be non-voting members of the Steering Committee, to avoid any conflict or perceived conflict, as the City and County will eventually have to act on any recommendations. Jason stated that their full participation is important, however, to ensure that there is governmental buy-in throughout the process. YVHA staff will help to provide information to the Steering Committee and working groups.

The following were suggested positions to be filled on the Steering Committee:

- City Council (non-voting)
- Board of County Commissioners (non-voting)
- YVHA
- Chamber
- Development Community
- Resort Employer (seasonal)
- Human Services
- At-large community member
- Benefactor/user
- Large year-round employer
- Environment/land preservation advocate

Jason noted that several of these representatives could be chosen by their respective organizations.

There was discussion on how the working groups should be organized. John Spezia suggested that the suggested working group categories should be expanded or better clarified. It was generally agreed that

applications would be accepted for membership on the Steering Committee. Doug suggested that members of the Steering Committee could act as co-chairs of the working groups. There was discussion of whether the working groups should be open to anyone, or whether they should be more structured. The meetings will all be public and minutes will be taken at all meetings. It was decided that the Steering Committee, once seated, would help to define the process, make-up and organization (bracketing) of working groups. Doug summarized that the YVHA Board would accept applications and choose the Steering Committee; the Steering Committee would then be ratified by the City and County. The Steering Committee would report to the YVHA as well as to the City and County. Volunteers for the selection committee included: Cole, John Spezia, Dillon, Craig, Roger and Trish. Jason reiterated that some of the organizations/groups could select their representative to the Steering Committee. Jason will develop an outline of the process, and send it out to the YVHA Board. Board members will then respond via email (DO NOT use reply all) and the executive committee can then move forward with the application process.

In response to a question from John St. Pierre, Kathi said that community housing was one of the top six priorities for City Council to address. Regarding the involvement of the outlying communities, Doug noted that YVHA will be going out to those areas as part of its strategic plan. He offered that IGAs between YVHA and other communities could be used to expand the reach of YVHA if necessary, down the road.

#### **EN RE: FISH CREEK MOBILE HOME PARK INFRASTRUCTURE PROJECT**

Jason reported that the water and sewer project is finished and is being closed out. He stated that Mt. Werner water will not accept ownership of the mains, and referred to the letter included in the packet. Catherine said that a plan should be developed for setting aside reserves for a replacement in 50 years. This will be put on a Fish Creek committee agenda in the future. In response to a question from John St. Pierre, Jason said that emergency repairs would come out of reserves. John Spezia suggested that residents should be advised of the YVEA water heater replacement program.

#### **EN RE: ELK RIVER VILLAGE LIHTC PROJECT UPDATE**

Jason reported that the equity pricing bids had closed on Friday. The two top bidders were Wells Fargo (\$1.16) and American Express (\$1.17), coming in at perhaps the highest premium ever! The Overland attorneys are now reviewing bid details prior to deciding which bid to accept. Jason noted that the premium will benefit the project by allowing higher quality construction and the possibility of value-added extras for tenants. After the equity partner has been chosen, the next step will be executing the documents establishing the group entity that will own the project. Kathi noted that the contractor is actively seeking local sub-contractors and will hold a meeting on site in March. There was discussion of using the steep slope on the property for a solar array to benefit the tenants.

#### **EN RE: CONSENT AGENDA**

The following items were presented on the consent agenda:

- a. Review and approval of the January 14, 2016 minutes
- b. Review and approval of balance write-offs for December 2015
- c. Review and approval of December 2015 financial statements

Jason said that the audit would occur in the next couple of weeks. He added that a supplemental expenditure budget would need to be executed for work done at Hillside. Doug asked about the profit in the general fund. Kathi said that this was a result of the mortgages given to YVHA by Habitat for Humanity. Jason also explained that the USDA would like to see the Hillside reserves to be spent down.

#### **MOTION**

John Spezia moved to approve the consent agenda, as presented. John St. Pierre seconded the motion. The motion carried unanimously.

**EN RE: STAFF REPORT**

Catherine asked about the value of the trailer at Fish Creek #64. Jason said it is worth more than \$5,000. He said that eviction procedures are moving forward. Cole said that he would work on cleaning up the small credits being carried on the financial statements.

**EN RE: ADJOURNMENT**

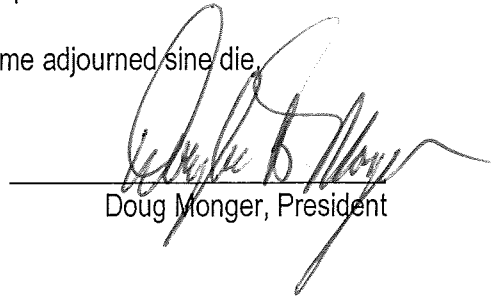
**MOTION**

Kathi moved to adjourn the regular meeting of the Housing Authority. John Spezia seconded; the motion carried unanimously. The meeting was adjourned at 2:05 p.m.

No further business coming before the Board, same adjourned sine die.



Sarah Katherman, Minute Taker



Doug Monger, President