

**YAMPA VALLEY HOUSING AUTHORITY BOARD MEETING**  
**August 24, 2017**

Roger Ashton, Yampa Valley Housing Authority Board President, called the meeting of the Yampa Valley Housing Authority to order at 12:00 p.m.

Board members present included: Catherine Carson, Mike Beyer, Roger Ashton, Cole Hewitt, Doug Monger, John Spezia, Sheila Henderson, Kathi Meyer, Luke Carrier, Dillon Fulcher, John St. Pierre and Trish Sullivan.

Others present included: Bob Weiss, YVHA attorney; Jason Peasley, Yampa Valley Housing Authority Executive Director; Alyssa Cartmill, YVHA Executive Assistant; Tom Ross, *Steamboat Pilot & Today*; Angela Ashby and Diane Brower. Sarah Katherman recorded the meeting and prepared the minutes.

**MOTION**

Cole moved to amend the agenda to reverse the order of items 4 and 5. Catherine seconded the motion. **The motion carried unanimously.**

**EN RE: PUBLIC COMMENT**

There was no public comment.

**EN RE: BOARD MEMBER COMMENT**

Roger introduced Alyssa Cartmill, the new YVHA Executive Assistant. She reviewed her background.

Catherine announced that the REPS BBQ fundraiser would be held this Saturday.

**EN RE: DISCUSSION OF NEXT STEPS FOR YVHA AND CAMPAIGN COMMITTEE**

Jason reviewed the practical tasks (listed under agenda item #5 in the packet) that would have to be completed by staff if the Board decides to move forward with a ballot initiative this fall. He noted that when these tasks have been accomplished, no further staff time or YVHA funds can be spent on the election effort. The remainder of the work will be done by the campaign committee.

Catherine reviewed that the role of the campaign committee in the election. She reiterated that YVHA staff (while on the clock) would not be promoting the campaign and that all expenses related to the campaign would have to be covered by donations to the campaign committee. Individual YVHA Board members can be involved in the campaign and can participate on the campaign committee. They also may conduct field work, use their personal connections and networks to promote the ballot measure, host or speak at events in support of the measure and donate to the campaign.

In response to a question from John St. Pierre, Catherine said that the only other tax measure on the ballot this fall would be the school board request for a 3 mill levy increase. The ballot will also include a question relating to health insurance for City Council members. There are currently no state ballot measures scheduled to be on the ballot.

Bob Weiss stated that he had been involved in many ballot measures over the years. He said that in order to be successful, those bringing the measure forward must be fully committed and must spend a lot of energy on educating the public. He suggested that the YVHA Board should not move forward unless it feels that the Board is fully committed to putting in the necessary effort to run a campaign. He noted that there will always be a certain

percentage of the population that will oppose any tax increase. Mike added that some people will also be actively opposed to the measure for a variety of reasons.

In response to a question from Roger, Catherine stated that she had gathered a list of 30 – 40 individuals actively interested in promoting the measure, and 10 – 15 willing to participate on the campaign committee. She stated that people were generally supportive that action was being taken in response to the work of the Steering Committee and Working Groups. She said that ideally the campaign would employ one part-time paid staff person to coordinate the effort.

Luke asked where the major opposition would come from. Doug offered that many people (he estimated approximately 1/3 of the electorate) are opposed to tax increases of any kind. He added that no pressure should be applied to YVHA Board members to actively campaign for the measure.

Dillon asked if there was a Plan B if the measure fails, and suggested that there was an insufficient amount of time to get the message out before the election. Doug offered that no Plan B could be developed until after Plan A (the ballot measure) is tried. He stated that although there is not much time before the election, it was important to act now in order to capture the energy and momentum of the work of the Steering Committee. He offered that it would be difficult to maintain the current level of energy and enthusiasm for a long period of time. Dillon suggested that not enough research had been done into other funding mechanisms. Cole and Catherine reviewed the efforts of the Funding Committee, and enumerated the options that had been eliminated from consideration. Cole also cited the survey conducted by the City indicating that housing is a major concern of the citizenry. Doug noted that many ballot measures take more than one election to get an issue fully vetted and be successful.

John St. Pierre asked if City Council would be supportive of the measure. Kathi stated that Council (as well as the Board of County Commissioners) had discussed the issue. She noted that addressing the housing problem is one of the City Council's main goals. Catherine acknowledged that a "get out the vote" program would be important. Sheila discussed the impact of the lack of affordable housing on the Human Resources Coalition member organizations. Doug stated that the support of City Council and the Board of County Commissioners is not mandatory for the measure to be successful. He said that the Board often prefers not to take a position on such measures.

#### **Public Comment**

Angela Ashby, speaking as a citizen, stated her support for moving forward with the ballot measure and taking advantage of the momentum on the issue created by the Steering Committee and Working Groups. She offered that the 60 – 70 people involved in the Community Housing Study would be people willing to help spread the word regarding the need for the funding. She said that people expect something to come out of all that work. She strongly encouraged the Board to pursue a mill levy.

Bob Weiss reviewed a list of tax increase ballot measures that had passed on their first attempt. Doug added that the YVHA was cognizant of not being too greedy and keeping its request to only what is needed. He added that the idea behind the proposed funding and development plan is to catch up with demand, whereas other efforts have only tried to keep up.

#### **EN RE: RESOLUTION 2017-004**

Jason reviewed that at the July meeting the Board had reviewed the draft ballot language prepared by Dee Wisner and Bob Weiss. He said that only the portion of the ballot language dealing with the how the money would be used could be modified. He stated that the authorization of the ballot measure would take the form of a resolution, which would provide the rationale for the tax. The ballot language would be embedded in the resolution. Jason stated that the \$900,000 cited in the ballot language is a high estimate of what could be collected through a 1 mill

levy in the first year. He said that this number was used because whatever is listed is the maximum that could be retained by YVHA. In all subsequent years the collection would be 1 mill. He noted that the "other lawful purposes" language provides flexibility in how the money will be spent.

Catherine suggested that the word "entitlements" could be misunderstood, and asked if there were another way to phrase the land use entitlements to which this language refers. Bob offered that the word could simply be deleted, as it the issue is covered by "planning and design."

### **Public Comment**

Diane Brower stated that the YVHA policy regarding public comment was confusing and sometimes leads to there being no good opportunity to comment.

Diane stated that she recognizes the need for a long-term funding solution for YVHA projects and supports the ballot measure. She stated that although she supports the current proposal, and understands the need for rental units, she is concerned with the lack of a plan to address the need for entry level for-purchase housing. She suggested that a policy to address this need should be the next step. She cited census data on the income ranges for teachers, firemen, police, etc. that are a necessary element of the community.

Catherine agreed that entry-level housing is in great demand. Jason confirmed that the proposed ballot language allows YVHA the flexibility to use the funding for seasonal, low income and entry level projects.

John St. Pierre asked about the future of the Inclusionary Zoning Ordinance. Jason stated that the work of the Steering Committee was in response to discussions of Inclusionary Zoning and to suggestions that there should be another way to address the housing problem. He stated that if the ballot measure is successful, it might make inclusionary zoning more difficult to impose on developers. Jason added, however, that inclusionary zoning was intended as a measure to keep up with housing needs; the mill levy is intended to provide a funding source to catch up with existing demand.

There was a discussion of "for other lawful purposes." It was decided that this should be included in the ballot language. Catherine noted that the resolution will form the basis for the campaign committee's work, and suggested that there should be a statement within it that refers to the YVHA mission statement and/or the importance of housing to the community. She suggested a statement that local housing supports the local economy, community and businesses. It was decided that the proposed resolution provided sufficient justification.

There was also a discussion of "seasonal." Cole noted that the Steering Committee had identified the housing sectors that need to be addressed, and had provided the data to support that need. Roger noted that the businesses that need seasonal housing for their employees would be paying the majority of the property tax.

### **MOTION**

Doug moved to adopt Resolution 20017-004, as presented in the packet of meeting materials, with the amendment that "ENTITLEMENTS" be deleted from the ballot language, and that "income" be inserted after "low" in the last sentence of the third paragraph. Cole seconded the motion.

Under discussion, Mike stated that "person" (last sentence of seconded paragraph) should be plural. This friendly amendment was accepted.

Doug noted that if the measure passes, it will be imperative for YVHA to assess its progress, successes and failures and reevaluate its programs on an annual basis to ensure it is providing what the community needs. Roger agreed, noting that the mill levy would require YVHA to grow and change as an organization.

Catherine thanked Angela, Diane and the community at-large for the work that had lead up to this. She noted that YVHA is financially sound and that its existing assets are being well managed. Craig agreed, and noted all that YVHA has accomplished in the last couple of years.

**The motion carried 12 – 1, with the Chair voting yes.**

In explanation of his dissenting vote, Dillon stated that although he agrees with the concept of the mill levy in general, he feels that it is inappropriate to rush into an election. He offered that it would be better to wait and get it right on the first try.

Catherine said that a website would be set up where donations to the campaign can be made.

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

The following items were presented on the consent agenda:

- a. Review and approval of the July 13, 2017 minutes
- b. Review and approval of balance write-offs for June 2017
- c. Review and approval of the June 2017 check register
- d. Review and approval of the leave report for June 2017
- e. Review and approval of June 2017 financial statements

#### **MOTION**

Cole moved to approve items a – e of the consent agenda, as presented. Kathi seconded the motion.

Under discussion, John St. Pierre asked about a comment by Jason cited in the July minutes regarding the Bryn Grey development proposal. Jason clarified the comment. Kathi added that subsequently Bryn Grey had removed from its proposal the offer to donate land to YVHA.

**The motion carried unanimously, with one abstention.**

#### **EN RE: STAFF REPORTS**

Jason referred to the staff report included in the packet. He noted that the roof replacement project at Hillside would be a big project.

Jason said that he inadvertently omitted the Sierra View lots from his staff report. He said that the lots, which are listed with Angela Ashby, had received very little interest. He said that the Development Committee would be meeting with Angela to discuss options, and may be recommending to the Board changes to the marketing or other actions to help move the lots.

Jason announced that the regularly scheduled meeting for October coincides with a conference in Vail, and may need to be rescheduled.

Jason noted that in addition to the work that the Board will need to do on the campaign, the budget review would also be coming up, and that the deed restriction issue remains unresolved. He added that with the accomplishment of several major goals, the Strategic Plan was in need of an update. He suggested that the big picture issues could be discussed in September. It is also time to schedule the annual presentation to City Council and the Board of County Commissioners.

John St. Pierre asked about the restraining order filed by a tenant at Fish Creek Mobile Home Park. Jason said that issue was being dealt with as a lease violation.

Jason announced that the grand opening of the Preserves would be on September 14<sup>th</sup> at 10:30 a.m.

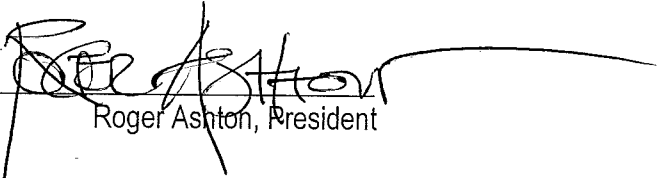
**EN RE: ADJOURNMENT**

**MOTION**

Mike moved to adjourn the regular meeting of the Housing Authority. Kathi seconded; the motion carried unanimously. The meeting was adjourned at 1:45 p.m.

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

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Sarah Katherman, Minute Taker

  
Roger Ashton, President