

**YAMPA VALLEY HOUSING AUTHORITY BOARD MEETING  
JULY 8, 2021**

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

Board members participating included: Catherine Carson, Cole Hewitt, Mike Beyer, Michael Buccino, Emily Katzman, Roger Ashton, Tim Corrigan, Michael Ann Marchand, Chris Slota, Luke Carrier, Reid Petersen, Alison Brodie and Leah Wood.

Others participating included: Bob Schneider, Development Team; Jason Peasley, YVHA Executive Director; Alyssa Cartmill, YVHA Regional Property Manager; and Kevin Delehanty, YVHA Executive Assistant. Sarah Katherman prepared the minutes.

**EN RE: PUBLIC COMMENT**

There was no public comment.

**EN RE: BOARD MEMBER COMMENT**

Mike reported the Property Management Team is working on the upgrade of the 50-year-old electrical infrastructure at Fish Creek. He said that the project would cost in the \$200,000 - \$300,000 range, and would be very disruptive and challenging. He said that the project would be scheduled for 2022 or 2023. Catherine suggested that there may be grant funds available to assist with the upgrade. Mike added that YVEA would be putting in new transformers and upgrading the lines to the transformers; YVHA will be responsible for the upgrades from the transformers to the individual pedestals. Roger suggested that installing fiber optic cables should be considered in conjunction with this project.

Mike asked that the Property Management Team be informed when incidents occur that are likely to increase vacancies at properties. He also noted the buzz around town regarding housing right now and suggested that it might be a good time to revisit the Steering Committee report produced in 2016-17. Roger said that he is writing an article about this very issue. He noted the lack of action by certain parties (the City, the County) called out in the report.

Luke said that Fannie Mae had increased its debt-to-income ratios and Freddie Mac is likely to do so as well for people at or below 85% of AML, and that this could help people having a hard time making their mortgage payments.

Tim reported that the County hopes to sign a contract with a new County Manager very soon. He also discussed the expansion of broadband in South Routt, which is the result of a partnership between the County, YVEA and the Soroco School District.

Tim announced that the official kick-off of the Master Plan update process would be on Tuesday. Jason said that he had reached out to County Planning Director Kristy Winser about how he and YVHA could be most helpful. Sarah noted that housing would be one of the first themes to be discussed in the community outreach portion of the update process.

**EN RE: CONSENT AGENDA**

The following items were presented on the consent agenda:

- a. Review and approval of the June 10, 2021 minutes
- b. Review and approval of balance write-offs for May 2021

- c. Review and approval of the check register for May 2021
- d. Review and approval of the financial statements for May 2021

### **MOTION**

Chris moved to approve items a – d of the consent agenda, as presented. Catherine seconded. **The motion carried unanimously.**

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

Cole stated that the 400 Anglers project had been approved by the City. He noted that the issue of density/occupancy had been raised by neighbors expressing concerns with the project. Jason said that under the federal LIHTC regulations a maximum density of 2 people per bedroom (+1 additional if under 2 years of age) is allowed. Jason said that they are close to finalizing the debt and equity agreements for the project, and are working on getting building plans approved. He said that they would close with Wells Fargo (who is providing the construction loan, debt and equity for the project) in August at the earliest, but that construction may begin beforehand. The plan is to do the grading, utilities, etc. this fall and then take a break for winter.

Jason reported that the conversion to permanent financing at Alpenglow would occur next week. This will trigger YVHA getting paid the remainder of the back fill on the water line loan and the developer's fee.

Jason reported that he had been in discussions with Gorman and K2 regarding potential new projects, but that the property for the K2 project is yet to be identified, and a pro forma has not yet been received.

Jason noted that construction at Sunlight is moving fast. Occupancy is projected for 2022. Tim said he would be interested in finding out about the actual construction cost per square foot on that project.

Jason said that following his vacation, upcoming items are the LOI on a seasonal housing project, the closing of the deal for Anglers and beginning the budgeting/annual report process.

La La said that she is working on finalizing the arrangements with an appropriate organization to house her real estate license. She explained that after two years under another agency she would be able to apply with the state to become an employing broker and an agency could be set up under YVHA.

La La reported that two units are still off-line at Hillside Village Apartments, and that the work has slowed down due to Kent's knee replacements. Finding sub-contractors is currently very difficult. At Fish Creek, things have been very quiet. She commended Kate's work, and added that the mail situation remains unresolved.

La La said that she has been in discussions regarding the transition to full property management and has been investigating grant opportunities.

Roger asked about parking at the Reserves. La La explained that the Reserves lot is being used for overflow from Alpenglow and for Hillside during the asphalt overlay. Roger also asked about the accuracy of the combined 400 family waitlist. La La said that it is not actively maintained but when people are called as units become available and those no longer interested are removed from the list.

### **EN RE: YVHA MID-YEAR STRATEGIC PLANNING SESSION**

Cole noted that the goal of the discussion is to outline short-, medium-, and long-term projects to address the current housing crisis in Routt County. Jason reviewed the matrix he had emailed outlining some potential solutions with the number of potential units, the target group, the estimated cost to YVHA, the partners, and the probability that the project will happen. He noted that YVHA is the one organization that is capable, with the

appropriate resources, of making a difference in the housing supply. After discussing the items on the list, including a land trust in West Steamboat, he discussed option for financing these projects.

Roger discussed an update to the Steering Committee report, developing a needs assessment, and the importance of communicating this information to the community. Michael Ann noted the importance of providing data to City Council to support their decisions. Michael Buccino offered that some of the City's complacency has been in response to the success of YVHA. Jason offered that the City should do what YVHA cannot: change the zoning code. He said that he had submitted a wish list of amendments to City Manager Gary Suiter. The wish list is the same, except for the addition of what the City had committed to with Steering Committee report. Michael suggested that rather than changing the code permanently, it would be preferable for YVHA and/or developers to bring projects to City Council with requests for variances or one-time exceptions to the code. Catherine stressed the importance of the City and YVHA working together to obtain grant funding. Citing short-term rentals, Michael Ann added that pushing hard for immediate policy changes is very important.

Luke stated that the housing crisis is nationwide. He suggested pushing for federal legislation that would put a temporary moratorium on capital gains taxes: cutting them in half, if a property is sold to a primary resident. He offered that this would be an incentive to get properties out of the control of investors and into the hands of primary residents. He said he had sent this idea to his representatives.

Michael Ann reviewed a program, Frisco Housing Help, through which incentives are provided to put deed restrictions on for-sale properties. She also noted the easy access to information in Frisco regarding affordable housing. She reviewed several tools used by Frisco and Summit County.

Tim noted that the County is currently limited in its ability to develop targeted policies due to the lack of a definition of "affordable housing."

Catherine suggested that this could be right time to put a real estate transfer fee on the ballot, with the funds to be directed specifically to housing programs, including a land trust. Tim said that County and City should also consider de-Bruceing. He added that the City really needs to deal with the short-term rental situation. Catherine discussed efforts to have Jason appointed to the state steering committee for the distribution of stimulus and infrastructure funds, and for being pro-active on 2022 legislation.

Catherine proposed that efforts to push for housing solutions at the state level would be more effective if Routt and Eagle are allowed to remain in the same house district. She offered that the two counties share common issues and interests. She asked the Board if it would be willing to submit a letter to this effect to the redistricting committee, and have Cole meet with the committee representatives when they are in town on July 23<sup>rd</sup>. The Board agreed, provided the letter is not partisan. The Policy Committee will draft a letter and distribute it to the Board for approval. The Board will also authorize Cole to speak on behalf of YVHA.

Noting that the mill levy that supports YVHA sunsets in 2027, Roger stated that when it was originally proposed the thought was that YVHA would be self-sustaining by the expiration. He stated that the local housing situation has now reached a crisis point and that it was worth considering asking the voters to extend the mill levy without increasing it, and to grant bonding authority to YVHA. He said that the ability to bond would expand the capability of YVHA to control housing outcomes into the future through a land trust.

Catherine offered that de-Bruceing would generate a lot of funds, and that it might be possible to specify that these funds be dedicated to housing solutions.

Michael Buccino noted the many wealthy home buyers coming to town that would contribute to a land trust to help the service industry that they rely on.

Cole offered that YVHA needs the ability to leverage funds through bonding and maintain control of the future of the units built. Following discussion, the Board reached consensus that it should pursue an extension of the mill levy and bonding authority. Jason sent an email to the firm that had written the mill levy ballot language in 2017. He stated that the goal would be to build complementary supply (entry level for-sale units, move-up units, etc.) that cannot be built through LIHTC funding and other similar funding mechanisms. There was a discussion of the talking points in support of a ballot measure, including the availability of leveraging options for more projects than YVHA can currently support. There was also discussion of setting a stretch goal for YVHA in terms of number and type of units. Jason said that draft ballot language would be available for review at the August Board meeting. He stated that once the ballot language is certified, support for the measure moves to a campaign committee and no more staff time can be used on the issue.

**EN RE: ADJOURNMENT**

The regular meeting of the Housing Authority was adjourned at 2:20 p.m.

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



Sarah Katherman, Minute Taker



Cole Hewitt, President