

REGIONAL HOUSING AUTHORITY WORKSHOP MINUTES

- DATE:** Monday, March 14, 2022
- MEETING:** Winter Park Town Council, Fraser Board of Trustees, Granby Board of Trustees, Grand County Commissioners, and the Regional Housing Authority Working Group
- PLACE:** Headwaters Center, 730 Baker Dr., Winter Park, CO 80482
- PRESENT:** Winter Park: Mayor Nick Kutumbos, Mayor Pro Tem Michael Periolat, Councilors Rebecca Kaufman, Jeremy Henn, Art Ferrari and Jennifer Hughes, Town Manager Keith Riesberg, Assistant Town Manager Alisha Janes, Town Clerk Dani Jardee, Finance Director Beth Williams
Fraser: Mayor Phillip Vandernail, Trustees Kaydee Fisher, Brian Cerkvenik, Andy Miller, Parnell Quinn, Katie Soles, Town Manager Ed Cannon, Assistant Town Manager Michael Brack, and Town Clerk Antoinette McVeigh
Granby: Mayor Josh Hardy, Trustees Kristie DeLay, Chris Michalowski, and Rebecca Quesada, and Town Manager Ted Cherry
Grand County: Commissioner Rich Cimino, Commissioner Kris Manguso, and County Manager Edward Moyer
- OTHERS PRESENT:** Meeting MC Ed Raegner, CHFA Representative Shelly Ervin, Willa Williford, and Andrew Coburn, a few members of the public were also present

Meeting MC Ed Raegner began the workshop at 6:00 p.m. and stated the purpose for having this joint workshop is to nail down the organization of the Regional Housing Authority so that it can continue moving forward to its goal of getting affordable housing units in the ground. Mr. Raegner also stated some ground rules on how the workshop would proceed.

- 1. Overview and Discussion of Draft Intergovernmental Agreement forming a New Regional Housing Authority**

Winter Park Assistant Town Manager Alisha Janes introduced the meeting and the RHA (Regional Housing Authority) Working Group that helped put together the information that will be presented at the joint workshop. Fraser Assistant Town Manager Michael Brack reviewed the working timeline for the RHA and stated they have been working with the legal team Holland and Hart to make sure everything presented is legal and statutory. Ms. Janes and Mr. Brack stated the IGA (Intergovernmental Agreement) presented tonight is what will be reviewed to make sure it is ready for all governmental entities to adopt. Mr. Brack reviewed what the powers of the new authority would be. Ms. Janes presented what the creation of the new board would comprise of the RHA Working Group recommended that it would consist of two types of board members, four appointed members (one from each government entity), and three at-large members, all serving two-year terms. Ms. Janes stated to be on the new Board there would be a residential requirement of living in Grand County. The creation and the make-up of the new Board was then discussed amongst the group. After the discussion, the group would like the new Board to have four appointed members (one from each government entity), three at-large members, the appointed members would serve four-year terms and the at-large members would serve three-year

terms, and both types of members would be subject to a twelve-year term limit. The group also discussed what topic would require a super majority vote of 2/3 of the new Board, and what would require only half the new Board's vote. Ms. Janes stated the initial commitment for the creation of this new Board for the year 2023 would be \$10,000 dollars from each government entity involved. Mr. Brack and Ms. Janes presented the map of the district boundaries, which include the Fraser Valley Recreation Metro District boundaries. The map included the Towns of Winter Park, Fraser, and the municipal boundaries of Granby, and a part of unincorporated Grand County. The group discussed the boundaries and the coordination of expanding the district if there was ever a need to do so.

2. **Discussion of Possible Funding Sources**

Winter Park Assistant Town Manager Alisha Janes presented what funding sources are allowed by State statutes for a Housing Authority, the first is a property tax, second is a general sales and use tax not to exceed one percent. Ms. Janes stated there are secondary funding sources such as an impact fee on new development but that would also require voter approval and a nexus study. The RHA Working Group's recommendation is to bring a November ballot question forward this year which would be a mill levy request on property tax for two mills. A successful two mill property tax could generate \$1.2 million dollars annually, this would help to secure bonds for an initial project, and then for future projects the mill levy money and equity from the initial project would keep future projects progressing. Ms. Janes stated two mills to the voter would be \$14 dollars per \$100,000 dollars on residential properties. The RHA Working Group did not recommend the one percent sales tax or an impact fee. The group discussed the new house bill and the use of a lodging tax if that house bill passes. Ms. Janes stated the RHA could not levy that lodging tax because it is not one of the statutory funding options. Town of Fraser Assistant Town Manager Michael Brack asked the group's legal team about utilizing an excise tax and found out it could only work for home-rule municipalities. Winter Park Town Manager Keith Riesberg stated there are too many "ifs" about this house bill right now since it has not passed State legislature yet. The group discussed the different funding sources and discussed the likelihood of a property tax question passing in the Towns of Winter Park, Fraser, and Granby. The group determined that in order for the two-mill property tax question to pass in November it would take a campaign to educate the voters. The group agreed to focus on the two-mill property tax ballot question for the November election.

3. **Housing Study Presentation from Williford, LLC**

Williford, LLC gave a presentation on the housing needs study that is going to be conducted. Williford, LLC has already done existing studies for Winter Park, Fraser, and the West side of the County. Williford, LLC discussed the process of the study and will have the study completed by July. A housing study is good for five years.

4. **Miscellaneous**

The group discussed what the name of the new Board will be and decided to go with a geographical feature that ties the communities together, the Fraser River. They chose Fraser River Valley Housing Partnership as the new name.

There being no further business to discuss, the workshop was adjourned at 7:50 p.m.



Danielle Jardee, Winter Park Town Clerk

Antoinette McVeigh, Fraser Town Clerk