**HPAC Meeting Summary**

**Thursday, January 11th**

**Poncha Springs Town Hall**

**Action Items**

1. Please send agenda items for March meeting to Kimberly and Read by February 21st.
2. Committee working on deed restrictions bring a draft policy and deed restriction to IGA Meeting February 30th.
3. Salida take lead in getting the planning commissioners, staff, and elected officials together to do a deep dive/discussion on planned developments, annexations, and legal requirements for exactions. (no date confirmed)
4. Create a Salida/HPAC team to apply for Community Builders technical assistance project by deadline of February 28th: <https://communitybuilders.org/how-we-help/community-assistance/2018-community-assistance>
5. Local Governments will provide letters of support to the COG to support Poncha Springs multifamily/homeless transitional shelter no later than last week of February. COG will share talking points for letter or a draft letter.
6. Marjo will share an example of a collaborative structure agreement for HPAC to review and determine if there are any structural elements that the group wants to integrate. (Attached)
7. Marjo will support the Land & Housing Inventory Committee with scope and action planning. Date/location to be determined by Wendell.
8. Develop an inventory of existing affordable housing rentals and deed restricted housing. Begin to track 2018 housing that is confirmed to be built or proposed to understand what will be added to housing stock for 2018/19.

**Next HPAC Meeting**

1. **March 1st 9:00 – 10:30 a.m**. Location to be confirmed. Probably Buena Vista.

**DRAFT Agenda for March**

* Announcements
* Current Activity Updates
  + Housing Director Update
  + Deed Restriction & Qualification Policy
* Discussion Topics
* Please send agenda items for March meeting to Kimberly and Read by February 21st.

**Meeting Summary**

**1. Announcements**

* The COG has two positions open. <http://www.uaacog.com/employment.html>
* Collegiate Commons hiring a manager.

**2. Review of Current Activities**

A. Building Organizational Capacity

***Housing Office Development***

* Job description put out in December. Deadline is January 22nd.
* 1 application to date
* 2 queries
* If do not get quality applicants by deadline can do it open ended.
* Have post to Colorado housing site, CCMA. If have ideas for distribution contact Bob.
* Timeline: If candidates, screen end of month.
* Use a review committee to screen applicants and panel for hiring selection.
* Goal is to have someone in place by end of April.
* NEXT STEP: Depending upon applicants, Bob will either extend deadline or organize a review committee.

***Deed Restrictions***

* Two main components:
  + A set of policy guidelines adopted that outline income qualifications for units
  + The deed restriction which is the legal agreement that goes with property and states affordability and resale appreciation
* In Chaffee County, there is housing that will be built that will require deed restrictions.
* There are questions that need to be decided:
  + What is the process for getting deed restricted housing? ( e.g. lottery, a queue)
  + What is the process for prioritizing housing population targets (workforce, families, seniors, etc.)
  + What is the appreciation rate?
  + How is the sales price calculated for a deed restricted house?
* How do we base the guidelines on a set of values or goals?
* NEXT STEP: bring a draft policy and deed restriction to IGA Meeting February 30th

B. Create policy.

***Salida Policy Development***

* Annexation and planned development policy:
  + There is a history of informal policy targets around 12% inclusionary housing in planned developments at 80% of AMI or below.
  + It is negotiated, but not in code currently. Was removed at some point.
  + Easier for developers to clarify expectations for public benefits negotiations, but also needs some flexibility.
  + There are developers now working across the Ark River Valley, would be good to have expectations for affordable housing a bit more consistent.
  + A policy in the code demonstrates our expectations and a commitment to housing development.
  + Because there are many public benefit goals (open space, public space, housing) need to link to land use plan and community values.
  + Housing values need to be clarified: accessibility, affordability, and inclusion. Define what these mean and why they matter.
  + NEXT STEP: Get the planning commissioners, staff, and elected officials together to do a deep dive/discussion on planned developments, annexations, and legal requirements for exactions.
* Salida utility fee waivers.
  + Created graduated fees. Looked at Eagle fee reduction for deed restriction. This is going to happen.
* HWY 50 Corridor Overlay.
  + This is conceptual. Identified as an opportunity with the new development happening eastside of corridor. Opportunity to apply for TA with Community Builders for design and corridor plan.
  + NEXT STEP: Create a team to do the CB application.

**3. Thinking Strategically: The Next 3-4 Months**

*Marjo provided an overview reflection of where the HPAC is in terms of action planning for strategy and tasks by placing current activities in context of the 6 key affordable housing strategies.*

1. An outcome of attendance at the Community Builders Affordable Housing Workshop were the following objectives:
   * Organizational Capacity:
     + Support creation of critical staff positions.
     + Use HPAC to continue building knowledge and host strategic conversations.
     + Enhance collaboration between local governments and ensure information sharing and support for regional approaches.
   * Policy Making:
     + Research, identify, and develop appropriate housing solutions for the region.
   * Communication & Outreach:
     + Build public support for affordable housing policy and developments.
2. A number of committees were formed in December including:
   * Outreach & Communication
   * Code & Policy
   * Land & Housing Inventory
   * Future Housing Organization
   * First 50
3. **Strategy 1: Develop Organizational Capacity.**
   * Develop a housing program and office.
     + Accomplishment:
       - IGA for Housing Office.
     + Current actions:
       - Hiring of housing director and initiating housing office.
       - Refining HPAC structure to support Housing Office.
   * Develop affordable housing program policies & materials.
     + Current actions:
       - Develop housing qualification policy and deed restriction.
       - Marjo noted that there is a host of other policy documents and supportive materials that will also need to be developed to meet expectations for future developed housing. (*tenant applications for rentals, qualification and applications for homeownership, development agreements, service MOUs, partnerships agreements, a unified application process across all housing organizations, etc.)*
4. **Strategy 2: Create Revenue Stream to Fund Housing Investments.**
   * + Current actions:
       - Salida allocation to a fund.
     + Note: there is a desire to explore funding options for infrastructure, grants, CIP, and how to fund rehabilitation, etc.
     + Note: Autumn has some expertise in funding for rehabilitation and keeping existing property in affordable housing stock and land banking.
5. **Strategy 3: Create Policies that Support and Incentivize Affordable Housing Development.**
   * The City of Salida will review policies to support affordable housing.
     + Accomplishment:
       - Salida utility graduated fees for water connection.
       - Poncha has a graduated fee for water connections. (confirm)
       - 40% of BV has multifamily fee reduction.
     + Current actions:
       - Continuing work on an annexation and planned development policy that can also serve as a learning lab for other municipalities.
       - Explore potential for HWY 50 Overlay that supports multifamily, affordable housing, and redevelopment.
6. **Strategy 4: Acquire and Bank Land to Build Housing.**
   * Create a land inventory identifying priority parcels for affordable housing and existing affordable housing.
     + The land inventory committee has agreed to take on this action item. Marjo volunteered to provide convening meeting support.
     + Brainstorm of criteria to be considered by the land inventory included:
       - Proximity or accessibility of infrastructure
       - Size
       - Proximity to towns
       - Infill
       - Proximity to transportation
       - Zoning
       - Swappable
       - Land ownership: public (institutions, federal, state, municipal, county) and private
       - Existing affordable housing (rental, deed restricted)
     + Question raised about opportunity to reopen dialogue with Vandeveer. PT noted there will be more information about Vandeveer forthcoming.
7. **Strategy 5: Create Stability and Keep People in their Homes.**
8. **Strategy 6: Preserve and Produce Affordable Housing.**
   * Accomplishments:
     + Collegiate Common slated to open mid-summer 2018. 48 units within two buildings rented at the 30%, 40% and 50% and 55% AMI rent levels.
   * Current activities:
     + The First 50 is working with the state to coordinate how to prioritize resources for homelessness in a 7 country region. Our 7 county region only has 1 homeless shelter in entire region. Lowest density in the state.
     + Proposed Housing Project:
       - COG, Salida Housing Development Corporation working on application to CHFA due March 1st to create a 50 unit development in Poncha Springs. Rentals serve 25% homeless with link to support services, rest 30-60% of AMI. Target is homeless and families.
       - Need letters of support from HPAC partners no later than end of February.
   * Gap: Preservation: What are we doing? What can we do?
     + Discussion: Preservation is important to ensure that existing affordable housing stock is not lost.
     + NEXT STEP: The February 2nd HPAC meeting will serve as a learning and brainstorm session on potential strategies and information gaps. The outcomes of this meeting will be provided to a committee (possibly Land Inventory) to diver deeper and develop recommendations in collaboration with the housing director.

**Outcomes of Discussion:**

* A countywide housing strategy should be developed with a new director.
  + NOTE: this summary of what a housing plan is was presented last year:

A *Regional Housing Plan* serves as an implementation strategy for collaborating agencies and organizations to accomplish shared goals. A RHP will include:

* Regional and sub regional goals and objectives.
* Strategies that address:
  + Physical development opportunities and constraints (e.g. land, infrastructure, market).
  + Regulatory opportunities and constraints (e.g. land use regulation, zoning).
  + Housing projects.
  + Funding options and gaps.
  + Local organizational capacity and programming.
  + Building public support for action.
* Clear action steps to ensure regional and local housing needs are met.
* An implementation plan with identified leadership, priority level, resource needs, and timeframe.