

# FRASER RIVER VALLEY HOUSING PARTNERSHIP

## Regular Meeting

Monday, August 28th, 2023

Winter Park Council Chambers  
3:00 pm



## Agenda

1. Meeting Call to Order
2. Public Comment
3. Consent Agenda
  - a. Approving meeting minutes from the August 14th Regular Meeting
4. Action Items
5. Discussion Items
  - a. Financial Report
  - b. Regional Project Overview
  - c. Housing Colorado Conference
5. Working Group Updates
6. Other Items for Discussion
7. Adjourn



## MEETING MINUTES

**DATE:** Monday, August 14th, 2023 at 3:00pm  
**MEETING:** Fraser River Valley Housing Partnership Board, Regular Meeting  
**LOCATION:** Winter Park Council Chambers & Zoom  
**PRESENT:** Deb Brynoff, Al Furlone, Michael Johnson, Skylar Marshall, Sandra Scanlon, Robyn Wilson

**OTHERS PRESENT:** Rob Clemens, Alisha Janes

### 1. Meeting Called to Order at 3:06pm

Roll Call: Deb Brynoff, Al Furlone, Michael Johnson, Sandra Scanlon, and Robyn Wilson. Skylar Marshall joined via zoom at 3:05. Ken Jensen had a planned absence.

### 2. Public Comment

No Public Comment was made

### 3. Consent Agenda

Al Furlone moved, Michael Johnson seconded. Motion unanimously approved for meeting minutes from February 13, 2023 to July 24, 2023.

### 4. Action Items

A. Robyn Wilson moved. Michael Johnson seconded the motion. Resolution 23 for appropriation of start-up funds was unanimously approved.

B. Michael Johnson moved. Robyn Wilson seconded the motion. Motion to authorize the Executive Director to submit a Letter of Intent for the Land Banking program was unanimously approved.

Keith Riesberg of Town of Winter Park commented on coordination and clarification of scope of Land Banking plans.

C. Michael Johnson moved. Al Furlone seconded the motion. Motion to authorize the Executive Director to access current bank accounts, open additional accounts, transfer funds internally, sign checks, and secure a purchasing card.

External transfers or checks over \$5,000 will require approval from the Board Chair and/or Treasurer. Monthly updates on the Financials will be provided to the Board.

5. Discussion Items

- a. Several Board Members expressed interest in attending the Housing Conference in October. Rob will reach out to Housing Colorado to get a workshop list and register.
- b. Prop 123 discussion regarding presentation to County Commissioners and general processes.
- c. Discussion of Outreach opportunities and preferences on Board email protocols.

5. Working Group Updates

Alisha Jane provided an update regarding the Town of Winter Park Fireside Village Project (60 rental apartments) and Hideaway Junction Phase II (20 for sale SFH).

6. Other Items for Discussion

Michael Johnson requested an update on current projects taking place in the Region and potential projects.

Skylar Marshall requested information on the ability to accept donations to the Housing Partnership.

7. Michael Johnson moved to adjourn. Skylar Marshall seconded the motion. Motion to adjourn unanimously approved. Adjourned at 4:46pm



## Fraser River Valley Housing Partnership: Financial Report

	July 2023
Opening Balance	\$787,153
Revenues	\$200,351
Expenses	\$97
Closing Balance	\$987,407

## FRVHP Project Overview

Ideas	Initial commitments	Planning and pre-con	Construction	Complete
Project Name	Jurisdiction	# of units	Unit Type	Status
Land Acquisition	Grand County		Vacant Land	LOI submitted to CHFA for \$1.25M
Ten Mile	Granby		Land	LOI submitted to CHFA
Habitat Partnership	Grand County	16	duplex or Townhome	Very early negotiation, would require annexation by Fraser,
Pole Creek Apartments	Grand County	60	studio or 2 br	Denied by County Planners, Submitting Revised Plans
Winter Park Mountain Lodge	Winter Park	180	Studios	Purchase is uncertain. Plan is to convert hotel rooms to studio apartments under master lease agreements with businesses.
<b>Roam</b>	Winter Park	60	units	Agreement with the Town of Winter Park for impact or inclusionary mitigation
<b>Sojourn at Idlewild</b>	Winter Park	12	units	Volunteer Inclusionary Zoning
<b>Cooper Creek Village</b>	Winter Park	45	Bedrooms	Deed restricted bedrooms
<b>Victoria Village</b>	Fraser	180-199	mixed (48 studio, 150 -1,2,3 br, 11 Townhomes)	Master Plan adopted by Fraser Board of Trustees. Army Corps wetlands and bridge deliniation. 2024 -2025 vertical. Town homes are likely market rate.

<b>Rodeo (Highway 40)</b>	Granby	248	mixed (120 - 1,2,3 br, 72 Townhomes, 28 Duplex, 28 SFH)	2024 going vertical. 2025 Move In
<b>Koselig in Main</b>	Fraser	2	Studio apartment	2 deed restricted units in one of the two buildings. Move in 2023-2024
<b>Hideaway Junction-Phase II</b>	Winter Park	20	SFH	2024-2025 move in
<b>Winter Park Resort Employee Housing</b>	Winter Park Resort	330	Dorm studios	Under construction with completion in October 2023.
<b>Smith Creek (Sun Communities)</b>	Granby / Grand County		Mixed	Third phase is complete?
<b>Wapiti Meadows</b>	Fraser	50	Townhomes	LIHTC expiration in 2025.
<b>Hideaway Place Apartments</b>	Winter Park	38	1 & 2 br apartments	Occupied
<b>Hideaway Junction - Phase I</b>	Winter Park	10	SFH	Occupied
<b>Millers Inn</b>	Winter Park	18	Condos	Occupied - mix of ownership and rental
<b>Fireside Apartments</b>	Winter Park	50	40 - 1 br 10- 2 br apartments	Leased up and moving in
<b>Mill Apartments at Byers Peak Ranch</b>	Grand County / Fraser	50-60	1, 2, 3 br apartments	LIHTC Lease up began 8/23 & 8/24. 50 are deed restricted, but 60 total units.