

FRASER RIVER VALLEY HOUSING PARTNERSHIP

Regular Meeting

Monday, November 13th, 2023

Winter Park Council Chambers
3:00 pm



Join Zoom Meeting: <https://zoom.us/j/94715357079>

Meeting ID: 947 1535 7079

One tap mobile: +17193594580,,94715357079# US

Agenda

1. Meeting Call to Order
2. Consent Agenda
 - a. Approving meeting minutes from the October 23rd Regular Meeting
3. Public Comment
4. Discussion Items
 - a. Financial Report
 - b. Budget Draft V2
 - c. Communication and marketing strategy
 - d. Developer RFP submitted
 - e. Realtor RFP submitted
5. Working Group Updates
6. Executive Session to discuss property acquisition strategies
7. Action Items
8. Other Items for Discussion
9. Adjourn

MEETING MINUTES

DATE: Monday, October 23rd, 2023 at 3:00pm
MEETING: Fraser River Valley Housing Partnership Board,
Regular Meeting
LOCATION: Winter Park Council Chambers & Zoom
PRESENT: Skylar Marshall, Sandra Scanlon, Michael
Johnson, Deb Brynoff, Ken Jensen, and Robyn
Wilson



OTHERS PRESENT: Rob Clemens, Nicole Schafer, Alisha Janes

1. Meeting Called to Order at 3:00pm

Roll Call: Skylar Marshall, Sandra Scanlon, Deb Brynoff, Mike Johnson, Robyn Wilson and Ken Jensen. Al Furlone had a scheduled absence.

2. Public Comment

No public comment was made, but a request to make sure there was ample time for anyone attending a couple of minutes later would be appreciated.

3. Consent Agenda

Ken Jensen moved, Sandra Scanlon seconded. Motion unanimously approved for meeting minutes from October 9, 2023.

4. Discussion Items

- a. Financial Report was presented by Rob Clemens
- b. Updates from Housing Colorado Conference and Resource Hub Meeting
 - Resource Hub discussions on co-located structures. Location is still TBD.
 - Conference emphasized the gap in the financial stack due to interest rates.
- c. Update on meetings with Winter Park, Chamber Expo, and Habitat
 - Rob attended the Winter Park work session to introduce FRVHP to the Council
 - Rob also attended the Expo and talked with a variety of business owners
 - Habitat plans for the Land Banking will need some assistance in building units quickly enough to meet the Prop 123 Land Banking timelines.
- d. Development opportunities were discussed in terms of how FRVHP can participate.
 - Land acquisition is useful in the long-run and presents a huge opportunity cost with current prices.
 - Buy Downs are a short term band-aid with some concerns regarding accountability.
 - Preservation - still need to talk with CHFA and get more information
 - Financial stack gap in coordination with the municipalities.

5. Action Items

- a. Resolution 28 was removed from the agenda since Resolution 15 was adopted in February 2023.
- b. Motion to Publish Development RFP was made by Sandra Scanlon, seconded by Michael Johnson, and unanimously approved.
- c. Motion to provide a letter of support for Habitat for Humanity of Grand County's Land Banking application was made by Michael Johnson, seconded by Robyn Wilson, and unanimously approved.

6. Working Group Updates

Alisha Janes from the Town of Winter Park discussed the lodging tax initiative that will appear on the November ballot.

Nicole Schafer from the Town of Granby invited members to attend the Housing Technical Assistance Training slated for October 25 and discussed the short term rental bedroom fee ordinance that was approved.

7. Other Items for Discussion

Feedback on the Real Estate RFP was that it was very formal and did not align with the industry norms.

8. Meeting adjourned at 4:24pm.



FRVHP Financial Report

	July 2023	August 2023	September 2023	October 2023
Opening Balance	\$787,153	\$987,407	\$1,021,057	\$1,036,246
Revenues	\$200,351	\$35,518	\$15,286	\$11,262
Expenses	\$97	\$2,167	\$97	\$9,216
Closing Balance	\$987,407	\$1,020,758	\$1,036,246	\$1,038,292

Fraser River Valley Housing Partnership				
Draft Budget				
		FY23	FY23	FY24
Revenues		Budget	Year End Estimate (YEE)	Proposed
	Property Taxes (2 mill)	\$1,098,000	\$1,134,383	\$1,767,933
	Interest	\$0	\$17,867	\$20,000
	Intergovernmental Revenue	80000	0	
	Fees for services	0	0	0
	Grant revenue	0	0	\$16,848
	Investment Income	0	0	0
	Other Financing Sources	0	0	0
	Unassigned Balance (carry forward)	0	0	\$818,806
	Total	\$1,178,000	\$1,152,250	\$2,623,587
Expenses				
	Salary and Wages	\$112,500	\$60,417	\$145,000
	Benefits	\$29,000	\$21,146	\$50,750
	Debt Payments	\$0	\$0	\$0
	Purchased Services	\$200,000	\$87,196	\$264,684
	Cell phone		\$700	\$820
	Technology services (software)		\$714	\$1,500
	Supplies	\$5,000	\$274	\$3,000
	Non-capital Equipment	\$20,000	\$0	\$4,000
	Professional Development		\$2,750	\$8,000
	Travel - food, lodging, vehicle		\$961	\$4,000
	Capital Purchases		\$2,375	\$4,000
	Capital Outlay	\$500,000	\$0	\$700,000
	Other	10000	0	0
	Contingency (10%) of total Rev	25000	0	0
	Reserve Contribution (3 months operating)	\$200,000	\$122,344	\$121,439
	TABOR Reserve	41130	\$34,567	\$78,708
	Total Expenses	\$1,142,630	\$333,444	\$1,385,900
	Net	\$35,370	\$818,806	\$1,237,687

Project Overview

Ideas	Initial commitments	Planning and pre-con	Construction
Project Name	Jurisdiction	# of units	Unit Type
Tabernash Apartments	Grand County	63	studio or 2 br
Ten Mile - Habitat	Granby	18	Land
Ten Mile - Summit	Granby	50	Land
Ten Mile - CPD	Granby	85	Land
Habitat Partnership	Grand County / Fraser	16	duplex or Townhome
Riverside Condos	Fraser	5	modular studios
Roam	Winter Park	60	units
Sojourn at Idlewild	Winter Park	12	units
Cooper Creek Village	Winter Park	45	Bedrooms
Victoria Village - MAHD	Fraser	180	mixed (48 studio, 150 -1,2,3 br, 11 Townhomes)

Rodeo (Highway 40) - National Housing Partners Foundation	Granby	248	mixed (120 - 1,2,3 br, 72 Townhomes, 28 Duplex, 28 SFH)
Zerex - Byson	Fraser	4	2 br apt
Koselig in Main - Byson	Fraser	2	Studio apartment
Hideaway Junction- Phase II	Winter Park	20	SFH
Winter Park Resort Employee Housing	Winter Park Resort	330	Dorm studios
Smith Creek (Sun Communities)	Granby / Grand County		Mixed
Wapiti Meadows	Fraser	50	Townhomes
Hideaway Place Apartments	Winter Park	38	1 & 2 br apartments
Hideaway Junction - Phase I	Winter Park	10	SFH
Millers Inn	Winter Park / Grand County	18	Condos
Fireside Apartments	Winter Park	50	40 - 1 br 10- 2 br apartments
Mill Apartments at Byers Peak Ranch	Grand County / Fraser	60	1, 2, 3 br apartments