



BOARD OF COUNTY COMMISSIONERS

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Breckenridge, CO 80424

TO: Board of County Commissioners
Scott Vargo
Jeff Huntley
FROM: Sara R. Lopez
RE: Work Session Meeting of June 23, 2020
DATE: June 23, 2020

Attendees:

Elected Officials (via phone or Zoom): Elisabeth Lawrence, Thomas C. Davidson – Commissioners

Staff (via phone or Zoom): Scott Vargo, County Manager; Jeff Huntley, County Attorney; Sarah Vaine, Assistant County Manager; Bentley Henderson, Assistant County Manager; Keely Ambrose, Assistant County Manager; Marty Ferris, Finance Director; Julie Sutor, Communications Director; Jason Dietz, Housing Department Director; Jim Curnutte, Community Development Director; Brandon Howes, Housing Planner; Tom Gosiorowski, Public Works Director; April Paige, Executive Administrative Manager and Sara R Lopez, Administrative Assistant.

Guests (via phone or Zoom): Anna Bengtson, Kerstin Anderson, Mike Goolsby, Mark Rogers, Tyler Weldon, Grant Anderson, Margaret Bowes, Elise Thatcher, Carrie Tremblatt, Jeff Goble, Fritz Homman, Kathy Hall, Jen Pullen, Zane Znamenacek, Amy Priegel, Ann Marie Damian, Peter Siegel and others who did not sign in.

I. New Forest Service Guidance for Leasing of Administrative Sites (Housing)

Jason Dietz, Jim Curnutte and Anna Bengtson gave a digital presentation on the following topic but not limited to:

Summit County and the Town of Dillon have been working collaboratively for over a year with the local Forest Service staff on a potential partnership and leasing opportunity for the Dillon Administrative Compound. Recently the Forest Service Leasing Authority directives were finally released for public comment. This is the County's opportunity to review the leasing guidance and submit questions and comments in collaboration with the Town of Dillon to the Forest Service.

Commissioners asked questions and provided feedback for the draft letter.

II. Managers' and Commissioners' Issues

Senior Management and Commissioners discussed several topics including but not limited to:

Scott Vargo and Commissioners discussed a suggestion from one of the Board of Commissioners Candidate. He suggested holding community forums with the community right after elections. Commissioner Lawrence suggested staggering these forums until the new commissioners have a clear idea of what their job entails.

Commissioners and senior staff discussed the recent budget kickoff meeting and how most departments have responded quite well to the challenge of coming up with a budget reduction of 10%.

Sarah Vaine and Commissioner Lawrence suggested adding the childcare topic to a future BOCC Work Session.

Bentley Henderson and Aaron Byrne, Landfill Director, are finalizing a timeline for a Request for Proposals (RFP) for study on noise mitigation for the Shooting Range.

Delivery of the three electric buses has been delayed until August due to COVID-19 closures.

Commissioners also reviewed schedules and upcoming calendar events.

III. Colorado Department of Transportation (CDOT) Update

Bentley Henderson, Tom Gosiorowski and CDOT staff updated on the following topics but not limited to:

- Projects funding
- Update on Exit 203 upgrades
- Auxiliary lanes on Exit 205
- Vail Pass Auxiliary Lanes and INFRA Grant
- Floyd Hill
- Hazmat Study
- Access, locally to toll credits
- Can DO Grant Program

Commissioner Lawrence requested that exit 203 VMS signs be in place at the beginning of the winter season, in order to alleviate traffic congestion.

Commissioners asked questions and thanked CDOT staff for participating in the meeting.

IV. Deed Restrictions & Dillon Valley Vistas (Housing)

Jason Dietz gave a digital presentation on the following but not limited to:

Deed Restrictions

Overview of deed restrictions for the buy downs located at Lakeside Townhomes unit 8 and Dillon Valley East unit Q204 as well as the Dillon Valley Vistas deed restriction and giving Commissioners the opportunity to provide feedback.

Buy Down Deed Restrictions

In previous sessions discussing these the current buy downs it was contemplated that we would utilize a Housing Helps based deed restriction or “deed restriction light”, as the properties themselves are very similar to a Housing Helps property. The similarities include location, age, condition, size, construction and subsidy of the properties. This contrasts to our current deed restricted neighborhoods that have utilized modern construction practices,

materials and layouts but require much larger subsidies to reach similar AMI price points. Similarly, the Town of Breckenridge's utilizes a Housing Helps deed restriction for their buy down properties.

One of the primary characteristics of the Housing Helps restriction is that it allows an investor to place a deed restriction on their property, which then obligates them to rent to a Qualified Occupant, providing much-needed rentals for our local workforce. There is however, one addition that staff recommends adding to the County buy down restrictions this is a 30-day priority period for Qualified Occupants, local workers, to purchase the property before others are allowed to purchase. With this priority, local workers will have the first 30 days to make an offer; if no offers were received then others would be able to purchase the property and then be obligated to rent it to a Qualified Occupant.

Dillon Valley Vistas Deed Restriction

The Dillon Valley Vistas deed restriction is based on the County's recently adopted Housing Guidelines, which provide flexibility to developers in creating deed restrictions that meet the developer's vision for the project and meet the County's objectives in workforce housing. With the project application period getting ready to start on July 1, and the County being the developer, Staff is looking to finalize and solicit BOCC feedback and interpretations on the following sections and components of the Draft Dillon Valley Vistas Deed Restriction:

Article 4. Section 4. Asset Testing:

Currently the deed restriction limits a Qualified Owner from not having more than \$200,000 in combined real and personal property assets at the time of initial purchase. This would be the lowest set amount in the County; the Town of Breckenridge asset limit is \$225,000, which was only set because other Town programs used that amount. A seemingly likely buyer for our project are buyers that have outgrown smaller market rate condos or townhomes that have seen good appreciation but not enough to purchase a market rate 3-4 bedroom home. However, the higher that the asset limit is the greater the possibility there is of someone owning other less expensive real estate out of state and being able to purchase at Dillon Valley Vistas. Staff is comfortable with the asset limit at \$200,000 or even \$225,000.

Article 4. Section 6.A i. Rental Procedures:

This section states that leases shall be for a term of at least three consecutive months in duration. As written, this would also include roommate's rentals. There are many cases where the owner wants to rent a room, which is encouraged, but wants a month-to-month lease to ensure that they find roommate they can get along with and do not have to utilize the eviction process to terminate the lease if they do not get along. So long as the roommate is approved and in compliance with the other requirements of this restriction Staff can support a roommate month to month lease.

Article 4. Section 6.A iii. Maximum Rental Rate:

Currently as written the rental rate including utilities cannot exceed 120% of the HUD Fair Market Rate, \$2,114.40 for a 3 bedroom or \$2,631.6 for a 4 bedroom. The rental

rate for a room was silent, Staff recommends adding: "The Maximum Rental Rate for a bedroom shall be the Maximum Rental Rate for the total unit size divided by the number of bedrooms in the unit." This would calculate to \$705 per room for a three bedroom and \$658 per room for a four bedroom and provide affordable room rentals to local workers.

Commissioners and staff discussed additional funding for the Housing Helps program and decided to postpone a decision until the Housing Helps pilot program and the application process for Dillon Valley Vistas Housing Project opens up. Commissioner Lawrence suggested reviewing this topic at the July 28, 2020 BOCC Work Session.

Commissioners asked questions, provided feedback and thanked the team for their work.

V. Recent Legislation and Fiscal Matters and the Legal Advice related thereto. (Attorney) (Executive Session Recommended)

Jeff Huntley and Scott Vargo requested an amendment to the Work Session Agenda to add an Executive Session regarding recent legislation, fiscal matters, potential responses and legal advice related thereto.

A motion was made by Commissioner Davidson and seconded by Commissioner Lawrence to go into Executive Session regarding recent legislation, fiscal matters, potential responses and legal advice related thereto. BOCC voted 2 to 0 to go into Executive Session per CRS 24-6-402 (4) (a)(b)(e). The motion was approved.

Meeting adjourned.

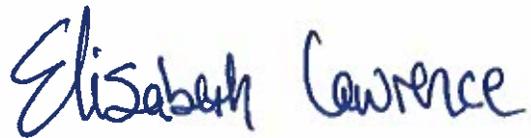
Respectfully submitted:



Sara R Lopez, Deputy Clerk



Approved by:



Elisabeth Lawrence, Vice-Chair