



YAMPA VALLEY HOUSING AUTHORITY

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2006 Multi-jurisdictional Housing Plan

Submitted by:

YVHA Strategic Planning Committee

Kathi Meyer, President

Nancy Stahoviak, Vice President

Mary Alice Page-Allen, Secretary/Treasurer

Tony Seaver, Director

YVHA Staff:

Elizabeth Black, Executive Director

Curtis Church, Program Manager

**Yampa Valley Housing Authority
2006 Strategic Multi-jurisdictional Housing Plan**

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APPENDICES

Appendix A: Routt County/Steamboat Springs Strategic Plan Powerpoint presentation.

Appendix B: Moffat County Strategic Plan Powerpoint presentation.

Appendix C: Strategic Planning Process Summary with plan responses by location and total responses of all meetings.

Appendix D: 2003 Routt County Housing Needs Assessment

YAMPA VALLEY HOUSING AUTHORITY
MULTI-JURISDICTIONAL HOUSING PLAN

I. YVHA MISSION STATEMENT

The Yampa Valley Housing Authority promotes a healthy and diverse community by increasing the availability of affordable housing for the people of the Yampa Valley.

II. INTRODUCTION

According to the State statute that governs multi-jurisdictional housing authorities, (C.R.S. 29-1-204.5), the Yampa Valley Housing Authority (YVHA) is required to develop, periodically review, update and implement a multijurisdictional plan that effects the planning, financing, acquisition, construction, reconstruction or repair, maintenance, management and operation of housing projects and programs to be undertaken YVHA. The purpose of this plan is to assist the YVHA Board of Directors with the prioritization of its housing programs, projects and services. This is a dynamic document; as the housing needs of the community change over time, so would the YVHA planning goals and priorities of the multijurisdictional housing plan. The YVHA expresses its appreciation to all interested citizens and government officials who participated in this process. Their comments helped identify the priorities that frame this 2006 strategic plan.

The City of Steamboat Springs and Routt County entered into an Intergovernmental Agreement (IGA) to establish a multijurisdictional housing authority in November, 2003. The following describes some, but not all of the YVHA general powers as prescribed by state law and the IGA:

- To plan, finance, acquire, construct, manage and operate housing for families of low or moderate income;
- To plan, finance acquire, construct, manage and operate housing programs for employees of employers located within the jurisdiction of the Authority;
- To make and enter into contracts with any person, including, without limitation, contracts with state or federal agencies, private enterprises, and nonprofit organizations;
- To employ agents and employees;
- To cooperate with state and federal governments concerning the financing of housing projects and programs;
- To acquire, hold, lease, sell or otherwise dispose of any real or personal property, commodity, or service;
- To condemn property for public use, if such property is not owned by any governmental entity or any public utility and devoted to public use pursuant to state authority;

- To levy, in all of the area within the boundaries of the Authority, a sales or use tax, or both at a rate not to exceed one percent, upon every transaction or incident with respect to which a sales or use tax is levied by the state;
- To levy, in all of the area within the boundaries of the Authority, an ad valorem property tax at a rate not to exceed 5 mills on each dollar of valuation for assessment of the taxable property within such area;
- To establish, and from time to time increase or decrease a development impact fee and collect such fee from persons who own property located within the boundaries of the Authority who apply for approval for new residential, commercial or industrial construction in accordance with applicable ordinances, resolutions, or regulations of any county or municipality;
- To fix, maintain and revise fees, rents, security deposits, and charges for functions, services or facilities provided by the Authority;

III. IDENTIFICATION OF CURRENT NEEDS AND EMERGING ISSUES

The Planning Process

The Strategic Planning Committee of the YVHA Board of Directors held a series of meetings to gather input from interested citizens to help with the development of the multi-jurisdictional housing plan. YVHA scheduled six (6) public meetings throughout Routt County, Steamboat Springs and Craig in January and February 2006. Committee members presented current YVHA activities, programs and services after which the public was invited to make public comment on the following four questions:

Who should be served?

What should our priorities be?

Where should housing be located?

How should these activities be funded?

A narrative of each meeting and meeting responses are provided in Appendix C.

IV. HOUSING PLAN GOALS FOR THE YAMPA VALLEY HOUSING AUTHORITY

Based on comments received at the public meetings, a review of the housing needs assessment and discussions held by the YVHA Board of Directors and staff, the goals for the YVHA and associated actions to accomplish those goals have been identified as follows:

Insuring the Financial Stability of the YVHA so that, to the greatest extent possible, staffing and resources are available to implement the goals and actions outlined in this plan

- Determine whether or not YVHA will pursue a ballot issue for a sales tax, property tax and/or an impact fee.
- Charge fees for services provided by YVHA.
- Enter into contracts with public and/or private entities to provide services.
- Pursue grant funding opportunities.
- Request local government contributions.
- Solicit and receive private donations.
- Reinvest funds earned from prior projects into new projects.

Land Acquisition

- Purchase land for specific and future projects.
- Encourage land donations from City, County or others.

Project Development

- Increase supply of affordable home ownership opportunities through development of housing projects that contain permanently deed restricted units.
- Increase supply of affordable rental housing for households with very low income.
- Acquire existing housing stock for resale to qualified buyers with deed restrictions.
- Focus project development within the boundaries of the Yampa Valley Housing Authority.

Housing Assistance Programs

- Develop and administer deed restrictions.
- Make available to qualified applicants the following programs:
 - Down Payment Assistance
 - Mortgage Credit Certificates
 - Federal Loan Programs
 - Project-based Loans or Grants
- Provide home buyer education
- Consider providing credit counseling services.
- Continue to manage affordable rental housing property(s).

- Increase public awareness about YVHA, its programs, projects, and activities.
- Increase public awareness of employers providing housing assistance for employees.
- Develop and maintain a database that identifies the available housing market and housing needs of the community.
- Develop and maintain a database of qualified applicants within the community.
- Develop, maintain, monitor and evaluate a database of deed restricted units.
- To the extent possible, work with private developers of affordable housing projects to act as a clearing-house between the developers and those needing affordable housing.

Mobile Homes/Manufactured Homes/Modular Homes

- Pursue conversion of mobile home parks from rental to ownership.
- Purchase existing mobile home parks.
- Develop new mobile home parks and manufactured/modular home subdivisions.
- Encourage and support local governments’ actions to preserve existing mobile home parks.

Local Government Assistance

- Provide assistance to local governments regarding the development of affordable housing policies and regulations.
- Contract with local governments for fees for specific services rendered related to the implementation of affordable housing policies and regulations.

V. IMPLEMENTATION OF ACTION PLAN

Upon adoption of this housing plan, the YVHA Board of Directors will work with staff to identify the process for implementation of each action item, including staffing and other resources necessary for successful implementation. Action items can only be implemented when adequate staffing and resources are available.

VI. CREATION OF ANNUAL STRATEGIC PLAN

Annually, as part of its budget process, YVHA will develop a strategic plan which identifies specific housing needs that should be addressed through project development and land acquisition. The identification of housing needs will be based on staff recommendations formulated through a review of the available housing market and the housing needs of the community. Preliminary budgets for potential housing projects will be created based on the best information available and the need for any subsidized funding will be identified.

VII. FORMAL REVIEW AND UPDATE OF THE MULTI-JURISDICTIONAL HOUSING PLAN

Every three years YVHA will conduct a formal review and update of the Multi-jurisdictional Housing Plan. If it appears that the community’s housing needs are

changing dramatically prior to the three year review, YVHA may initiate a formal review prior to that time.

VIII. ACTION PLAN

Priority Key: O= Ongoing, S= Short Term, M=Moderate Term, L=Long Term

Insure the Financial Stability of the YVHA

<u>Action</u>	<u>Responsibility</u>	<u>Priority</u>
Discuss whether or not YVHA will pursue a ballot issue for a sales tax, property tax and/or an impact fee.	YVHA Board	S
Charge fees for services provided by YVHA.	Staff	O
Contract fees with other public and private entities to provide services.	YVHA Board	O
Pursue grant funding opportunities.	YVHA/Staff	O
Request local government contributions.	Finance Comm.	O
Solicit and receive private donations.	YVHA Board	S
Reinvestment of funds to new projects earned from prior projects.	YVHA Board	O

Land Acquisition

<u>Action</u>	<u>Responsibility</u>	<u>Priority</u>
Purchase land for specific and future projects.	YVHA Board	O
Encourage land donations from City, County and Others	YVHA Board	S

Project Development

<u>Action</u>	<u>Responsibility</u>	<u>Priority</u>
Increase supply of affordable home ownership opportunities through development of housing projects that contain permanently deed restricted units.	YVHA/Staff	O
Increase supply of affordable rental housing for households with very low income.	YVHA/Staff	S
Acquire existing housing stock for resale with deed restrictions to qualified buyers.	YVHA Board	L
Focus project development within the boundaries of the Yampa Valley Housing Authority.	YHVA/Staff	O

Housing Assistance Programs

<u>Action</u>	<u>Responsibility</u>	<u>Priority</u>
Develop and administer deed restrictions.	Staff	O
Make available to qualified applicants the following:		

Down Payment Assistance	Loan Comm.	O
Mortgage Credit Certificates	Loan Comm.	O
Federal Loan Programs	Staff	O
Project-based Loans	YVHA/Staff	O
Provide homebuyer education.	Staff	O
Consider providing credit counseling services.	YVHA	S
Continue to manage affordable rental housing property(s).	Staff	O
Increase public awareness about YVHA, its programs, projects, and activities.	YVHA/Staff	O
Increase public awareness of employers providing housing assistance for employees.	YVHA/Staff	M
Develop and maintain a database that identifies the available housing market and housing needs of the community.	Staff	S
Develop and maintain a database of qualified applicants within the community.	Staff	S
Develop, maintain, monitor and evaluate a database of deed restricted units.	Staff	O
To the extent possible, work with private developers of affordable housing projects to act as a clearing-house between the developers and those needing affordable housing.	Staff	O

Mobile Homes/Manufactured Homes/Modular Homes

<u>Action</u>	<u>Responsibility</u>	<u>Priority</u>
Pursue conversion of mobile home parks from rental to ownership.	YVHA Board	M
Purchase existing mobile home parks.	YVHA Board	S
Develop new mobile home parks and manufactured/modular home subdivisions.	YVHA Board	S
Encourage and support local governments' actions to preserve existing mobile home parks.	YVHA/Staff	O

Local Government Assistance

<u>Action</u>	<u>Responsibility</u>	<u>Priority</u>
Provide assistance to local governments regarding the development of affordable housing policies and regulations.	YVHA/Staff	O
Contract with local governments for fees for specific services rendered related to the implementation of affordable housing policies and regulations.	YVHA/Staff	O