

# Affordable Housing Update

August 2, 2016

# Block 79 and 80 Infrastructure

- The Public Works Department Has Completed the Over Lot Grading
- Project Substantially Complete
- Final DOLA Report Due September
- Only Project Overrun was Gas Main Installation Approximately \$18,000

# Lot Sales

- Contracts being executed Tomorrow by Manager
- Ordinances for First 4 Lot Sales will be Set for Public hearing on September 6<sup>th</sup>
- Second Round of Sales will be set for May 2017
- Budget Ramifications
  - A Budget short fall of \$150,000 in 2016 Because 4 lots will not Close until 2017
  - Affordable Housing Fund Reserves can absorb this cost until lots are sold next Year

# BOZAR and Development Review Process

- There are Several fee waivers including:
  - Building Permit Fee
  - Application Fee
  - Affordable housing Fee
  - Town Pays 2/3 of Water and Sewer Taps
- Each Applicant must present budget to be review by Town and GVRHA
- 2/3 of Standard Labor Rate being used to calculate Sweat Equity
- Max Price Limits are set forth in Guidelines

# 2016 Gunnison Valley Needs Assessment

- Town Committed \$16,000 Towards Regional Effort
- Surveys out This week
- Draft completed mid-October
- Completion mid-November
- Contract Cost \$77,500 plus incidentals
- Six funding sources split cost equally

# Leasing of Anthracite Place

- 17 Apartments Committed to Date
- Move-ins begin August 8, 2016
- 5 applications being processed
- Averaging about one application/day
- Investor Contract: 15 August-15 September
- Applicant Reviews:
  - Income Level
  - Credit History
  - Leasing History
  - Criminal History

# Designing for Block 79 and 80 Builds

- Housing Authority compiling plans for approximately 12 multi-family units (duplexes and triplexes) – public lots
- Modular Plans and BOZAR review for 2 Duplexes and 1 Triplex
- Set to Break Ground in late Spring 2017
- Cost Estimates and project Costs will be brought for Council's Consideration for 2017 Budget

# Avalanche Campground

- Currently working Through Traffic and Cost Engineering
- Possible 20 Workforce Summer Housing or 30 Tourist Tents sites
- RV's not probable because of Access Costs
- JVA will present Findings September 19<sup>th</sup>

# ADU Restrictive Covenant Enforcement

- Total of 151 Deed Restricted Units
- On May 15, 2016 there were 28 of questionable compliance
- As of August 1 the totals are:
  - 7 deemed in compliance
  - 3 owner occupied units in legal review for compliance
  - 3 units still unresponsive
  - 15 units have not proven compliance
- In August and September the remaining non-responsive and non-compliant units will be found out of compliance and fined \$100 per day.

# 2017 Potential Projects

- Community School Design/Build Lot 8 Block 79
- Scattered-site Development (Housing Authority) 2 Duplexes and 1 Triplex in Town
- Space to Create Application due January 2017
- Private/Public Development Partnership Block 76

# Community School Design/Build Lot 8 Block 79

- Partnership with Community School to Build Tiny Home
- High Schoolers will Design Fall/Winter
- Break Ground in May 2017
- Assistance Being Provided from Local Architects and Contractors
- Students will Assist with Construction
- 2 Bed/2 Bath
- Town responsible for Material and Skilled Labor Costs
- Estimated \$120,000 Budget Expenditure
- Will Become Town Employee Rental After Completion

# Scattered-site Development (Housing Authority) 2 Duplexes and 1 Triplex in Town

- Already Covered

# Space to Create

- Application due January 2017
- Potential \$5 million in Outside Funding
- Cypress is interested in Allowing the Town to Use 1 Arce Annexation Site for Application
- Potential for up to 40 Units
- Live/Work Space + Flex Space for Local Artists need to be included in Project
- Design Contest for initial ideas will be held this Fall Cash Prize
- Staff Meeting with different Agencies to find out more information

# Private/Public Development Partnership Block 76

- Goal to develop up to 16 Rental Properties
- Targeted Towards 80%-200% AMI Applicants
- 40 year lease with Developer
- Self Imposed Rent Control
- Allow the Town To get Units on Ground Faster in the next few Years
- Further Investigation needed on Developer fees, Project Costs, and Annexation Agreements if Council interested in project