Town Council
Town Council Meeting Minutes
Monday, August 12, 2024
4:00 PM
130 Kearns Road
Town Council Chambers
Snowmass Village, CO, 81615
You can watch the meeting live online on our website at tosv.com

Mayor Madsen called to order the Regular Meeting of the Snowmass Village Town Council on Monday, August 12, 2024, at 4 pm.

A complete live recording of this meeting can be found at www.tosv.com under Town Council Meetings. This meeting will be archived indefinitely, allowing you to view it at any time.

1) CALL TO ORDER
2) ROLL CALL

Council Members Present: Alyssa Shenk (After Ex. Session), Tom Fridstein(virtual), Britta Gustafson (virtual), Susan Marolt and Bill Madsen.

Council Members Absent: None.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney (virtual), Greg LeBlanc, Assistant Town Manager; Betsy Crum, Housing Director; and Barbara Peckler, Office Manager.

Public Present: Gail Schwartz, Rick Galli

3) EXECUTIVE SESSION

3.A) Executive Session

4 Agenda Item Summary Exec Session

Mayor Madsen read the legal language for the Executive Session.

At 4:05 pm Councilmember Marolt motioned to go into Executive Session. Councilmember Fridstein seconded. All in favor.

At 4:58 pm, Mayor Madsen moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Marolt seconded. All in favor.

At this time Councilmember Shenk joined the meeting and Councilmember Gustafson left the meeting.

4) PUBLIC COMMENT

None

5) ADMINISTRATIVE REPORTS

Review of Regional Housing Opportunities

In response to the Council's housing goals and the ongoing need to think creatively about creating more workforce housing, staff have been exploring and participating in multiple opportunities within the Town of Snowmass Village and in partnership with others in the Valley who are engaged in similar efforts. Betsy Crum, the Housing Director, presented two options for the town's involvement in tonight's meeting.

5A Agenda Item Summary West Mountain Regional Housing Coalition Buy-Down Program and Habitat Priority Program

5A Attachment A - WMRHC Good Deeds Program

Betsy Crum, Housing Director provided detailed information on the West Mountain Regional Housing Coalition Buy-Down Program. The Buy-down Program, named "Good Deeds," is the first such program assisting homebuyers in purchasing free-market homes in exchange for a permanent deed restriction. She is excited to announce the program is launching this month. The funding to capitalize the Program initially is limited, we are approaching this as a "Pilot" and hope to learn a lot more about the demand, supply, and administration going forward.
The Town can start getting the word out about this program, but buyers will need to go through WMRHC to purchase and WMRHC will hold the deed restriction.

5A Attachment B - Habitat Priority Program Executive Summary

5A Attachment B2- Habitat Priority Program Summary

Gail Schwartz, Executive Director of Habitat for Humanity of the Roaring Fork Valley, outlined the "Priority Program" to the Council. This program offers local employers the opportunity to "purchase" priority for one or more of their employees to buy a studio or one-bedroom apartment in a building that Habitat is purchasing in Glenwood Springs. This is an 88-unit apartment building in West Glenwood that will be converted into affordable, deed-restricted condominiums. Habitat for Humanity is seeking $4 million in investments from local employers to prioritize their employees for unit purchases. These condominiums will be priced below market value with capped appreciation and offer additional financial assistance options. This project aims to increase homeownership opportunities for the local workforce.
Gail provided additional material to the Council members at the meeting. These documents will be added to the packet online and attached to these minutes.

The Council had a few questions such as how do you decide priority, is it close to transit options? Besty Crum, Housing Director explained they will be run just like the other Town deed-restricted housing, and it is right next to a bus stop.
The Council will need to have a decision on if or how many they would like to commit to by the next meeting on August 19th. The deadline for purchasing a priority unit is August 29th. The cost is $150,000 per unit and the Town could finance this with the funds collected from the percentage collected from the Tourism fund.

5.B) Discussion regarding Boards & Commission

5B Agenda Item Summary - Boards & Commissions

The Town Council requested an opportunity to discuss ways to improve communications with Town Boards and Commissions. At this meeting, the Council explored opportunities to:

- Improve utilization of the Boards and Commissions
- Provide Boards and Commissions with more direction/feedback.
- Determine methods for the Council to understand the dynamics of individual Boards and Commissions
- Ensuring that Boards and Commissions are investing their time well on topics important to the Council and community.
- Ensuing the input from the Boards and Commissions are being listened to

Councilmember Shenk suggested a good starting point would be to create an anonymous survey for the board members. The survey would need to be carried out before the appointment of the new board members. The Council agreed this is a promising idea and directed staff to come back with a draft survey at the next meeting. The idea is to keep a brief survey with 5 or 6 questions that apply to all Boards.

Suggested questions:
Do you feel you are getting clear directions?
How is the relationship between you and the Town Liaison?
What is the Board doing well?
What could be improved?
Council would like to see this an annual review of the Boards and Commission

6) TOWN COUNCIL REPORTS AND ACTIONS

Councilmember Shenk:

- Attended an RFTA meeting. This was the final meeting for Dan who is retiring.
- Sister Cites- Two students from abroad are sending High School Students for the year. One is staying in Aspen, and one will be staying in Snowmass with Alyssa for the first semester.
- Received feedback that the Plein Air Festival went well, and they met the goal they wanted to make. Shout out to Tourism, they did an excellent job posting the artist on their Instagram.
- Talked with Darrell from Snowmass Water and Sanitation and offered to give the Council a tour of the new facilities.

Mayor Madsen:

- Attended the RFTA meeting- nice send-off for Dan.
- Attended a RWAPA meeting- Tour of Carbondale’s River restoration project located by RVR. Progress is being made on Grizzy Reservoir allowing more flow in the river.

Councilmember Marolt: None currently

Councilmember Fridstein:

- Listened to a presentation from the City of Aspen about adding another generator to the power generation at Rudi dam allowing them to operate much more efficiently. Exciting to hear this is happening.

Clint Kinney, Town Manager:

- Staff are meeting with FAB on Wed. for them to review information on the Draw site and their feedback will be brought back to the Council.
- PTRAB summer event on Saturday went well and got feedback from the residents.

7) ADJOURNMENT

Mayor Madsen motioned to adjourn. Councilmember Shenk seconded. All in favor.

Adjourned at 6:15 pm.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, August 19th, 2024.

Submitted By,

Barbara Peckler

Barbara Peckler, Office Manager

Habitat for Humanity® Roaring Fork Valley — Building HOMES Building HOPE Building COMMUNITY

Request for Town of Snowmass Village participation in HFH RFV Affordable Housing Program

Project Summary

Habitat for Humanity RFV is purchasing an 88 unit free market apartment building.

The property will be submitted for condominium review through the City of Glenwood Springs

Units will be sold as deed restricted, affordable units with priority for current tenants

Mortgages and down payment assistance will be provided to purchasers from below 80% up to 150%

Priorities are being sold to partner employers, with an MOU similar to Wapiti Commons at $150,000

Costs:

- Purchase price is at market value
- $1,500,000 – Builders risk policy for construction defects litigation protection as result of condominium process.
- $458,800 In additional process expenses and some professionals are donating part of their expenses as donations.

Financing:

- Interest only loan from 1st Bank payable upon project completion

    - Current Investors and Priority Partners:
        - Colorado Housing and Finance Authority (CHFA) - $5,000,000.
        - City of Glenwood Springs grant from C2 Funds - $1,500,000. And $1.5M loan
        - Roaring Fork School District - $1,000,000.
          Roaring Fork Regional Fire Department - $300,000
        - Private Loan - $1,000,000.
          Garfield County BOCC

Timeline:

- Under contract. *Time is of the Essence*
- 4 – 6 month condo process
    - During this time, qualify buyers and arrange financing for buyers.
- 1st month after the condo process – we intend to close maximum number of condo sales.
- Because the max length of current leases is 1yr, we will have all the sales completed within month 13 of ownership.
- All financing will be retired with proceeds from sales

Habitat for Humanity® Roaring Fork Valley

Building HOMES
Building HOPE
Building COMMUNITY

Highlights:

Ownership expense vs Rental cost: current renters will save an average of $500 per month in year 1 and up to $900 per month in year 5 and earn equity in their property

• Supporting partnerships with Habitat, City of Glenwood Springs, Local Employers.

• We are providing 88 affordable ownership housing units that will remain in our community forever without new development. West Glenwood has as many as 1,000 rental units, most without any restrictions on rent increases.

Current Building Stats: 88 Units

Range

• 70 % of current tenants are under 120% AMI

• 11% are between 120% & 150% AMI • That is 81% of the current tenants in our AMI

• 89% of current tenants are employed in the region and 40% in GWS

Garfield County Area Median Income Limits 2024

**Area Median Income limits are updated annually by HUD for Garfield County*

AMI	1 person	2 person
Category 4-150%	$ 107,550	$ 123,000
Category 3-120%	$ 86,040	$ 98,400
Category 2-100%	$ 71,700	$ 82,000
Category 1-80%	$ 57,360	$ 65,600

The goal of this project is to stabilize 88 households in our community. To get them in a position where they can stop paying a disproportionate amount of their income towards rent. (In some cases they are currently spending more than 59% of their income on rent.) To have them build equity and eventually be able to move into the free market.

Average Current Rent vs Mortgage Savings

Year Over Year Savings - Proforma Rent vs Stabilized Mortgage					
	Yr 1	Yr 2	Yr 3	Yr 4	Year 5+
Market Rent According to for sale OM	$2,372.00	$2,467.00	$2,566.00	$2,642.00	$2,722.00
Rent Growth Rate	6%	4%	4%	3%	3%
Average Monthly, Including HOA	$1,897.61	$1,897.61	$1,897.61	$1,897.61	$1,897.61
Savings Per Month	**$ (474.39)**	**$ (569.39)**	**$ (668.39)**	**$ (744.39)**	**$ (824.39)**

The scenario below is based on an actual current 80% AMI tenant, that is in the 80% Average Median Income (AMI) category. In this case they would qualify for a 2.5% interest rate loan with Zero Money Down loan through An Impact Development Fund. Purchase price for a 1 bedroom would be $369,735.89 ish.

The table factors in 3% deed restricted appreciation, principal recapture, and savings of rent vs mortgage, with projected rent increases.

Actual In Place Scenario

		Current Rent	HFH Program Payment	Savings Per Month
Current		$ 2,404.00	$1,804.00	$ (600.00)
year1	6.00%	2,548.24	$1,804.00	$ (744.24)
year2	4.00%	2,650.17	$1,804.00	$ (846.17)
year3	4.00%	2,756.18	$1,804.00	$ (952.18)
year4	3.00%	2,838.86	$1,804.00	$ (1,034.86)
year5	3.00%	2,924.03	$1,804.00	$ (1,120.03)
year6	3.00%	3,011.75	$1,804.00	$ (1,207.75)
year7	3.00%	3,102.10	$1,804.00	$ (1,298.10)
year8	3.00%	3,195.16	$1,804.00	$ (1,391.16)
year9	3.00%	3,291.02	$1,804.00	$ (1,487.02)

	Price	Current Rent	HH Program Payment	Savings Per Month						
	$369,735.	$ 2,404.00	$ 1,804.00	$ (600.00)						
	New Sale Price	**Equity Growth @ 3% Annually**	**Principle Paid Recapture upon sale**	**Annual Rent Savings**	**Rent Increases According to Proforma**	**Total Savings**				
Year 1	$380,827.97	$ 11,092.08	$ 8,383.07	$ 8,930.88	6%	$ 28,406.03	Total Year 1			
Year 2	$392,252.80	$ 11,424.84	$ 8,595.07	$ 10,154.04	4%	$ 30,173.94	Total Year 2			
Year 3	$404,020.39	$ 11,767.58	$ 8,812.42	$ 11,426.12	4%	$ 32,006.12	Total Year 3		Down Payment	Home Price
Subtotal After Year 3		**$ 34,284.50**	**$ 25,790.56**	**$ 30,511.03**		**$ 90,586.09**	**Equity + Principal Recapture + Rent Savings Year 3**		20%	$ 452,930.45
Year 4	$416,141.00	$ 12,120.61	$ 9,035.27	$ 11,426.12	3%	$ 32,582.00	Total Year 4			
Year 5	$428,625.23	$ 12,484.23	$ 9,263.76	$ 12,418.34	3%	$ 34,166.33	Total Year 5			
Year 6	$441,483.99	$ 12,858.76	$ 9,498.03	$ 13,440.33	3%	$ 35,797.12	Total Year 6		Down Payment	Home Price
Subtotal After Year 6		**$ 71,748.10**	**$53,587.62**	**$ 67,795.82**		**$193,131.54**	**Equity + Principal Recapture + Rent Savings Year 6**		20%	$ 965,657.70
Year 7	$454,728.51	$ 13,244.52	$ 9,738.22	$ 15,577.21	3%	$ 38,559.95	Total Year 7			
Year 8	$468,370.36	$ 13,641.86	$ 9,984.48	$ 16,693.97	3%	$ 40,320.30	Total Year 8			
Year 9	$482,421.47	$ 14,051.11	$ 10,236.98	$ 17,844.22	3%	$ 42,132.31	Total Year 9		Down Payment	Home Price
Subtotal After Year 6		**$ 112,685.58**	**$83,547.3**	**$117,911.22**		**$314,144.11**	**Equity + Principal Recapture + Rent Savings Year 9**		20%	$1,570,720.53