



Vail Local Housing Authority Meeting Results

April 14, 2020

3:00 PM

Virtual Meeting
75 S. Frontage Road - Vail, Colorado, 81657

1. Call to Order

1.1. Call to Order

Lindstrom called the meeting to order as all members are present along with George Ruther, Housing Director and Lynne Campbell, Housing Coordinator.

1.2. Swearing in New Vail Local Housing Authority Member Greg Moffet

Tammy Nagel, Town Clerk swore in Greg Moffet for a Housing Authority term April 14, 2020 through May 31, 2022. He replaces Francisco Meza who resigned in February 2020.

2. Citizen Participation

2.1. Citizen Participation

There were no attendees present on the Zoom virtual meeting.

3. Approval of Minutes

3.1. VLHA March 24, 2020 Meeting Results

McDougall made a motion to approve the March 24, 2020 VLHA meeting results.

**MOTION: MCDUGALL SECOND: MORALES VOTE: 4-0-1 (Moffet
Abstained)**

4. Main Agenda

4.1. Community Polling Update

Presenter: George Ruther, Housing Director

Ruther provided the Authority with an update on polling and ballot initiative. He noted Lake Tahoe is doing a similar ballot. The question for the Authority and Town is how the initiative would use the economic opportunity coming out of COVID-19 or similar crisis. Housing will continue to speak with Summit Information Systems and Magellan Strategies with anticipated Council conversations in May 2020.

Lindstrom stated there needs to be 100% buy in from Council to move forward as the message continues to be refined.

Morales said the message needs to be clear. How will funds be used and what's the story.

Moffet was concerned moving forward due to the uncertainty of the times, COVID-19, and where the Town will be in November. He is not ready to support putting a ballot forward.

Wilkins agrees with Moffet and doesn't think things will get back to normal this year.

Mary suggested the Authority sit tight for now but be ready to make a recommendation to Council.

Ruther reiterated polling will determine when the time is right to put initiative on the ballot. Summit Information Systems and Magellan Strategies said polling could still go in June to find out if timing is right.

Lindstrom wants to continue the discussion at VLHA meetings as well as review the goal.

Ruther will ask Summit Information Systems and Magellan Strategies to provide update at a future VLHA meeting.

4.2. Long Term Rental Incentives Discussion

Presenter: George Ruther, Housing Director

Discussion ensued as Lindstrom viewed 3 types of short-term rentals. 1) original idea behind Airbnb, rent a room or seasonal rental for entire home, 2) Second homeowner, condos, who rents when not using their home and 3) owners who don't use the home and rent short or long term.

Ruther discussed Whistler, British Columbia's program which matches tenants with landlords. He also found out Truckee California's private sector created a program "Landing" (www.uselanding.com) matches tenants with prospective landlords. He noted incentive can be ease of access or convenience versus monetary. Ruther stated he references Vail Health's program when speaking to others.

Wilkins shared his experiences between short-term and long-term rentals.

The Authority questioned if the Town's short-term rental application tracks how many units are stand-alone homes versus a room. They thought this could be easily compared by physical address. How does the Town track short-term rental

information?

Wilkins noted the application didn't ask that question.

Ruther will discuss with Finance.

Lindstrom noted there must be a way to provide small business owner opportunities.

The Authority is interested in a tenant / landlord matching process. Further information and research are needed.

Morales mentioned Vail Health's rental website. Their site taps into owners who have rentals as well as other housing resource information. Not sure if Town has resources to do something similar.

Lindstrom thought this method is a way to allow small employers into rental opportunities. He thinks a matchmaking process is potentially a win for both tenants and landlords.

The Authority continued to discuss rental opportunities for small businesses and tenant matching.

Housing will review and come back to the Authority. Ruther thinks the Town should host a landlord focus group to find out what their barriers are to long term rentals.

Lindstrom said the Authority has heard from businesses about doing a master landlord program. A focus group would be helpful to see their interest in getting into a program similar to Vail Health.

5. Matters from the Chairman and Authority Members

5.1. Matters from the Chairman and Authority Members

Presenter: Steve Lindstrom, Chairman

Lindstrom stated the Housing Subcommittee met last week and discussed the housing funding source along with long term rental incentives.

At the March 24th Authority meeting they approved a recommendation to Council to release Middle Creek Village's security deposit which will be used for rental relief.

Lindstrom and Morales listened to the April 13, 2020 Planning and Environmental Commission meeting Highline by Doubletree agenda item. Both the re-zoning (PEC19-0047) and exterior alteration (PEC19-0046) applications were approved by a slim margin, 4-3. This item next moves to Council.

Morales thought it seemed difficult to get approval on the Highline applications. This is an example where the developer isn't obligated to supply housing but wants to help the rental situation. It was too hard. How do we make it less difficult?

Lindstrom commented alignment is required.

Ruther explained any of the temporary rent relief and concessions the Town has put in place or been part of have not included any taxpayer dollars. Other sources of funds are being used in the interim.

Moffet asked if the Authority discussed the out of town mitigation on inclusionary zoning. He asked if the Authority had discussion on this topic.

Ruther explained the Authority recommended further review of the out of town mitigation noting more research and thought needs to be done.

Moffet is not in favor as he thinks out of town mitigation will cause problems. If mitigating outside of Town should be more expensive. He noted he's hearing rumor's the Town of Vail is looking to rid amenities for housing.

Ruther hadn't heard of what Moffet referred. The goal is to have a complete package with both housing and amenities.

Lindstrom specified when the topic comes before the Authority and they will review at that time.

Moffet motioned to exit the regular meeting and enter executive session.

MOTION: MOFFET SECOND: WILKINS VOTE: 5-0 APPROVED

6. Executive Session

6.1. Executive Session per C.R.S. §24-6-402(4)(a)(e) - to discuss the purchase, acquisition, lease, transfer, or sale of property interests and to determine positions, develop a strategy and instruct negotiators, regarding: submitted Vail InDEED applications and program details.

Presenter: Lynne Campbell, Housing Coordinator

Moffet motioned to exit executive session and re-enter the regular meeting.

MOTION: MOFFET SECOND: WILKINS VOTE: 5-0 APPROVED

7. Any Action as a Result of Executive Session

7.1. Any Action as a Result of Executive Session

Wilkins made a motion to instruct staff to continue forward with the Vail InDEED applications as discussed in executive session.

MOTION: WILKINS SECOND: MOFFET VOTE: 5-0 APPROVED

8. Adjournment

8.1. Adjournment 5:00 PM (estimated time)

Moffett motioned to exit the regular meeting at 5:05PM.

MOTION: MOFFET SECOND: WILKINS VOTE: 5-0 APPROVED

9. Future Agenda Items

9.1.

- Deed Restriction Compliance and Enforcement Policy Recommendation
- Incentives for Long Term Rentals in the Town of Vail
- Housing Sites Discussion
- Land Banking (sale of GRFA)
- Public Health Housing Incentive, Eagle County Health Housing
- Funding Criteria
- 2020 Annual Compliance

10. Next Meeting Date

10.1. Next Meeting Date April 28, 2020

Meeting agendas and materials can be accessed prior to meeting day on the Town of Vail website www.vailgov.com. All housing authority meetings are open to the public. Times and order of agenda are approximate, subject to change, and cannot be relied upon to determine at what time the Vail Local Housing Authority will discuss an item. Please call (970) 479-2150 for additional information. Please call 711 for sign language interpretation 48 hours prior to meeting time.

Housing Department