



Vail Local Housing Authority Meeting Results

May 12, 2020

3:00 PM

Virtual

75 S. Frontage Road - Vail, Colorado, 81657

1. Call to Order

1.1. Call to Order

A quorum being present, Lindstrom called the meeting to order at 3:04PM

Present is Lindstrom, Morales, McDougall, and Moffet along with George Ruther, Housing Director. Wilkins arrived at 3:13PM.

2. Citizen Participation

2.1. Citizen Participation

No one from the public is present.

3. Approval of Minutes

3.1. VLHA April 28, 2020 Meeting Results

Moffet motioned to table to the May 26, 2020 meeting.

MOTION: MOFFET SECOND: MORALES VOTE: 4-0 APPROVED

4. Main Agenda

4.1. 2019 EHU Compliance Update

Presenter: Lynne Campbell, Housing Coordinator

Tabled to May 26, 2020

Ruther stated the Town and Housing department is continuing to make progress on a policy update. The Town continues to struggle with the non-compliant Chamonix homeowner and have reached the point where contracts need to be executed or the Town will take additional steps.

Moffet questioned if the issue is the owner is out of compliance or just not submitting the affidavit.

Both per Ruther. He explained the Town has information the owner is out of compliance. The cure in this case is forcing a sale of the unit.

4.2. Update on Community Polling Discussion

Presenter: George Ruther, Housing Director

Ruther noted the Town spoke with our consultants regarding polling the community around several ballot initiatives. The consultants said the we don't have to do anything now. In 45-60 days, the Town will reach the critical point for a decision. It

could be challenging at this time to ask voters for more money due to economic status. We are in wait and see approach.

Preliminary results from the 2020 Community Survey shows supportive comments around housing. A fair number of residents are undecided about issue. The Housing department is continuing to work with communications and consultants to find out what causes these people to be undecided, is it the information shared about the issue or the issue. Housing will take this issue back to Council the first part of July.

4.3. Update on Long-term Rental Incentives

Ruther provided an update to the Authority. Ruther spoke with Tahoe about Landing Locals program. Match making service between landlords and tenants. Landing Locals becomes middleman in the process. They pair quality tenants with landlords. Have placed 60 thus far and mostly between absentee landlords.

He sees additional opportunities for Tahoe. He sees it similar to how Vail Health rents units. Ruther is getting back with Tahoe. Truckee has signed up for the service. Landing Locals is paid by receiving 25%-50% of first month's lease payment. Town of Truckee is plans to pay for the service for Truckee tenants.

He was hopeful their program does additional vetting tenants and landlords. He mentioned the Town of Vail is hoping to make a program which includes ease of use as well.

Program has potential, though he sees Vail providing more service. They are promoting for long term rental options in the Tahoe community.

Lindstrom agrees the program has potential along with enhanced services. He thinks Vail should draft a program and if there is interest.

Moffet thinks Finance has a decent list of Airbnb and short-term rentals. Reach out to those owners and see if they have interest in a similar program.

5. Matters from the Chairman and Authority Members

5.1. Matters from the Chairman and Authority Members Presenter: Steve Lindstrom, Chairman

Lindstrom discussed the West Vail Master Plan with Community Development Director, Matt Gennett. The Housing Authority will have seat on an advisory committee. The process could take anywhere from 12-24 months.

Morales attended Housing Colorado meeting which discussed AMI and income restrictions. Morales wondered if Council and Housing should pay attention to our real estate market noting there could be down valley opportunities. Should Council / Housing consider those opportunities?

Ruther noted unless directed otherwise one policy statement addresses looking at all opportunities. He is contacted regularly regarding rental and purchase opportunities while addressing any unintended issues with units down valley.

Moffet mentioned the State Land Board is still working with CDOT regarding the Eagle Valley site without involving Vail Resorts. The Town is also staying in touch with them as well per Ruther. CDOT knows the Town is interested. All issues are on hold due to COVID-19.

Ruther is bringing the Middle Creek amended agreements to the May 26 meeting. VLHA is a party to those agreements.

Lindstrom moved to leave the regular meeting into executive session.

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

6. Executive Session

- 6.1. Executive Session per C.R.S. §24-6-402(4)(a)(b)(e) - to discuss the purchase, acquisition, lease, transfer or sale of real, personal or other property interests; for the purposes of receiving legal advice on specific legal questions; and to determine positions relative to matters that may be subject to negotiations regarding: Vail InDEED applications and deed restrictions and Middle Creek at Vail.

Presenter: George Ruther, Housing Director

7. Any Action as a Result of Executive Session

- 7.1. Action as a Result of Executive Session

Moffet motioned to direct staff to continue Vail InDEED negotiations pursuant to discussion in executive session.

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

8. Adjournment

- 8.1. Adjournment 5:00 PM (estimated time)

Moffet motioned to adjourn the meeting at 5:00PM.

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

9. Future Agenda Items

- 9.1.
- 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

10. Next Meeting Date

- 10.1. Next Meeting Date May 26, 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