



Town of Silverton

HOUSING AUTHORITY & REGULAR MEETING – Silverton Board of Trustees
Silverton Town Hall – February 26, 2024
Call to Order & Roll Call – Housing Authority @ 6pm Regular Meeting @ 7pm

ATTENTION: The Town of Silverton Trustee meetings are being conducted in a hybrid virtual/in-person. Instructions for public participation in Town Trustee meetings are as follows:

- Zoom Webinar Link: <https://us02web.zoom.us/j/88637487127>
- By Telephone: Dial 669-900-6833 and enter Webinar ID 886 3748 7127 when prompted.
- YouTube (live and recorded for later viewing, does not support public comment):
www.youtube.com/channel/UCmJgal9lUXK5TZahHugprpQ

If you would like to make a public comment during a specific Agenda Item, please submit a request to the Town Administrator at gkaasch-buerger@silverton.co.us

MEETING PROTOCOLS: Please turn off cell phones; be respectful and take personal conversations into the lobby. The public is invited to attend all regular meetings and work sessions of the Board of Trustees. Please be advised, public comment will not be taken during the work session meetings. Closing Public Comment must be related to an agenda item.

Housing Authority @ 6:00pm

1. Director's Report
2. Boxcar Apartment RFQ Permission to Draft and Release
3. Townhome Project RFP Permission to Draft and Release
4. Conference Attendance

Regular Meeting @ 7:00pm

- 1) Staff and/or Board Revisions to Agenda
- 2) Public Comment - *Comments must be limited to three (3) minutes in duration.*
- 3) Presentations/Proclamations
- 4) New Business
 - a) PUBLIC HEARING: 24-04 SUP 1337 Blair Consideration of a Use Subject to Review for retail not conducted in a closed building located at 1337 Blair Street
 - b) Notice of Petition to Annex and Resolution 2024-05 Substantial Compliance Resolution for the Annexation of Anvil Mountain Subdivision 2
 - c) Resolution 2024-06 The Town of Silverton's 3 Mile Plan
 - d) Resolution 2024-07 Adoption of the Town of Silverton's Fee Schedule
- 5) Approval of Consent Agenda Items
 - a) Payroll
 - b) Meeting Minutes 2.12.24
 - c) Accounts Payable
 - d) February Sales Tax
 - e) Preliminary 2023 Financial Report



Town of Silverton

- f) SJDA Main Street MOU with TOS
- g) Letter of Support for CML Scholarship Application
- 6) Staff Reports
- 7) Committee/Board Reports
 - a) Historic Review Committee 2.13.24
 - b) Finance Committee 2.20.24
 - c) San Juan Regional Planning Commission 2.20.24
 - d) San Juan Development Board Meeting 2.23.24
 - e) Sneffels Energy Board 2.26.24
 - f) Personnel and Ordinance Committee 2.26.24
- 8) Trustee Reports
- 9) Continued Business
 - a) PUBLIC HEARING: Second Reading for Adoption of Ordinance 2024-01 An Ordinance Amending Chapter 16, Article 4, Division 6, of the Silverton Municipal Code by amending the requirements of the Architectural Review Overlay District
 - b) Continued from 1.22.24 Wetlands Discussion
- 10) Public Comment

Adjourn

Up-coming Meeting Dates:

- 3.4 @ 6pm Candidates Night at Town Hall
- 3.11 @ 7pm Regular Meeting
- 3.25 @ 7pm Regular Meeting
- 3.26 or 3.27 Special Meeting for Annexation

End of Agenda

February 26, 2024

SILVERTON HOUSING AUTHORITY

MEETING PACKET

Silverton Housing Authority
Director's Report
02/26/2024

1. Old Business
 - a. See Grant Updates
 - b. Building Better Places Training: Team of eight has been confirmed to attend the training. Team members include Anne Chase, Lucy Mulvihill, Dayna Kranker, DeAnne Gallegos, Melissa Childs, Emily Thorn, Sara Mordecai, Jim Harper. Date: March 6-8th. Please complete this survey for the Building Better Places Training. Board member input is valuable: https://docs.google.com/forms/d/1TWUk9mnNwedHVIX5ZrlQFuuP-BnON2oOm9VphthYfUg/viewform?edit_requested=true
2. New Business
 - a. Colorado Mountain Housing Coalition Conference. April 14-16th, Mt. Princeton Hot Springs Resort.
 - b. Townhome Project reactivation.
3. Activities
 - a. Meeting with the Department of Housing concerning income-verification for deed-restricted housing 1/12.
 - b. Staff discussion about the Anvil Townhomes 1/23.
 - c. Meeting with Colorado Building Systems 1/18, 2/6
 - d. Region 9 Housing Team Leads meeting, 2/2, 2/9
 - e. Building Better Places Training Kick-Off call on 2/8 with Community Builders.
 - f. Meeting with Trautner Geotech for quote 2/13.
 - g. Anvil Housing Lottery review for the SJC Board of County Commissioners 2/14.
 - h. Submitted Town of Silverton's application for the Local Planning Capacity Grant 2/14.
 - i. Meeting with DOLA Regional Housing Development Specialist to discuss funding sources 2/20.
 - j. Meeting with Fading West Development 2/21.
4. Projects
 - a. Grant Updates
 - i. Applied for CHFA Technical Assistance Application for Zanoni Conceptual Planning – Interview w/Selection Committee 2/27.
 - ii. APPROVED: EAIF More Housing Now & Land Use for Anvil Apartments pre-development. Full request amount awarded: \$79,281. Matching funds from SJC: \$8,809.
 - b. Grants Submitted
 - i. Submitted Local Planning Capacity Grant 2/14.
 - ii. CHFA TA 2/16.
 - c. New Grant Applications
 - i. No applications are in progress.



AGENDA MEMO

SUBJECT: Boxcar Apartment Pre-Development RFQ
MEETING DATE: **02/26/2024**
STAFF CONTACT: ANNE CHASE

Overview:

Funding has been awarded through the EAIF More Housing Now Grant to the Town of Silverton for the pre-development and site preparation for the Anvil lots designated for apartment complexes. Staff would like to issue an RFQ for the pre-development phase of the Boxcar Apartments.

Pre-development activities include:

- Site plan development
- Grading and drainage design
- Roadway design
- Water system design
- Sewer system design
- Electric design with SMPA and TriState
- Geotechnical Analysis
- Structural engineering
- Updated Survey

Proposed Timeline: RFQ Pre-development Spring 2024, Pre-development of site Summer 2024, RFQ Developers Fall/Winter 2024/25, infrastructure installation Summer 2025, vertical construction Summer 2026.

The Town of Silverton will go under contract for the EAIF More Housing Now Grant in March 2024.



Figure 1: Conceptual plan for the Boxcar Apartment Project with 14 affordable rental units from CHFA's SHIP Predevelopment Assistance 2022.

Master Plan Priority

Housing

Trustee Priority:

Objective 3.3.a. Support the buildout of the 10 townhomes and 14 apartments buildout.

Suggested Motion or Direction:

Direction for staff to draft and release the RFQ for the pre-development design of the Boxcar Apartment site plan on behalf of the Town of Silverton.



COLORADO
Department of Local Affairs
Division of Local Government

February 21, 2024

The Honorable Shane Fuhrman, Mayor
Town of Silverton
P.O. Box 250
Silverton, CO 81433

RE: EIAF 9807 MHN Silverton Boxcar Apartments Engineering Plans

Dear Mayor Fuhrman:

Congratulations! After thorough review, I am excited to offer a grant award in the amount of \$79,281 to assist with the above mentioned project.

Your project was reviewed based on a variety of factors such as its connection to energy impact, degree of need, measurable outcomes, amount of request, relationship to community goals, level of local match and community support, management capacity, resiliency and readiness to go. Competition for these limited funds is intense and we are seeing great demand.

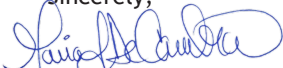
DOLA is excited to support your planning effort examining affordable housing solutions in the Town of Silverton. The More Housing Now Initiative is designed to fund those local governments who promote affordable housing development through close partnership, incentives, land use regulations, and/or other support for affordable housing projects in their communities. As always, DOLA staff is available to provide assistance and aid the Town in strategy evaluation work.

These grant funds will be from state severance tax proceeds, which may cause you to go to election to receive and spend them. You should confer with your legal and budget advisors to determine if such an election is necessary.

Please contact your DOLA Regional Manager, Patrick Rondinelli, at 970-749-0138 for information on how to proceed. Expenditure of State funds prior to the contract being fully executed cannot be included in the contract budget or reimbursed by the State. Per our program guidelines, this offer is valid for one year from the date of this letter.

I wish you success with your project. Thank you for helping Colorado build an economy where all Coloradans can thrive.

Sincerely,



Maria De Cambra
Executive Director

cc: Cleave Simpson, State Senator
Barbara McLachlan, State Representative
Gloria Kaasch-Buerger, Town of Silverton
Anne Chase, Town of Silverton
Patrick Rondinelli, DOLA

Governor Jared S. Polis | Maria De Cambra, Executive Director | Chantal Unfug, Division Director
1313 Sherman St., Room 315, Denver, CO 80203 P 303.864.7710
F 303.864.7719 www.dola.colorado.gov

Strengthening Colorado Communities





SUBJECT: Townhomes in Anvil RFP
STAFF CONTACT: Gloria Kaasch-Buerger,
MEETING DATE: February 26, 2024

Overview:

In the spring of 2023, the Town applied for the Transformational Housing Grant to fund the buildout of 10 townhomes in Anvil Mountain Subdivision. The funds were not awarded. Colorado Building Systems (a modular homes company based out of Grand Junction) was chosen through an RFP, but since the project was not funded, in part because we needed a housing authority to take on the extra debt, the project went on hold. This is our “shovel-ready” affordable housing project.

Staff and the Housing Authority Director spent time evaluating the original project and would like to issue another RFP for builders to facilitate the Townhome project. The setback requirements, according to the rendering below, are not in compliance with what is currently allowed at Anvil to account for snow storage, plowing and parking. The layout below compared to the lot sized might reduce the original number of townhomes, but we would like to see what builders could do in the lots identified through the RFP.



Figure 1.1 extracted from the S.H.I.P Pre-Development Assistance Report February 2022.

Budget Impact:

The entire project is estimated at about \$4 million dollars (this includes the value of the donated land and taps already installed as well as the foundations, appliances and landscaping). This was the 2023 estimate. The RFP could give us a better understanding of the cost of the project and funding mechanism currently available since grants have changed since last year.

Master Plan Priority:

Housing

Trustee Priority:

3.3 Support 10 Townhomes and 14 apartment buildout

Suggested Motion or Direction:

Direction for staff to draft and release the RFP for the buildout of townhomes in Anvil on behalf of the Silverton Housing Authority.



AGENDA MEMO

SUBJECT: Colorado Mountain Housing Coalition Conference
MEETING DATE: **02/26/2024**
STAFF CONTACT: ANNE CHASE

Overview:

The Colorado Housing Coalition is an organization of housing professionals around the state to create an “information and networking hub used to foster creative housing solutions.” The Colorado Mountain Housing Coalition Annual Conference is April 14-16th at Mt. Princeton Resort. Panels and Keynote Speakers for this year’s conference include Affordable Home Ownership Products, Deed Restriction Basics, Passive House Prefab, Inclusion of Latin Voices in Housing Policy, and Homelessness Prevention.

Staff and the Housing Authority Director believe this is a valuable opportunity for the Director to attend for networking and educational purposes.

Affiliate Membership in the Colorado Mountain Housing Coalition is priced at \$150 and includes access to CMHC articles, outreach, exclusive content, and one free attendee to the annual conference. One-time attendance at the conference is \$100.

Budget Impact:

- Conference Cost: \$100
- Lodging 2 nights (\$172/night): \$344
- Meals: \$240
- Travel: Town Vehicle
- Total: \$684

The Town Administrator is applying for a scholarship for the CML conference and would like to use the remainder of her training budget to cover this expense out of line item 10-41310-580 since there was no training budget for the housing coordinator in the 2024 budget.

Trustee Priority:

Objective 1.1 Retain Current Staff a. Support programs that encourage staff retention, such as salary evaluations, benefits, and training.

Objective 3.1 Create a platform to support affordable housing.

Motion:

To approve or deny funding for the Housing Authority Director’s attendance of the Colorado Mountain Housing Coalition Conference.

CONFERENCE SCHEDULE

Sunday

April 14th, 2024

2-3 Arrive and check in
3-5 CMHC Board Meeting
(All members and affiliate members please join us!)
5-7 Cocktails and socializing

Monday

April 15th, 2024

8:30-9:30 Breakfast and check in
9:30-9:45 Welcome speech
9:45-10:20 *Housing Colorado Hello* (Brian Rossbert)
10:20-10:30 Sponsor announcement
10:30-12:00pm *Affordable Home Ownership Products* (Panel)
12:00-12:30 Break and lunch
12:30-2:00 *Deed Restriction Basics* (Tamara Pleshek & Brian Valdez)
2:00-2:15 Break
2:15-3:20 *Passive House Prefab* (Scott Moulton & B-Public)
3:20-3:30 Sponsor announcement
3:30-5:00 *Keynote Speaker* (Chris Shembra)
5:00-7:00 Cocktails and socializing

Tuesday

April 16th, 2024

7:30-8:15 Breakfast
8:15-9:00 *Inclusion of Latin Voices in Housing Policy* (Alex Sanchez)
9:00-10:30 Funder Panel
10:30-10:45 Break
10:45-12:00 pm *Get Paid for Partnership* (Michael Leahey)
12:00-12:30 Break and lunch
12:30-2:00 *Homelessness Prevention* (Panel)
2:00-2:15 Wrap up and go home!