



BOARD OF COUNTY COMMISSIONERS

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TO: Board of County Commissioners
Scott Vargo
Jeff Huntley
FROM: Eva Henson
RE: Work Session Meeting of February 7, 2017
DATE: February 7, 2017

Attendees:

Elected Officials: Karn Stiegelmeier, Dan Gibbs and Thomas C. Davidson – Commissioners

Staff: Scott Vargo, County Manager; Jeff Huntley, County Attorney; Keely Ambrose, Assistant County Attorney; Thad Noll, Assistant County Manager; Sarah Vaine, Assistant County Manager; Julie Sutor, Public Affairs Coordinator; Jim Curnutte, Community Development Director; Nicole Bleriot, Housing Director; Kate Berg, Senior Planner; Don Reimer, Planning Director; Molly Boyd, Human Resources Director; Dan Schroder, CSU Extension Director and Eva Henson, Deputy Clerk.

Guests: Kevin Fixler, Laurie Best, Senior Planner Town of Breckenridge, Stan Katz, Lina Lesmes, Tamara Drangstveit, Julie McCluskie, Jeanne Bistranin, Jeff Berino and Gary Martinez.

I. Discussion of AMI Alternatives for County Properties (Housing)

Kate Berg, Nicole Bleriot and Jim Curnutte gave a brief background on the County Deed Restricted Provisions on Maximum Resale Price and the current use of Area Median Income (AMI) and Potential Methodologies. The discussion highlighted the implications when an AMI has a decrease and how it is calculated. The Department of Housing and Urban Development's (HUD) annual AMI estimates present some problems for smaller communities (with populations less than 65,000 people), because the estimates do not always reflect present-day household income values for the following reasons:

- The AMI estimates are based on ACS income data that is collected up to 3-7 years in arrears.
- The estimates are based on family incomes only, and do not take into account the large segment of the community that lives in non-family households, resulting in inflated income values.
- The methodology uses national CPI data that is not representative of local prices or incomes.
- The methodology HUD uses to calculate AMI is subject to change from year to year, which creates uncertainty and lack of predictability for deed-restricted unit owners. For example, HUD changed the calculation methodology in 2008 and 2013, resulting in zero and negative percentage changes during those years.

Staff further discussed potential alternative methodologies for calculating maximum resale prices with various scenarios and alternative methodologies used in other mountain resort communities.

Commissioners and staff provided input and direction/research for next steps and suggested coming back to a future work session for more follow up discussion.

II. Summary of Care Council Projects for 2016

Sarah Vaine gave a brief overview of the Community Accessing Resources Effectively (C.A.R.E.) Council, a community advisory group whose purpose is to promote, streamline, and facilitate development and maintenance of services for the children, youth, and families in Summit County. A strategic planning tool (known as the "Matrix") has been developed by the Council and the following sectors have been targeted:

- Basic Needs (Housing)
- Mental Health Care/Addiction
- Early Childhood Services & Child Care
- Youth Services
- Senior Services
- Health Care

III. Local Workforce Area discussion (Jessica Valand, Colorado Rural Workforce Consortium)

Jessica Valand, Colorado Rural Workforce Consortium, gave a brief background and snapshot of the local workforce system/centers (and overview of the 10 federally workforce regions) and fourth quarter economic overview statistics.

IV. Lower Snake Wildland-Urban Interface Scoping Notice (CSU Ext. and Planning)

Dan Schroder gave a brief background regarding the scoping notice from the USFS for the Lower Snake Wildland-Urban Interface (WUI) Project. The comment deadline is February 13, 2017.

The Commissioners discussed in detail and gave their suggested revisions to draft a comment letter.

V. Managers' & Commissioners' Issues

Senior Management and the Commissioners gave various updating on topics including but not limited to:

Sarah Vaine discussed a draft support letter of the Summit County Ambulance Service's (SCAC) application for a 2017-18 Emergency Medical and Trauma Services Provider Grant.

Gary Martinez gave a brief update on the Town of Breckenridge meeting regarding the new Water Treatment Plant cost estimates.

Thad gave a brief update on the upcoming 2020 U.S. Census Bureau.

Respectfully submitted:

Eva Henson

Eva Henson, Deputy Clerk



Approved by:

Karn Stiegelmeier

Karn Stiegelmeier, Chair