



Chaffee Custer Fremont Lake

Upper Arkansas Area Council of Governments  
P.O. Box 510, Cañon City, CO 81215-0510  
(719) 269-7687 Fax: (719) 275-2907  
Housing Department - [www.uaacog.com](http://www.uaacog.com)

## **UAACOG BOARD REPORT - HOUSING DEPARTMENT APRIL 2008**

### **HOME BUYER COUNSELING PROGRAM (HBC)**

The Housing Counseling program has been awarded an \$8,726 grant to provide foreclosure counseling. The grant is part of National Foreclosure Mitigation Counseling program and is scheduled to run from March 1, 2008 through December 31, 2008. Colorado was awarded 1.5 million dollars as part of the program. UAACOG partnered with the Colorado Housing and Finance Authority (CHFA) and was one of twelve Colorado non-profits to receive funding.

Housing Counseling staff attended HUD grant writing training on February 21<sup>st</sup>. This training will assist the program in its efforts to secure a HUD grant for fiscal year 2009. In addition, staff also attended two foreclosure prevention trainings in March. The first was presented by attorneys and covered the new Colorado foreclosure laws. The second offered more client service training and was presented by Brothers Redevelopment and CHFA.

The HBC program continues to offer the monthly First-Time Homebuyer's Workshops in partnership with the CHFA. Nine people attended the February and March workshops.

### **SELF-HELP HOUSING**

The six homes under construction in Cañon City are nearing completion, and we now estimate that they will be done around the end of May. The homeowners will start landscaping once construction is complete and must be finished before the homeowners can move in. However, if the build continues to stay ahead of schedule, the homeowners will be able to move in well before their estimated date of July 4<sup>th</sup>.

The program is currently working on groups in both Cañon City and Buena Vista. Three clients have submitted applications and marketing is ongoing in both locations.

Plans are continuing for the 34-lot subdivision in Cañon City, which would not only serve the Self-Help program but other affordable housing as well.

## **HOUSING REHABILITATION**

As of April 1, 2008, we have ten jobs completed, two currently under construction and two in the bid process. The Loan Committee has approved one additional application. The approved loan involves a handicapped individual who is experiencing “separation anxiety” in that he has a lot of “stuff” stored in the home that he doesn’t want to part with. His caseworker is helping him empty out the home so it will be accessible to contractors. As soon as this is accomplished, we will get bids for the necessary work. Staff has recently contacted the client’s caseworker and suggested a “deadline” for cleaning to be completed in order to finish this project within our current contract period.

We have three applications in the office awaiting more information from the clients. The staff is working with three others to get their applications into the office for processing.

The job from the previous contract still remains incomplete. The client’s driveway has four to eight foot drifts and is impassable. Staff has been unable to contact this client by phone for information on site accessibility. We are now attempting to contact her by mail.

Since the last Board meeting, Staff was available at the Buena Vista City Market Saturday, Feb. 2 to give out program information. Fliers, brochures and advertising will continue throughout the service area as time and funding permits.

## **SECTION 8 HOUSING**

As of April 1, 2008, we are assisting 71 families in Chaffee County, 11 in Custer County, 23 in Lake County, 37 in Teller County, and 164 in Fremont County. We currently are at a lease-up rate of 99.9%.

The Colorado Division of Housing (CDOH) must monitor 5% of our vouchers annually. That means for our 302 vouchers, 16 files must be reviewed and 16 inspections performed. This year they will monitor thirteen Fremont County files in May and three Teller County files in June. We never have any major findings during monitoring.

## **MISCELLANEOUS ACTIVITIES**

The draft Housing Needs Assessment was emailed from RRC Associates. It is an eighty-eight-page document with nine ‘sections’ and numerous sub-sections. The majority of the report lumps the information together, i.e.,

*“The average household size in the Upper Arkansas Region is 2.25 with renters having larger households on average than owners (2.37 vs. 2.22 respectively). Household sizes vary by County, with Custer County having the smallest average size (1.99), followed by Lake County (2.18) and Fremont County (2.32). The average number of employed adults per economically active household is 1.61. This varies by county only slightly by about 0.1%.”*

Section 9, Part 3 offers ‘Recommended Next Steps’ for each county.

We do not feel that the report provides the level of information that we thought it would. Along with the individual program reports, the three-county Housing Needs Assessment will be posted for your review. Any comments or suggestions will be greatly appreciated.

The preliminary plat for our proposed 34-lot subdivision made it through the second round with the Cañon City Planning Commission. We are on the City Council agenda for April 7 and are hoping for the same results.

This report was compiled by:

Sharon McKinsey, Housing Director  
Autumn Dever, Housing Management Specialist  
Erlin Trekell, Rehab Loan Officer  
Laura Yost, Housing Coordinator