



Home Trust of  
Ouray County

Ouray County  
City of Ouray  
Town of Ridgway

Collaboration on a

**Housing Services  
Provider**



*The mission of the Home Trust is to to grow an inclusive, economically diverse community by providing permanently affordable housing and housing-related resources to modest income households in Ouray County through the stewardship of community assets.*

- ❖ In operation since 2021 with an operating budget of \$300,000-400,000 in 2022 & 2023

## How We Got Here

- Ouray County exists in a gap in housing services between Montrose and San Miguel Counties.
- A non-profit housing services provider can perform all the functions of a Housing Authority, except collecting a tax, and operates faster and more efficiently.
- Collaboration among the three local governments is essential to address a large problem like the housing crisis.
- Representatives of the three local governments met in February to discuss the housing services needed.
- This presentation includes services discussed as well as additional services HTOC believes would be beneficial to the local governments and community.
- Compare the cost of providing these services separately in-house, versus collaborating with one service provider?

# Board of Directors

- Alex Durham - President
- Shirley Diaz – Vice President
- Jeanne Jambor – Treasurer
- Marc Hitchcox – Secretary

## Trustee Representation

- Jodi Brown
- Craig Spearman

## Government Representation

- Josh Smith – City of Ouray
- Preston Neill – Town of Ridgway
- Jake Niece – Ouray County



# Staff & Contractors

## In-House Staff

- Andrea Sokolowski – Executive Director
- Kelly Goodin – Director of Community Outreach & Partnerships

## Contracted Services

- Kristin King-Ries –Attorney
- Lori Sharp & Amy Stahlin – Grants
- Micaela Folsom – Bookkeeper
- Property management



# Why Use the Home Trust?

- Economy of Scale: Efficient for one organization to provide similar services to three local governments, rather than triplicating efforts in-house.
- The Home Trust is owned and controlled by community stakeholders with oversight, input, and direction provided by local governments.
- Track record of coordinating and collaborating with local governments.
- HTOC has an existing organizational structure, and can increase organizational capacity.
- Board & staff are experienced in affordable housing concepts, regulations, and best-practices.

# Summary of Housing Services



Deed Restriction &  
Property Management



Housing Construction &  
Preservation



Program Creation and  
Maintenance



# Deed Restriction & Property Management

- Conduct homebuyer selection, sale, & resale processes including initial applications & lotteries
- Continuing qualification & compliance verification
- On the ground deed restriction management & enforcement including site visits.
- Grant administration & reporting
- Property management for rentals including initial lease-up process
- Local presence for homebuyers and renters

Architectural blueprints are shown on the left side of the slide, featuring various floor plans with dimensions and grid lines. The blueprints are rolled up and partially unrolled, showing detailed drawings of building layouts. The dimensions are in millimeters and meters, and the grid lines are labeled with letters and numbers.

# Housing Development: Construction & Preservation

- Obtain funding through grants with local match, private donations, price reductions with tax incentives
- Perform community outreach and stakeholder engagement
- Draft the Request for Proposal (RFP) or Request for Qualifications (RFQ)
- Conduct architect and general contractor selection process
- Project Management:
  - Interface with the design team and general contractor
  - Ensure the project is completed on time and on budget

# Program Creation & Operation

- The residents of Ouray County desire attainable and varied housing options for all segments of the population.
- To assure the continuing availability of diverse housing to meet the needs of the County's growing population.
- Encourage and foster intergovernmental agreements that uphold the intent of this master plan with any areas of concentrated residential development that undertake a process of incorporation.

\*Sourced from 1999 Ouray County Master Plan



# Program Creation & Operation

- Create housing guidelines and implement the goals and actions of the local governments' Community and Master Plans.
- Coordinate housing needs assessments on a recurring basis as required for Prop 123 funds.
- Identify, assess, and acquire land-banking sites for future affordable housing.
- Create inventory of city, county, and other public or special district owned property that may be suitable for housing development.
- Inventory of all deed restrictions
- Facilitate homebuyer education classes required for first time homebuyers through Housing Resource of Western Colorado.
- Assist in preservation of existing affordable housing that is not deed restricted.



# Financial Benefit

- Each local government pays for part-time, but has one or more FTE at its disposal
- Hiring & onboarding burden handled by Home Trust
- Lower cost than creating an in-house housing department or a Housing Authority
- Enables local governments to create and **maintain** affordable housing with **local control**
- Contracting with a housing services provider enables long term planning and a sustainable business model for our community



# Next Steps

- BOCC determines what services it wants. City & Town will do the same.
- Q2 joint work session with all three local govts.
- Goal is to settle on a list of services and expectations all three governments agree on.
- Review job descriptions based on desired services.
- Task staff to write a contract/MOU/purchase of services agreement that can be incorporated into 2025 budgets.
- HTOC will be ready to provide these services in 2025.

