

Town of Rangely

RDC Packet May 17, 2019 Following RDA



Photo by Margaret Slaugh

Agenda RANGELY DEVELOPMENT AGENCY (RDA) Town of Rangely Conference Room

*** May 16, 2019 @ 7:00p.m. ***

Brad Casto, Chairman

Jason Krueger – Vice Chair Karen Reed Andrew Key

Keely Winger Konnie Billgren Vacant Position

Ex-Officio

Rio Blanco County Commissioner – Jeff Rector School District Representative – Joyce Key RJCD Board Representative – Ron Granger Rangely Special Districts – John Payne Member – Sandy Payne Member – Vince Wilczek

- 1) Call to Order
- 2) Roll Call
- 3) Minutes of Meeting
 - a) Discussion and Action to approve the minutes of March 21, 2019
- 4) Changes to the Agenda
- 5) Public Input
- 6) Old Business
 - a) Urban Renewal Plan Update Funding Update
 - b) Airport Vehicle
 - c) Grant & Loan application review
- 7) New Business
 - a) Discussion and Action to approve the April 2019 Financials
 - b) Discussion about Housing Rehabilitation Loan Program from Housing Resources of Western Colorado
- 8) Information
- 9) Adjourn

Minutes for the RANGELY DEVELOPMENT AGENCY (RDA) *** March 21, 2019 ***

Brad Casto, Chairman called the meeting to order at 7:45 p.m.

Roll Call:

Present: Brad Casto, Jason Krueger, Keely Winger, Andrew Key, Lisa Piering, Karen Reed, Ron Granger, John Payne, and Sandy Payne

Absent: Konnie Billgren, Jeff Rector, Joyce Key, Vince Wilczek

Minutes of Last Meeting: Keeley moved to approve minutes from January 17, 2019, Andy second, motion passes.

Changes to the Agenda: None

Public Input: (New Business Item B) DARG five year plan review from DARQ. Stuck to four projects in the next five years. Importance of the rock art here. A lot of work needs done to record the art to be kept for science and public archeology. BLM has been receptive to this project. Most problematic is mostly the Native American tribes. We have to go through the tribes and that can be complex, but we have a good repour with the tribes, and anticipate no problems.

Old Business:

Urban Renewal Plan Funding Update: we are working on that to see what we can get for what money. Keep this topic for next meeting.

Airport Vehicle: Jeff called and said we have a vehicle, but its not arrived. It will go through the CNCC foundation. A tour company excitedly called to possibly relocate business from Aspen to Rangely. May need another vehicle in the future, donations may be available. There was some discussion of another vehicle coming available that could be donated for \$1.

Grant Review: Lisa Piering met with Lisa Cook in Meeker, to discuss how Meeker handled the grant provided to business owners. Lisa Cook expressed some disappointment. Cook thought there need to be more thoughtful uses for grant money, it seemed the qualifications were loose with no oversight committee. Rangely may want to develop criteria and a review committee. RDA is on main street and RDC is off main street.

New Business

Financials: Motion to approve February 2019 financials made by Andy, second by Jason, motion passes.

DARG Update: Dan Fiscus presented in public input.

REDI Grant application: Cannot use this money for DARG. We need to utilize the companies that we already have here, and once we have an Economic plan and build from there. Lisa is working on the application. Grant includes no match but Lisa wants something to address our state and community right now. We need jobs here, somehow we need to encourage existing businesses to reinvest money into Rangely. Motion made to support the application of a REDI Grant made by Sandy, Second by Keely. Motion passes

General Information: CNCC student, Mikayla Green, awarded the National award for a student of the year. She went against MIT and she got it for aviation!

Meeting was adjourned at 8:40pm

TOWN OF RANGELY REVENUES WITH COMPARISON TO BUDGET FOR THE 4 MONTHS ENDING APRIL 30, 2019

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	REVENUES					
73-30-100	HOUSING REVENUE	5,175.00	20,700.00	62,500	41,800.00	33.12
73-30-200	INTEREST EARNINGS CD	.00	.00	200	200.00	.00
73-30-500	MISCELLANEOUS INCOME	.05	.18	25,000	24,999.82	.00
	TOTAL REVENUES	5,175.05	20,700.18	87,700	66,999.82	23.60
	TOTAL FUND REVENUE	5,175.05	20,700.18	87,700	66,999.82	23.60

TOWN OF RANGELY EXPENDITURES WITH COMPARISON TO BUDGET FOR THE 4 MONTHS ENDING APRIL 30, 2019

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
73-40-220	PROF/TECH SERVICES	11.45	1,293.28	5,000	3,706.72	25.87
73-40-250	HOUSING MANAGEMENT EXPENSE	3,914.00	16,396.50	40,400	24,003.50	40.59
73-40-260	HOUSING MAINT/REPAIRS	.00	5.49	1,000	994.51	.55
73-40-270	UTILITIES	20.64	82.56	100	17.44	82.56
73-40-300	MARKETING	.00	.00	1,000	1,000.00	.00
73-40-301	GRANT EXPENSES	2,544.82	2,544.82	30,000	27,455.18	8.48
	TOTAL OPERATING EXPENSES	6,490.91	20,322.65	77,500	57,177.35	26.22
	TOTAL EXPENDITURES	6,490.91	20,322.65	77,500	57,177.35	26.22
	TOTAL FUND EXPENDITURES	6,490.91	20,322.65	77,500	57,177.35	26.22
	NET REVENUE OVER EXPENDITURES	(1,315.86)	377.53	10,200	9,822.47	3.70
				=		



HOUSING MAKEOVER

HOMEOWNERS

Come learn about the Housing Rehabilitation Loan Program from Housing Resources of Western Colorado that could help make health and safety repairs to your home!



We are gauging interest in a program that may be potentially offered in the future that offers loans to landlords to make necessary repairs to their rental properties. Come to learn more and give feedback. **7:00 PM**

REHAB REMODEL REVIVE

Wednesday May 8, 6 p.m.

Meeker Public Library 490 Main Street

The Housing Rehabilitation
Loan Program provides
financial assistance to incomequalifying homeowners in
need of health and safety
repairs to maintain their
existing home and continue
living in it.







Housing Resources Empowering independence one home at a time



After your eligibility has been confirmed, your case manager will contact an Occupational Therapist/Physical Therapist in order to complete the home modification assessment.

The will Occupational Therapist/Physical Therapist then contact you and set up a time to complete the assessment. That assessment will be sent to your case manager.

Your case manager will then solicit home modification contractors for bids. Home modification contractors are approved by Medicaid.

Once the bids have been completed, the case manager will submit all the bid(s) and the OT/PT assessment to the State/Division of Housing for review and approval. You have the option to choose which contactor gets awarded your home modification project.

Once the home modification has been approved, the State will notify your case manager and the chosen contractor. It is the contractor's responsibility to contact you and schedule a time to begin the home modification.



<u>Please contact your case manager to determine if you are eligible.</u>



HOME Rehabilitation Loan Program

Dear Applicant:

Housing Resources of Western Colorado (HRWC) is a non-profit organization that delivers and manages the HOME Rehabilitation Loan Program. The Colorado Department of Housing (CDOH) provides the funding, guidelines and oversight.

This program is intended for low-to-moderate income homeowners who wish to remain in their home, but need assistance in order to make needed repairs or upgrades for health, safety, accessibility or comfort reasons. Eligibility is based on many factors, but is primarily based on income, property value and equity in the home. Loans for mobile homes located on rented lots are also possible, but for a limited loan amount. Unfortunately this program is not available for renters or landlords.

The below market interest rate and term (years to repay) are set so that monthly payments are affordable and fit within the borrower's monthly budget. All closing costs are included in the loan and so there is no upfront out-of-pocket cash required. The cost of lead based paint or asbestos testing can also be included in the loan.

Construction work is delivered by qualified and insured contractors and licensed where required. Management from loan application to final construction inspection is provided by experienced HRWC staff. Housing Resources also provides servicing of the loan so that the borrower can make convenient local payments.

Examples of project work include, but is not limited to the following:

- Plumbing, Electrical, Heating and Cooling system repair or replacement
- Roof repair or replacement
- Insulation and weatherizing
- Accessibility modifications

Please carefully read and <u>complete all parts</u> of this application. Pay special attention to the <u>documentation and verifications</u> that need to be returned with the application (page 4). Be sure to <u>initial and sign the Applicant's Certification sheet.</u> Please note that the information you provide will be used to determine eligibility. There is no guarantee of a loan approval.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Wendy Genkov

Loan Administrator Specialist wendyg@hrwco.org (970) 773-9739

524 30 Road, Suite 3 Grand Junction, CO. 81504 970-241-2871 ext. 109 (970) 241-2871 ext 109

Housing Resources of Western Colorado 524 30 Road, Suite 3 Grand Junction, CO 81504

(970) 773-9739 direct

Housing Rehabilitation Loan Program Prequalifying Application

	Applicant In	formation			
Applicant Name			D	ОВ	
Contact Phone #		Cell Phone	e #		
Email Address					
Co-Applicant Name			D	ОВ	
Contact Phone #		Cell Phone	e #		
Email Address					
	·		***		
Household Member Nam	1es (Not including App	licants)	· · · · · · · · · · · · · · · · · · ·	Age (yrs	:)
		•			
The Decide lands street that it has been been been been been considered in the lands	. I Nobel in Light party was a separately defined in the	1944 (20 - 1 1 1 1 Km - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	DESIGNATION OF THE REAL PROPERTY.		
				Berling of the Assault	y All Digital
	Property In				
Name(s) on Deed for Pro	perty or Certifica	ate of Title			
Property address:					
Mailing address:					
		p			
Year home was built?		Market valu	e if known:	:\$	
Mortgaged? Yes □	No□	If yes, amou	nt owed:	\$	
Name of mortgage compa	any?				
Type of Construction?	Site built □	Mobile □	Double w	/ide □	
Is the home deeded with	the land? Yes 🗆	l No□			
		ere orași estatului de la cultural d		erang er verhije. Kasara	
	Banking Inf	ormation			
Bank name?		Avg. checl	king balanc	ce \$	
Bank name?		Carrieran		<u> </u>	
		Savings Ba	alance	\$	
Credit Union name?			siance king balanc	_ · . · ·	

Employment Information						
Applicant-employed?	Yes □ No□ .	Emp	loyer n	ame?		
Occupation?				How lon	g?	(years) ·
Hourly pay \$	Hours per wee	ek:		Hours p	er month:	
Salary pay \$	Weekly 🗀 Bi-	Wee	kly 🗆	Monthly C	3 Bi-Mon	:hly 🗆
			· · · · · ·			
Co-Applicant-employe	ed?	Fmn	loyer n	ame?		
Yes 🗆 No🗅		Linb	ioyer ii		<u> </u>	
Occupation?		· · ·		How lon	·	(years)
Hourly pay \$	Hours per wee				er month:	
Salary pay \$	Weekly □ Bi-	Wee	kly □	Monthly D	Bi-Mont	hly 🗆
	e provincia (4) per la relatación. Astronomia		rage Processing Service	y o o o o o o o o o o o o o o o o o o o	The Control of American	
		#4.60 M	操作权	(1. 1. A. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.		
Applicant: SSI □ SSD		er in	come		A 111	
Pension 🗆			\$		/lonthly □	Yearly □
			\$	····	/lonthly □	Yearly □
Co-Applicant: SSI□ SSDI□ \$ Pension□ Retirement□ \$			\$	· · · · · · · · · · · · · · · · · · ·	/lonthly □	Yearly □
Pension □ Retirement □ : Child support			\$		/lonthly □	Yearly 🗆
Food assistance			\$		/lonthly □	Yearly 🗆
Alimony			\$ \$		/lonthly □	Yearly 🗆
Other		-	\$		/lonthly □	Yearly 🗆
Other			\$ \$	***************************************	lonthly □	Yearly 🗆
Value 1			ب	IV Section 1	<u>/Ionthly □</u>	Yearly □
Notice Application of the American State of the Section of the Sec	Expenses	K S (SWA)	沙 里斯安拉克		Avorago	
Mortgage (House paymen				n/a □	\$	per month
	if <u>not</u> included with	morte	ragal	n/a □	\$	Manula)
	if <u>not</u> included with			n/a □	\$	(Yearly)
Space rent	<u>1704</u> moranda with	1,10,10	suge/	n/a □	\$	(Yearly)
	combined gas & ele	ctric C]}	n/a □	\$	
Natural Gas	, , , , , , , , , , , , , , , , , , ,	-		n/a □	\$	
Propane				n/a □	\$	
Wood or Pellets				n/a □	\$	
Water/Sewer/Trash (included with space	rent ()	n/a □	\$	
Medical Prescriptions				n/a □	\$	
Dental, Eye care				n/a 🗆	\$	
Health Insurance				n/a □	\$	

Expenses		Average per month
Car Insurance	n/a □	\$
Life Insurance	n/a □	\$
Travel, Gasoline	n/a □	\$
Groceries	n/a □	\$
Entertainment, Cable, Internet	n/a □	\$
Phone	n/a □	\$
Cell Phone	n/a □	\$
Education	n/a □	\$
Child Care	n/a □	\$
Credit Card(s)	n/a □	\$
Other (Child Support, Clothing, Misc.)	n/a □	\$
Personal loan(s)	n/a □	\$
School loan(s)	n/a □	\$
Auto loan(s)	n/a □	\$
Other (Describe)	n/a □	\$
Other (Describe)	n/a □	\$
Other (Describe)	n/a □	\$

			ON THE STATE OF		
u hear about us?	Newspap	er 🗀 🛮 F	lyer 🗆	Radio (⊐ TV □
Social Services 🗆	Event 🗆	Friend (⊒ Otł	ner 🗆	
ny allergies you h	ave: Mold	□ Dust	:□ An	imals 🗆	Pollen 🗆
Oth	ner 🗆		Ot	her	
ncern regarding yo	our home:	Roofing (⊐ Wir	idows 🗆	Doors □
Plumbing 🗆 Fu	rnace 🗆	Boiler 🗆	Water	heater t]
Mold 🗆 🛮 Floori	ng □ Acc	essibility			
lease describe)					
				· .	
	ny allergies you h Oth ncern regarding yo Plumbing ロ Fu	Social Services Event ny allergies you have: Mold Other cern regarding your home: Plumbing Furnace Mold Flooring Acc	Social Services	Social Services	Social Services

Other Conditions of Agreement (Please che	poly hoves if you agree)
Housekeeping:	
□ lagree	Do you agree to and understand that areas are to be
Disability(s) present (please list on comment line)	free of debris, clutter, and pets and be reasonably
bisability(s) present (please list on confinient line)	hygienic where work is to be completed? Where these
	conditions exist because of a disability, reasonable accommodations may apply.
	Comment:
	Comment.
Access to your home:	
□ lagree	Do you agree to and understand that contractors must
	be given access to all rooms in your home during
	business hours and on a reasonable schedule for any .
	work to proceed?
Permission to photograph home:	Do you agree to allow the Rehabilitation Program and
☐ I agree	its designees to photograph the unit for pre- and post-
	work documentation and for promotion purposes?
Applicant .	Go-Applicant
Social Security #	The state of the s
Social Security #	Social Security #
Cinaka	
Signature Date	Signature Date
()1-11	
<u>Household I</u>	nformation
Family Type: 🔲 Single 🚨 Two or more unrelated adult	s 🖾 Married with children 🚨 Married without children
	ld ☐ Male-headed single parent household
	Maio Noddod olligio paroni nodocijoja
<u>Applicant</u>	
Gender: 🔲 Male 🔲 Female 🗀 Transgender Male to Fema	ale 🛘 Transgender Female to Male 📮 Refuse to
answer	
Ethnicity: 🗆 Non-Hispanic/Non-Latino 🔻 Hispanic/La	tino □ Don't Know □ Refused
Race (choose all that apply):	and a porterior a rolused
	Anion Disak on African American
American indian of Alaska Native	Asian
☐ Native Hawaiian or Other Pacific ☐	White ☐ Don't Know ☐ Refuse to answer
Islander	White ☐ Don't Know ☐ Refuse to answer
Disabling:Condition:	
Do you have a disabling condition? ☐ Yes ☐	No ☐Don't Know ☐ Refuse to answer
Military Background	NO DOINT NIOW LI Reluse to answer
to an extension of the second	No.
	No Refuse to answer
	No
Current Marital Status (choose one)	
☐ Married ☐ Single ☐ Separated ☐	I Widowed ☐ Divorced ☐ Living Together

<u>Co-Ar</u>	<u>oplicant</u>	4 10						
Gender	: 🚨 Male	☐ Female ☐ Transge	ender Male to	Female 🖵 Ti	ransgender Fem	ale to Male	☐ Refuse to	
answer		J			v			
	fv: □ No:	n-Hispanic/Non-Latino	☐ Hispani	c/Latino I	□ Don't Know	☐ Refuse	to answer	
	hoose all ti	•		O, MORITO			to anomo,	
1200 (0		an Indian or Alaska Na	ativo	☐ Asian	□ Black or	African Amer	rican	
	C AIIICIIC	an mulan di Alabha No	atii A C	☐ Moidii	⊒ Diack O	Allicali Allici	IGAIT	
	□ Native	Hawaiian or Other Pac	ific	☐ White	☐ Don't Kn	ow 🚨	Refuse to answer	
	Islander							
		endition:		en de la companya de	no Selection de la constante	Ta Card		
1	- White and the second	a disabling condition?	□Yes		□Don't Know	☐ Refuse t		
		kground:			Harris Style			
(2)1		actively serving U.S. Milita		☐ No	\$ \$125 (\$150) \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	☐ Refuse	1102	
	•	a veteran of the U.S. Milita	•	□ No			to answer	
		ital Status (choose one)			Lair Carnet Service Control			
	Marrie		i ☑ Separated	☐ Widowe			ng Together	
	- IVIAIII	n w ongie w	a ocharated	WHI THIUDYN			ing rogeriner	
		OTHER I	HOUSEHOLD) MEMBER	<u>INFORMATIO</u>	N		
For eac	h househo	old member (not inclu	ding applicar	nt), please co	omplete all of th	ne informatio	on below:	
							Rerson#6 (nof you)	
First Name:	Fi	rst Name:	First Name):	First Name		First Name:	_
Last Name:	La	st Name:	Last Name	;	Last Name:		Last Name:	
Age:	Ag	je:	Age:		Age:		Age:	_
Relationship to you:	Re	elationship to you:	Relationsh	in to you:	Relationsh	n to your	Relationship to you:	_
☐ Husband		Husband	☐ Husba		☐ Husba		☐ Husband	
☐ Wife	Į.	☐ Wife	☐ Wife		☐ Wife	·· -	Wife	
☐ Domestic Partne	r l	☐ Domestic Partner	☐ Dome	stic Partner	Domes	stic Partner	Domestic Partner	
☐ Son	(☐ Son	☐ Son		☐ Son		☐ Son	
Daughter	[☐ Daughter	☐ Daugh	nter	☐ Daugh	ter	☐ Daughter	
☐ Mother		☐ Mother	☐ Mothe	r	☐ Mothe	r	☐ Mother	

☐ Father

☐ Other (specify)

It is the policy of Housing Resources of Western Colorado to provide services to all persons without regard to race, color, national origin, religion, creed, sex, age, disability, or perceived sexual orientation, gender identity, marital status, or familial status. No person shall be excluded from participation in, or be denied the benefits, of any service; or be subjected to discrimination because of race, color, national origin, religion, sex, age, disability or perceived sexual orientation, gender identity, marital status, or familial status.

☐ Father

☐ Other (specify)

Father

☐ Other (specify)

Father

☐ Other (specify)

□ Father

☐ Other (specify)

I also hereby state and affirm that the information I have provided to Housing Resources of Western Colorado, its staff or representatives, is true and correct to the best of my knowledge. I acknowledge that any misinformation that I knowingly provide may result in my request for housing and/or financial assistance being denied presently and in the future. I understand that Housing Resources of Western Colorado resources including affordable housing may be available to me, but I am under no obligation to utilize these services.

	items (if applicable) must be ion in order to be processed for
Checking and savings stateme Copy of applicant's and co-app Social Security Benefit stateme year Other sources of Income such Child Support, Pensions, benef years Mortgage statements for the model of Certificate of Title for a mobile Proof of current Home Owners	licant's photo ID ont(s) for all household members for the current on as: Public benefits, Food Stamps, Alimony, its and unearned income of dependents under 18 ost recent 3 months e home
By signing below, I (we) understand th guarantee a loan will be provided.	at this is an <u>application only</u> for a loan and does not
Applicant:	Date:
Co-Applicant:	Date:



Applicant(s) Certification

All applicants and owners must read and initial the following statements and sign below.

	I hereby certify that the information provide best of my knowledge. Any intentional misro disqualification from this program and any a Resources of Western Colorado (HRWC) will myself.	epresentation may result ssociated costs incurred	in immediate by Housing
	I authorize HRWC to obtain a credit report a associated costs of verification is my respon approved.		· ·
	I understand that if I am approved for a loan history to credit reporting agencies or other		
	I understand that all costs for required testing responsibility regardless of whether or not to		es will be my
	I understand that all information provided to of public record or required by law, all information HRWC to obtain my written permission.		•
	I understand that my application and association property of HRWC. I may review any data coand request copies of such material.		
	I understand that I have the right to file a gri Resolution procedures as outlined in the HO	- ·	•
-	ture	Date	
Printe	ed Name of Applicant		
Signat	ture	Date	
Printer	ed Name of Co-Applicant		

DECLARATION OF SECTION 214 STATUS

NOTICE TO APPLICANTS AND TENANTS: In order to be eligible to receive the housing assistance sought, each applicant for, or recipient of, housing assistance must be lawfully within the United States. Please read the Declaration statement carefully, sign and return it to the Housing Resources of Western Colorado. Please feel free to consult with an immigration lawyer or other immigration expert of your choice.

at
1
7
iis \~

name.



Release of Information Authorization

Housing Resources of Western Colorado has Industry Partnership wit	ship with:
--	------------

- NeighborWorks of America and Development
- U.S. Department of Agriculture Rural Development
- U.S. Department of Energy
- Colorado Energy Office

Housing Resources of Western Colorado Provides the Following Residential

\sim							
•	Δ	r١	15	\sim	Ω	c	
	—	1 1	, ,	L	•	. 7	

- Home Rehabilitation
- Weatherization
- Mutual Self Help Homeownership (Sweat Equity)
- Section 8 Rental Assistance

I Agree to Release Information only to Housing Resources of Western Colorado, in order to be notified of related housing services. I am under no obligation to utilize any services from Housing Resources of Western Colorado.

Sign	Date	