

**A RESOLUTION OF THE TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY
AMENDING THE VILLAGE COURT APARTMENTS FEE SCHEDULE**

RESOLUTION NO. 2024-__

WHEREAS, the Town of Mountain Village is a duly organized and existing home rule municipality of the State of Colorado, created and operating pursuant to Article XX of the Colorado Constitution and the Town’s Home Rule Charter; and

WHEREAS, in accordance with its authority as outlined in Chapter 16.04 of the Mountain Village Municipal Code and C.R.S. § 29-4-209, the Town of Mountain Village Housing Authority (“Housing Authority”) has adopted a fee schedule (“Fee Schedule”) outlining fees and charges for its administration of Village Court Apartments; and

WHEREAS, the cost of the said administration has increased, and the Housing Authority finds and determines that it is necessary to amend the Fee Schedule as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority that:

Section 1. Recitals Incorporated. The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Housing Authority.

Section 2. Amendment of Fee Schedule. The Housing Authority hereby amends its Fee Schedule as outlined in Exhibit A, attached hereto and incorporated herein by reference.

Section 3. Effective Date. This Resolution shall be in full force and effect January 1, 2025.

ADOPTED AND APPROVED by the Housing Authority at a regular public meeting held on the 12th day of December, 2024.

TOWN OF MOUNTAIN VILLAGE HOUSING
AUTHORITY

By: _____
Marti Prohaska, President

ATTEST:

Susan Johnston, Housing Authority Clerk

Approved as to Form:

David McConaughy, Town Attorney



TO: Town Council
FROM: Lizbeth Lemley, Finance Director
DATE: December 6, 2024
RE: VCA Fee Resolution

The Village Court Apartments 2025 Rent and Fee schedule included in your packet reflects a 5% increase in 2024 rental rates and the creation of a new rent tier for tenants in Phases 1-3 with incomes of 100% AMI and greater. The new tier will set rental rates for tenants with incomes of 100% or greater within the CHFA rent limits for 60% AMI. During the November meeting, the Housing Authority directed staff to revise Phase 1-3 rent increases for renewing leases subject to the new tier to not exceed 20% for the first year. The Housing Authority also clarified the originally proposed new tier rates should go into effect January 1, 2025, for any new leases at VCA. To address this directive, staff updated the fee schedule renewing lease rates for studio and two bedroom units. Please see the summary of Phase 1-3 updated 2025 rents below.

Phase 1-3 2025 Rents				
Unit Type	2024 Rate	2025 Rate Under 100% AMI	2025 Rate 100% AMI (renewing leases)	2025 Rate 100% AMI (new leases)
Studio	748.00	785.00	897.00	1,063.00
One Bedroom	983.00	1,032.00	1,154.00	1,154.00
Two Bedroom	1,098.00	1,153.00	1,317.00	1,375.00
Three Bedroom	1,428.00	1,499.00	1,578.00	1,578.00

The proposed rents for Phase IV building 16 reflect a 5% increase and remain within the 100%-140% CHFA rent limits.

These increases reflect the Housing Authority’s direction to begin reserving for large capital projects identified in the capital reserve property study while continuing to offer affordable housing to our workforce.


In addition to the rent increases, staff is proposing a new fee for tenants who do not transfer their electric accounts into their names in a timely manner. Tenants are required by lease to transfer their electricity accounts into their name upon moving in. If the accounts are not transferred, VCA will continue to be billed for electric usage. The proposed \$50 fee will cover staff time to process and pay the electric bills, post the charges to the tenant accounts and collect payment from tenants.

Staff recommend the Housing Authority approve the 2025 Mountain Village Housing Authority fee resolution.



TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY
VILLAGE COURT APARTMENTS
 415 Mountain Village Blvd. Suite 1
 Mountain Village, CO 81435
 970-728-9117 Pho
 970-728-1318 Fax

2025 INCOME LIMITS AREA MEDIAN INCOME (AMI)

	It's our policy to provide apartment homes to our customers without regard to race, creed, color, sex, religion, national ancestry, marital status, familial status or handicap.
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Per a DOLA use covenants recorded, tenant income for “income restricted” units are restricted as follows:

- **40 VCA UNITS have a maximum income of less than or equal to 50% of AMI.**
- **48 VCA UNITS have a maximum income of less than or equal to 60% of AMI.**
- **7 HOME VCA UNITS, 6 Units less than or equal to 60% AMI and 1 Unit less than or equal to 50% AMI, applies to buildings 10, 11 & 12.**
- **Building 16 is limited to tenants with incomes less than or equal to 140% of AMI.**

RENTAL RATES AND FEE RATES

Phases 1-3 Buildings 1,2,3,4,5,6,7,8,9,10,11,12,14

Unit Type	AMI	Lease Term	Rent	Security Deposit (1.5 x Monthly Rent)
Studio	less than 100%	One Year	\$785	\$1,178
Studio	Renewal leases 100% and greater	One Year	\$897	\$1345
Studio	New leases 100% and greater	One Year	\$1,063	\$1,725
One Bedroom	less than 100%	One Year	\$1,032	\$1,548
One Bedroom	100% and greater	One Year	\$1,154	\$1,850
Two Bedroom	less than 100%	One Year	\$1,153	\$1,730
Two Bedroom	Renewal leases 100% and greater	One Year	\$1,317	\$1975
Two Bedroom	New leases 100% and greater	One Year	\$1,375	\$2,222
Three Bedroom	less than 100%	One Year	\$1,499	\$2,249
Three Bedroom	100% and greater	One Year	\$1,578	\$2,565





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- All units require a one-year lease and require a minimum occupancy of one person per bedroom to maximize housing within Mountain Village.
- Rent includes water, sewer, trash and recycling. All one-bedroom and three-bedroom units have separate electric meters with electricity service paid by tenant through SMPA (San Miguel Power Association) tenant account. All studios and two-bedroom units have separate electric meters with electricity service paid by tenant through Fair Energy.

Phases 4 Building 16

Unit Type	AMI	Lease Term	Rent	Security Deposit (1.5 x Monthly Rent)
One Bedroom	less than 120%	One Year	\$1,869	\$2,804
One Bedroom	120% to less than 140%	One Year	\$2,262	\$3,393
One Bedroom	140%	One Year	\$2,654	\$3,982
Two Bedroom	less than 120%	One Year	\$2,235	\$3,353
Two Bedroom	120% to less than 140%	One Year	\$2,707	\$4,060
Two Bedroom	140%	One Year	\$3,178	\$4,768

- All units require a one-year lease and require a minimum occupancy of one person per bedroom to maximize housing within Mountain Village.
- Rent includes water, sewer, trash and recycling. All one-bedroom and two-bedroom units have separate electric meters with electricity service paid by tenant through SMPA (San Miguel Power Association) tenant account.

Fees and Fines

Application Fee (credit and Background check)	\$50.00 per Application, all residents over 18 must apply
TMVHA Fee (Administrative fee)	\$50.00 (applicant) & \$10 for each additional income earning occupant
Parking Pass (One Time Fee)	\$50.00 per vehicle (applicable to unit)
Credit Card and Debit Card Payment Convenience Fee	\$12.00 per transaction
Disposal of couch, mattress or other large items	\$100.00 for each item
Disposal of coffee tables, nightstands, or other medium items	\$25.00 for each item





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Pet Violation: Not immediately picked up and disposed dog feces Not being on a leash	1 st Occurrence: \$25.00 2 nd Occurrence: \$50.00 3 rd Occurrence: Owner removal of pet from property
Pet Deposits and fees	Dog: \$300 deposit (refundable) \$30 monthly pet fee Cat: \$300 deposit Clean-up Waste: \$50.00
Utility non-transfer fee	\$50.00 per occurrence
Wheel Lock Removal (booted)	\$100.00
Towing Fine	At vehicle owner's expense
Lock-Out	8 a.m. to 5 p.m.: \$10.00 5 p.m. to 8 a.m.: \$25.00
Lock Replacement (Lock must be rekeyed)	\$50.00
Key Replacement (Request for new or extra key)	\$10.00
Trash Violation (leaving trash outside unit or trash house)	\$25.00 \$25.00
Recycling Violation (placing trash in recycling containers)	
Tenant Caused Cleaning and Maintenance Fees	\$20.00 per hour per staff member

