

**Gunnison County Housing Authority  
Advisory Board Meeting  
Minutes  
January 24, 2008  
(amended and approved 3/13/08)**

**Present:** Denise Wise, Executive Director, GCHA  
David Owen, Gunnison County  
Michael Potoker, Alternate Gunnison County  
Paul Duba, City of Gunnison  
Leah Williams, Town of Crested Butte  
Neil Windsor, Alternate Town of Crested Butte  
John Sale, Town of Mt. Crested Butte  
Susan Eskew, Alternate Town of Mt. Crested Butte

**Absent:** Ellen Harriman, City of Gunnison  
Reed Betz, Town of Crested Butte  
Kelly McKinnis, Gunnison County  
William Buck, Town of Mt. Crested Butte

**Guests:** None

**Call to Order and Welcome:** The advisory board members present were asked to introduce themselves as Susan Eskew has joined the advisory board as an alternate from the Town of Mt. Crested Butte. The board members were thanked for rescheduling the meeting from January 10, 2008. The meeting was called to order at 6:18 p.m.

**Consent Agenda:** *The advisory board members were provided with discussion items only, therefore, there were no consent agenda items requiring approval.*

**Discussion Agenda:**

**1) Down Payment and Closing Cost Assistance Program:** The draft of the Down Payment and Closing Cost Assistance Program was presented to the advisory board. Feedback and comments were solicited from the members. Initially, the program as outlined would be available to twenty (25) first-time homebuyers with funding of \$150,000. There was much discussion on the particulars of the program including the type of mortgage products eligible for consideration. There was a consensus that sub-prime mortgage products would not be eligible, e.g. stated income loans. A consensus was reached to include the following: 1) 4% simple interest will be required to be regardless of time in residence as to repay the fund; 2) no co-owner or co-borrower will be allowed; 3) the 1.5 times net worth of applicant will be included in new program. This allows for consistency between programs.

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**2) Inclusionary Housing Component-Initiative and Varying Components:**

The members were provided with a working draft of the Inclusionary Housing Program Components developed to date. County staff including Joann Williams (Planning), Mike Pelletier (Mapping and Long Range Planning) and GCHA has met to develop components of the program as recommended by the IH task force. The task force members looked at issues to further recommended requirements for a program that would be a cooperative effort and provide developers options and opportunities for diverse housing options. The set aside requirements for targeted households vary on average area median income (per attached 1.2) and for-sale units and rental units. This hybrid begins at 10% set-aside requirements as a baseline. The Incentives and Offsets (as outlined in Issue 5.1) were discussed. The issue of Density stresses the fact that there is no zoning in Gunnison County and it is imperative that consistent guidance be part of program components deriving any bonus. It was recommended that a green energy bonus be considered. (Paul Duba left the meeting at 8:00 pm). There was agreement that an exit strategy should be considered and part of the program.

**3) Wildwood Mobile Home Park:** Denise updated the Board on assisting 23 homeowners with evaluating their options due to the acreage owned by another individual being put on the market.

*Leah Williams made a motion to adjourn the meeting and it was seconded by Mike Potoker.*

**Adjourn:**                      **The meeting adjourned at 8:28 p.m.**

**Next meeting:**                **February 21, 2008 @ 6:00 p.m. at the GCHA Office-202  
E. Georgia Avenue, Gunnison.**

**These are the proceedings of the Advisory Board meeting to the best of my recollection.**

**Respectfully submitted,**

**Wendy Albers  
Administrative Assistant**