

**Gunnison County Housing Authority
Advisory Board Meeting
Minutes
February 21, 2008
(amended and approved 3/13/08)**

Present: Denise Wise, Executive Director, GCHA
Wendy Albers, GCHA Administrative Assistant
Eileen McVicar, GCHA Essential Housing Administrator
Paul Duba, City of Gunnison
Ellen Harriman, City of Gunnison
Reed Betz, Town of Crested Butte
Christi Matthews, Town of Crested Butte
John Sale, Town of Mt. Crested Butte
William Buck, Town of Mt. Crested Butte
Susan Eskew, Alt. Town of Mt. Crested Butte

Absent: Kelly McKinnis, Gunnison County
David Owen, Gunnison County
Michael Potoker, Alternate Gunnison County
Neil Windsor, Alternate Town of Crested Butte

Guests: None

Call to Order and Welcome: The advisory board members present were asked to introduce themselves as Christi Matthews was recently appointed by the Town of Crested Butte to replace Leah Williams. The meeting was called to order at 6:14 p.m.

Consent Agenda: *It was moved by John Sale and seconded by Ellen Harriman to approve the consent agenda items (Minutes of December 13, 2007). All approved and the **MOTION CARRIED.***

Discussion Agenda:

1) Public/Private Partnership Project Lot #22: Denise updated the members on the status of the project. Initially, four (4) developers responded to the RFP. Two developers have withdrawn (Schmaltz – may be interested in infrastructure, and Macaric. The third, Madora Group, was planning to bring all units on at once. Pete Gladiotis will be working to develop modular units that will be brought on in phases. This

will include Mutual Self Help Units for a total of 30 units with an AMI of 50% to 140%. Community Banks has provided a loan commitment of \$1.24 million and the appraisal has been completed and came in with a value of \$1.36 million. The final plat was discussed with Williams Engineering who will provide a RFP. It is anticipated the project could start in mid to end of April. The City of Gunnison will be consulted to go over any changes. *A preliminary plat will be sent to members in addition to updates made to the unit models.*

2) MSHB: There will be 6-10 units devoted to MSHB and Eileen has been consulting with USDA to ascertain the requirements due to a modular project. The grant is being completing at this time.

3) Needs Assessment: The advisory board members were given a copy of the Scope of Work prepared by Community Strategies Institute. The GCHA will be doing much of the data collection and leg work with the intent that this information can then be updated in the future by GCHA. The projected timeline starts with initial meetings to be held in April and have the final report and presentation by the end of July, 2008. One member asked that transportation be included in the information gathered.

4) Wild Wood Mobile Home Park: The homeowners are organizing into two groups (Management and Financial) to continue working on owner conversion. RCAC and USDA may have programs available to assist.

5) Linkage Fee: Work Force Linkage Fee Recommendations possible recommendations were organized to surface primary issues and present alternatives to the BOCC as this program has matured. Page 2 addresses the Two Separate Fee Areas & Geographic Division. The differential in market rate housing prices between properties at the North end of the Valley and the South end of the Valley provided the basis for setting a two fee area structure. The "affordability gap" considers the difference between the market cost and the affordable purchase price of a unit. A possible recommendation of blending the two separate fee areas into one fee area would properly reflect the affordability gap. Additional recommendations as outlined include increasing the addition exemption from 500 to 1,000 square feet, adjust calculations for additions, process for those who defer fees until CO issuance and a "qualified working resident" category. The impact of each recommendation was discussed and the advisory board consensus was to recommend that the BOCC consider changes to the Work Force Linkage Fee as GCHA staff proposed.

