

**Gunnison County Housing Authority
Advisory Board Meeting
Minutes
March 13, 2008
(for approval 4/10/08)**

Present: Denise Wise, Executive Director, GCHA
Eileen McVicar, Essential Housing Administrator, GCHA

Christi Matthews, Town of Crested Butte
Susan Eskew, Alternate Town of Mt. Crested Butte
Michael Potoker, Alternate Gunnison County
David Owen, Gunnison County
William Buck, Town of Mt. Crested Butte
Neil Windsor, Alternate Town of Crested Butte
Reed Betz, Town of Crested Butte
Ellen Harriman, City of Gunnison

Absent: Kelly McKinnis, Gunnison County
Paul Duba, City of Gunnison
John Sale, Town of Mt. Crested Butte

Guests: None

Call to Order and Welcome: The meeting was called to order at 6:14 p.m.

I. Consent Agenda:

There were two sets of minutes to approve:

January 2008 Minutes:

David Owen motioned to approve minutes with an amendment and Michael Potoker seconded the motion. There was unanimous consent.

February 2008 Minutes:

William Buck motioned to approve minutes with an amendment and Ellen Harriman seconded the motion. There was unanimous consent.

II. Introduction & Status Updates

Public-Private Partnership – Engineering Meeting

Eileen McVicar provided an introduction and overview of the Lot 22 development for new members. The original design presented to the City of Gunnison

has required some adaptation due to some re-engineering of the original drainage plan. An update will be presented as soon as we receive the engineer's changes.

Workforce Linkage Fee

The BOCC met March 11th to review the Workforce Linkage Program and several Advisory Board Members were in attendance, Michael Potoker, David Owen and Susan Eskew. Their attendance and participation at the meeting was appreciated.

The BOCC decided:

- 1) Blend the linkage fee rate for the county so that there would be only ONE rate countywide rather than have two fee areas.
- 2) Keep the addition exemption at 500 square feet and not raise the exemption to 1000 square feet.
- 3) Accept the original formula to calculate an addition's linkage fee based on the square footage of the addition ONLY.
- 4) Refund on 5 projects that were calculated using the TOTAL square footage of the project after the addition.

The BOCC decided to discuss further in a work session planned for March 25, 2008 the following items:

- 1) Geographic Area allocations of Workforce Linkage Fee
- 2) An exemption for a detached residence of 1000 square feet or less

There was discussion on whether there should be consideration for a "Qualified Working Resident" Exemption as well.

- 3) Blending of Commercial Linkage fee to one rate countywide.

Needs Assessment:

Samples of a survey instrument that is being considered for the upcoming Need Assessment was distributed. There will be two distributed: one as an employer questionnaire and one as a resident questionnaire. They will be confidential and anonymous.

Dr. Caroline Mitchell of the Behavioral Sciences Department of Western State College will work with her team to distribute and tally the data.

The firm engaged to collate, analyze and distribute a Final Report, CSI, has committed to a Final Report in July 2008.

Discussion ensued regarding capturing the Spanish speaking population with a survey translated into Spanish. There was concern that the Employer survey needed to have low response ratio due to the fact that employers shut down their operations after the ski area closes through the middle of May or later. Further discussion included comment to keep the survey ongoing so that continuous year round feedback is available. The goal of the Housing Authority is to create a local capacity to update information and will work with local municipalities and chambers to do so.

Wildwood Mobile Home Park

Two committees have been formed by the current residents. The management committee is tasked to consider types of ownership options and create a mission

statement with further tasking towards incorporation of a non-profit entity with articles of incorporation and governing by-laws.

The financial committee has been meeting to decide how many financing options will have to be pursued to close the deal and what reports are required and how much they cost to close this transaction.

There have been 15-17 residents continually involved in these committees. This represents approximately half of the residents of the park. All of the residents of the park are invited to attend a March 17th meeting to hear each of the committees report on their findings.

Discussion Agenda:

1) Down Payment and Closing Cost Assistance Program:

There is proposed Action by the Board of County Commissioners on March 18th to approve the proposal that the Advisory Committee discussed over the last several months on the particulars of a Down Payment and Closing Cost Assistance Program. There was discussion by Reed Betz from the Town of Crested Butte with some concerns about the Linkage Fee being the funding source of this program. His comments specifically referenced a concern that the need in the Northern area of the county is immediate and that there was an understanding that the fees collected would be allocated in the geographic areas in which they were generated from. There was lively discussion that the proposed \$6,000.00 maximum may not be enough for the Crested Butte/Mt. Crested Butte area.

There was consensus that the Down Payment Program is valuable and to move forward. The Board wanted further attention to be given to the 1) amount of assistance being offered 2) the distribution to families in the different marketing areas (i.e. Crested Butte) 3) leveraging these funds with other programs .

2) Inclusionary Housing Component-Initiative:

It was reported that Staff, including Planning and Long Range Planning is continuing to work through the proposed Inclusionary Housing Initiative. There is a Work Session Scheduled with the BOCC for April 8th for staff to report on the progress of those meetings as presented in the handouts given to the Advisory Board.

3) BOCC priorities based on Managing for Results Session:

It was reported that representatives from all of Gunnison County's Departments, met February 25th in a work Session to launch the "Managing for Results", initiative. The County lead by the County Manager is launching a 12-20 month program to align the County's efforts to meet the Board of County Commissioners Essential Result directives. The BOCC met on February 26th to establish a draft of their Essential Result directives. Those directives were distributed to the Advisory Board. It was reported that Item #3 on that directive sheet was specific to the Advisory Board and its capacity. The BOCC has made it one of their top priorities for the Board of the Gunnison County Housing Authority to be to strengthen its governance and funding structure.

Christi Matthews made a motion to adjourn the meeting and it was seconded by Reed Betz

Adjourn: The meeting adjourned at 8:14 p.m.

Next meeting: April 10th, 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,

**Eileen McVicar
Essential Housing Administrator**