

**Gunnison County Housing Authority
Advisory Board Meeting
Minutes
August 14, 2008 rescheduled to August 21, 2008
Crested Butte/Mt. Crested Butte Chamber of Commerce
601 Elk Avenue
Crested Butte, CO**

Present Members: David Owen, Gunnison County, Advisory Board Chair
Ellen Harriman, City of Gunnison
Christi Matthews, Town of Crested Butte, Advisory Board Secretary
Reed Betz, Town of Crested Butte
John Sale, Town of Mt. Crested Butte, Advisory Board Treasurer
Neil Windsor, Alternate Town of Crested Butte

Absent Members: Kelly McKinnis, Gunnison County, Advisory Board Vice-Chair
Michael Potoker, Alternate Gunnison County
Paul Duba, City of Gunnison
William Buck, Town of Mt. Crested Butte
Susan Eskew, Alternate Town of Mt. Crested Butte

Present Staff: Eileen McVicar, Essential Housing Administrator, GCHA
Wendy Albers, Administrative Assistant, GCHA

Guests: Jim Starr, Gunnison County Commissioner
Matthew Birnie, Gunnison County Manager

Call to Order and Welcome: The meeting was called to order at 6:05 p.m.

I. Consent Agenda:

July 10, 2008 Meeting Minutes: John Sale made a motion to approve the minutes and Reed Betz seconded the motion. There was unanimous consent with exception of abstention from one member absent from said meeting.

II. Introduction & Status Updates:

Matthew Birnie and Jim Starr introduced themselves and gave background on the Managing for Results initiative.

This past spring, the BOCC developed under Managing for Results, key strategies for facilitating the governance, structure and funding of the GCHA to provide transparency and regional support. The current structure of the GCHA Advisory Board only allows recommendations to be made to the decision making body of the Board of the Housing Authority. The decision making board of the Housing Authority is the seated Board of

County Commissioners. Under the current Intergovernmental Agreement (IGA) between Gunnison County, City of Gunnison, Town of Crested Butte, Town of Mt. Crested Butte, the structure is outlined differently than how the Board is currently operating. Matthew Birnie indicated the regional strategy would create a board structure similar to the Rural Transportation Authority (RTA). This would have more of all jurisdictions representation and require more involvement with initiatives and financial contribution. Mr. Birnie commented that the local municipalities would have more "Buy In". Included in the discussion about creating a Regional Authority have been the Town Managers and Bill Whaley from Colorado Department of Housing (CDOH).

The County wants participation from the Advisory Board in the interviewing and hiring of the Executive Director position. It was agreed in 1996 that the funding of the Housing Authority Executive Director position would be equally funded by the various jurisdictions. With the vacancy of the Housing Authority Executive Director, it was conveyed that the county was soliciting the Advisory Board members and jurisdictions to have a role in selecting the new Executive Director along with the funding of this position needed which will most likely be above the 1996 contribution level. There would be an additional \$9,600 contribution per municipality for this position, over and above the current \$15,000 level that the 1996 agreement stipulated. Most of the Housing Authority operational costs have been absorbed by grants.

The BOCC met with the City of Gunnison and there was unanimous agreement with exploring the concept of a Regional Housing Authority. The Division of Housing has been helpful in providing templates as a starting point to move in this direction. When comparing the current operational structure of the Housing Authority Advisory and Decision Making bodies and what was initially envisioned in the 1996 IGA, there are discrepancies that need to be corrected and balanced. This included a review of the funding sources. The funding options would include each municipality to "Buy In" with additional funding. The move from an advisory board to governing board would be modeled after other Regional boards with an elected official representing each municipality and another citizen being appointed as a member at large.

Discussion then moved to the goals of the Housing Authority. Several items were brought up for discussion:

- Hiring of Executive Director
- Procedures to implement to proceed with the mission of the Authority and be in line with each municipality's directives and needs
- build units
- Needs Assessment-status? Matthew Birnie indicated that CDOH will not fund the grant until the hiring of the new executive Director and until there is a complete strategic plan. The Grant is awarded but funds will not be dispersed until those requirements are met.
- The goals for the Needs Assessment need to note and provide for the Housing Authority to update the information seasonally and continuously.
- Better marketing and distribution of information including the visual representation of income levels, programs, etc. perhaps a Marketing/PR subcommittee.
(Advocacy vs. Marketing)

-look at rentals as a housing program component

The discussion returned to the Staff Resignations. Matthew Birnie indicated he would have administrative oversight of the Housing Authority and the mission would stay the same. He will meet with remaining staff. Mountain View and Section 8 will be delegated to staff and the position of Housing Case Manager will not be replaced at this time.

Project Updates:

Matthew Birnie met with the Public Partner (Pete Gladiolus) and Pete had signed the Letter of Intent (LOI) that afternoon. The contract is in development at the County Attorney's office. Matthew indicated Pete was to order delivery of 4 units on September 5, 2008. The delivery would occur in 5 weeks. There are easement issues but the road cut profile was completed several months ago. The 30 units would be phased in and would only require Administrative approval at the City of Gunnison which would help expedite matters.

The building type is modular and the draft of the CCR's are with county legal. Eileen McVicar will provide the members with the Covenants for Lot #22 for their comments and suggestions.

The private partner has not provided the price points to finalize the deed restrictions. Pricing was promised by Monday, August 25, 2008. The members were presented with the concept that allowed two separate deed restrictions on the first phase of 4 units. The Deed Restriction would offer one-half of the initial phase of units with the only restriction being that of the right of first refusal and would not be equity restricted at the time of offer on resale. The current resale price of units in Rock Creek are determined by an equity component, that is calculated based on how long an initial owner has lived in a unit, etc. and do remain in effect for perpetuity. The MSHB units would include 6 units of the 28 units.

Neil Windsor left the meeting at 8:00 p.m.

The advisory board members were also updated on the Mutual Self-Help Build units planned for Lot #22. The Grant was submitted to USDA with a modular design in October, 2007. USDA responded they would not consider modular units. A SIPS design would require regrouping to include new budgets for SIP design. The qualified buyers have been obligated for loans at \$110,000 to \$130,000. The grant has been awarded but until the new building type and estimates of cost have been approved, funding will not be accepted. Matthew Birnie stated the Mutual Self Help Build project will happen but most likely not this year.

The members were updated on the Workforce Linkage Fee lawsuit and there has not been a ruling. Motions filed to dismiss response had 10 days to file.

Matthew Birnie and Jim Starr both left the meeting at 8:24 p.m.

