

**Gunnison County Housing Authority
Advisory Board Meeting
Minutes
January 8, 2009
Gunnison County Housing Authority, 202 E. Georgia, Gunnison, CO**

Present Members: David Owen, Gunnison County, Advisory Board Chair; Kelly McKinnis, Gunnison County, Advisory Board Vice-Chair; Michael Potoker, Alternate Gunnison County; Ellen Harriman, City of Gunnison; and, Susan Eskew, Alternate Town of Mt. Crested Butte

Absent Members:

William Buck, Town of Mt. Crested Butte; Paul Duba, City of Gunnison; Christi Matthews, Town of Crested Butte, Advisory Board Secretary; Reed Betz, Town of Crested Butte; and, John Sale, Town of Mt. Crested Butte, Advisory Board Treasurer

Staff Present: Katherine T Gazunis, Executive Director, GCHA; and, Eileen McVicar, Essential Housing Administrator, GCHA

Guests: None

I. Call to Order and Welcome:

The meeting was called to order at 6:10 p.m.

David Owen welcomed the advisory board members to the meeting and thanked members for making the meeting. There was a brief discussion of whether there was a quorum because Mike was an alternate for Gunnison. David reviewed the by-laws and after a brief discussion the board decided that any alternate represents the board and that a quorum was present.

II. Consent Agenda:

Minutes

➤ **Minutes of the October 2, 2008:** Ellen Harriman made a motion to approve the minutes as read and Mike Potoker seconded the motion. The motion passed unanimously.

Financial Report

KT explained that the GCHA had exceeded its budget for 2008, that staffing had been frozen and that the Essential Housing Administrator position had been eliminated. Eileen has been offered the new position of Housing Specialist, but has not decided whether to accept the new position.

The financial reports from the county's finance office were made available to the Advisory Board to review.

Kelly asked that the staff work with John Sale, advisory board Treasurer, to come up with a format for financial reports and to bring their recommendations back to the full board for consideration.

Executive Director Report

KT explained that while a vendor had been chosen, the State had not finalized the contract with the Gunnison County, and so no further work could proceed until that was executed.

KT explained that the Mutual Self Help grant had been approved by Rural Development and that the GCHA was obligated to construct 10 more units. Six of the units will need to be started in 2009.

KT also announced that the lawsuit was proceeding and a court date of May 25-27 had been scheduled. In the meantime the county attorneys had requested the case be dismissed. The plaintiffs were also in the process of requesting class action status.

III. Discussion Agenda

Re-cap of Advisory Board Goals:

Seven major goals were discussed and approved for the housing authority to work toward in 2009 and to share with the Board of county Commissioners.

1. A down payment assistance program
2. Inclusionary Zoning regulations with guidelines delineating preferred development locations (close to public transportation, schools, community services, etc.) The requirements should be limited to 10% mitigation whether the affordable housing units were built on-site, off-site, or for payment-in-lieu.
3. A multijurisdictional regional housing authority should be formed.
4. The inventory of affordable housing, both workforce and subsidized housing, should be increased through Mutual Self Help, rehab of existing inventory, retention, & other with emphasis on partnerships.
5. The Needs Assessment should be finalized and presented throughout the community.
6. Homebuyer programs should be re-instated and expanded: homebuyer education, credit counseling and foreclosure prevention.
7. A new rental project identified.

La Plata Model

Copies of the La Plata County housing authority documents as an example of a regional model were distributed for review.

Vacancies / board representation

David discussed the term limits of the advisory board. Michael Potoker is does not want to continue to be the Gunnison County alternate when his term expires in February. Paul Duba has indicated that he may not continue his term as a representative of the City of Gunnison when it expires in May. William Buck will be replaced by Donna Arwood as the representative from Mt. Crested Butte. Neil Windsor is the alternate representative for Crested Butte and his term expires this February.

The housing authority will follow up regarding the representatives and bring that information back to the advisory board and the BOCC for review.

Location of Meetings (Gunnison / CB)

David asked the board if they wished to continue the 2008 model of meeting six months in Gunnison and six months in Crested Butte, or if they wanted to go back to alternating the location of the meetings monthly. The consensus was to alternate between the two locations on a monthly basis in 2009. KT was asked to distribute a master list of the dates/locations for the year and dates would be finalized monthly, depending on the presence of a quorum.

➤**Location of Meetings:** Kelly McKinnis made a motion to set the location of the meetings alternating between Gunnison (odd) and Crested Butte (even) every other month. Susan Eskwith seconded the motion. The motion passed unanimously.

IV. Other Business

- The City of Gunnison has asked KT to help formulate a housing policy. She will be working with Ken Coleman and Ellen Harriman in an advisory capacity.
- Section 8 vouchers have been frozen by the State, but the housing authority will work diligently to increase the number of vouchers as soon as possible.

V. Next Meeting and Location

February 12, 2009 @ 6:00 p.m. at the CB/Mt. CB Chamber Offices (601 Elk Avenue, Crested Butte, CO)

VI. Adjournment

➤**Adjourn:** Kelly McKinnis made a motion to adjourn and Ellen Harriman seconded the motion. The motion passed unanimously.

Adjourn: The meeting adjourned at 8:25 p.m.

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

Respectfully submitted,

**KT Gazunis
Executive Director**

I attest these minutes represent the proceedings of the October 2, 2008 meeting.

By _____ Dated: _____