

**Gunnison County Housing Authority
Advisory Board Meeting
Minutes
February 12, 2009
Crested Butte Chamber of Commerce, Crested Butte, CO 81224**

Present Members: David Owen, Gunnison County, Advisory Board Chair; Kelly McKinnis, Gunnison County, Advisory Board Vice- Chair; Ellen Harriman, City of Gunnison; Susan Eskew, Alternate Town of Mt. Crested Butte; John Sale, Town of Mt. Crested Butte, Advisory Board Treasurer; Donna Arwood, Alternate Town of Mt. Crested Butte; Neil Windsor, Alternate Town of Crested Butte.

Absent Members: Christi Mathews, Town of Crested Butte, Advisory Board Secretary
Reed Betz, Town of Crested Butte; Paul Duba, City of Gunnison

Present Staff: Katherine T. Gazunis, Executive Director, GCHA; Bobbie Sloan, Administrative Assistant, GCHA

Guests: NONE

I. Call to Order and Welcome

The meeting was called to order at 6:05 pm.

There was a short discussion on email addresses and programs that weren't going thru. Susan had mentioned that Reed had not received an email informing him of the meeting and survey information.

II. Consent Agenda

Minutes

➤ **Minutes from the January 08, 2009** meeting: Kelly McKinnis made a motion to approve the minutes, and David Owen seconded it. The motion passed unanimously.

Financial Report

Katherine Gazunis began by stating that for the financial report all we could provide was a copy of the 2009 budget, because the meeting is too early in the month to have financials of the prior month. The financials are not available until after the 15th.

Despite cutbacks in the budget the good news includes that the FEMA Grant is \$8,000 instead of the \$5,000 budgeted. The Mutual Self Help Build was budgeted at only \$46,941 but G.C.H.A. was awarded \$225,000 to begin building six more units in Lot #22, and up to ten units total. KT also mentioned that there are concerns about the length of time for building in the Gunnison County due to weather, and that the standard to build is 18 months.

The \$225,000 includes administrative overhead which began a discussion about needing a construction manager on staff vs. contracting out due to economy and hesitation about adding

additional staff. The GCHA will have a M.S.H.B. plan available at the end of March. John Sales was concerned about contracting out, because you have to watch over the project more closely. KT stated that there would be a T.A with RCAC from Salida that has good references that may be able to oversee the contractor work.

III. Discussion Agenda:

Executive Director Report

- **Staff Changes**

KT announced that Eileen McVicar had resigned and that she has decided to use her comp. time until the end of February. KT was given permission from the administration to either hire from the applications received for the Administrative Assistant ad, or to go ahead and advertise for the position. The GCHA will have a total of 3 employees, down from 5, and will not look into adding another employee at least until the end of 2010 because right now there are budget cuts and some jobs are frozen. For now the 3 employees will be full time and will need help from interns to accomplish some tasks.

- **Down Payment Assistance**

The authority will be submitting an application to the State Division of Housing this summer for \$250,000 for down payment assistance loans for persons making less than 80% AMI. Gunnison County will also have access to the loan program administered by Funding Partners, a Community Development Finance Institution headquartered in Fort Collins. Depending upon the outcome of the Workforce Linkage Fee lawsuit, KT will ask the Commissioners to consider a funding request of \$150,000. The total pool of money this will create will be approximately \$1 million and should be in place by the time the final Housing Needs Assessment final report is ready.

- **Homebuyer Education**

With the vacant positions “frozen” KT is exploring the possibility of using an outside consultant to provide homebuyer education and credit counseling classes this year.

Needs Assessment Survey

Davis Research Phone Survey can begin as early as next week. The discussion began with looking over feedback from John Hess’s list, which contained 17 comments. KT explained that the survey will need to group C.B. and Mt. C.B to have a high enough number to have a statistically significant response.

The Board then went through the entire survey and made suggestions for changes to the document. Ellen Harriman asked if there was a way to shorten up the survey, with out damaging the validity of the survey, because it is very long. The Advisory Board made additional suggestions to improve the survey and KT will submit them to the BBC Research.

- Susan had asked how many vouchers were provided for Section 8. KT stated that the Section 8 is allocated by population. Since 22% of Gunnison is below poverty level, which is than \$12,000 a year, the housing authority regularly applies for extra vouchers that aren’t used in other areas to come here to Gunnison.

BOCC Strategic Plan Review

KT presented the draft BOCC strategic plan. With these strategies the housing authority require the help from interns to help perform some research, i.e., collect deed restrictions from Gunnison, Crested Butte, and Mt. Crested Butte and monitor who and what is being enforced. All of the Advisory Board goals for 2009 have been incorporated in the BOCC plan, except for inclusionary zoning. At this time, she explained, she had been told that the Board does not want both a Workforce Linkage Fee and inclusionary zoning, so they will just keep the linkage fee.

The individual strategies will be to individual staff who will be responsible for fulfilling the strategy by the due date. All departments in the County have an average of one to two pages of strategies to complete as well.

IV. Other Business:

- The Gunnison County Board of Realtors voted to financially support the lawsuit against the County’s Workforce Linkage Fee and CAR will provide matching funds.
- All agreed that the Advisory Board Meetings are to be held at Crested Butte Chamber of Commerce, and then Gunnison County Housing Authority; and will switch each month.
- Attention was brought to the fact that some members have missed more than three meetings, and it is suggested to find people to become members who want to be involved.

V. Next Meeting:

Next meeting will be held at 6pm on March 12, 2009 at the Gunnison County Housing Authority house, located at 202 E. Georgia Ave. Gunnison, CO 81230.

VI. Adjournment:

➤**Adjourn:** Kelly McKinnis made a motion to adjourn and John Sale seconded it. The motion passed unanimously.

Adjourn: The meeting adjourned at 7:54 pm.

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

Respectfully submitted,

**Bobbie Sloan
Administrative Assistant**

I attest these minutes represent the proceedings of the February 12, 2009 meeting.

By _____ Dated: _____