

**Gunnison County Housing Authority  
Advisory Board Meeting  
Minutes  
March 12, 2009  
Gunnison County Housing Authority  
202 E. Georgia, Gunnison, CO 81230**

**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; Christi Mathews, Town of Crested Butte, Advisory Board Secretary; Reed Betz, Town of Crested Butte.

**Absent Members:** Paul Duba, City of Gunnison; Donna Arwood, Town of Mt. Crested Butte; Neil Windsor, Alternate Town of Crested Butte.

**Present Staff:** Katherine T. Gazunis, Executive Director, GCHA; Bobbie Sloan, Administrative Assistant, GCHA; Mary Vader, Housing Specialist, GCHA.

**Guests:** NONE

**I. Call to Order and Welcome**

The meeting was called to order at 6:12 pm.

The Board was introduced to Mary Vader, the new Housing Specialist, who began working at the Authority the first week in March. Bobbie Sloan was introduced to those members she had not previously met.

David opened the meeting by thanking KT for her hard work, and mentioned having heard many people who are grateful for the agency's responsiveness, especially at Mt. View Apartments.

There was a short discussion on email addresses and that Ellen and Reed were not receiving emails. Staff will follow up by tracking test emails to see if it can be sorted out.

**II. Consent Agenda**

**Minutes**

➤ **Minutes from the February 12, 2009 meeting:** Kelly McKinnis made a motion to approve the minutes, and Ellen Harriman seconded it. The motion passed unanimously.

**Financial Report**

KT provided the financial reports for the January, 2009 period for both the Housing Authority and the Mountain View Apartments. Unless the organization changes its meeting date to the end of the month, the financials will always be two months in arrears. The board agreed to keep the second Thursday of the month for the time being, but will consider moving it to the last Thursday of the month later this year.

The Advisory Board looked over the financial reports while KT explained that there was a \$14,000 loss at Mt. View last year due to vacancies. The G.C.H.A.'s goal is to turn over a unit in 30 days or less, per standard public housing operating procedures. Mary Vader has successfully filled the unit that had been vacant for nearly a year, and will make it a priority to rent-up the two additional unit vacancies which will occur before the end of March.

Related to leasing up the units, the ads that are running in the Gunnison Shopper, CB News, and the Gunnison Country Times were presented. The ads are in English and in Spanish, include a TTY number, the international accessibility symbol and the fair housing symbol and are in compliance with federal regulations.

There was more discussion on the high utility bills and how to find solutions in lowering the heating costs. KT will work with the county to try to address the issue and report back to the Board.

The discussion continued to the installation of the fire sprinkler system in the Mountain View Apartments which had been scheduled for 2008, but did not happen. Staff has up-dated the bids, is working with Colorado Housing Finance Authority, the trustee for the building, to use replacement reserves to pay for the improvements. Staff will have the new contracts to the commissioners by the end of March, but the work is expected to begin by May.

### **III. Discussion Agenda:**

#### **Executive Director Report**

##### **• Work Force Linkage Fee Lawsuit**

A copy of the judge's final ruling was distributed for the Board to review and KT explained the main points of the suit's dismissal:

1. Colorado has statutory power
2. County followed the process required by statute.
3. Meets the definition of a fee and not a tax.

One of the issues for the lawsuit is that the plaintiff thought the fee should go to a vote, because they felt it was a tax and should be subject to TABOR.

The Advisory Board had some questions about the impact fees and what they were designed to do. It was explained that there is a sliding scale, and individuals who earn less than 120% of area median income (AMI) are exempt from the fee.

##### **• Update on Needs Assessment Survey**

The Need Assessment survey that was reviewed last month is now available at the Gunnison County Housing Authority and online at the County's website: [www.gunnisoncounty.org](http://www.gunnisoncounty.org). Because of the concern about not a large enough response to be statistically significant, the surveys were distributed to every P. O. Box in Crested Butte and Mt. Crested Butte. The surveys can either be returned by email, fax, or mail, and the results of the needs assessment will be available by the end of July.

##### **• Deed Restrictions**

KT has been working with the County Attorney's office in response to several requests to amend or terminate deed restrictions. The process that is being recommended to the Board of County Commissioners was presented and discussed.

There was concern about "opening a can of worms" and fear that if once a deed restriction were changed there would be a rush to eliminate all of them. Staff responded by stating that that was why the *process* being drafted for this is so important. There was further discussion regarding the market ups and downs and its effect on the availability of affordable housing.

After discussing the process that KT had drafted, the Advisory Board proposed the following recommendations:

1. Consider the basis of the original agreement.
2. Question if we are sacrificing deed restrictions just because of the bad economy?
3. Acceptable to make modifications if:
  - a. Provides something of equal or greater value, i.e. more affordable housing units.
  - b. Benefits the neighborhood and meets a practical need in the community.

Specific to the Larkspur Subdivision request to modify the deed restrictions, the Advisory Board stated that they would like to see both lots E1 and E2 given to the county OR have the 4-plex lot keep the restriction, but allow it to be down-zoned.

• **Draft plan for Multijurisdictional Housing Authority**

KT presented a draft plan justifying the need for a Multijurisdictional Regional Housing Authority. This draft plan explains why it is a good idea to have a multijurisdictional housing authority in the county. KT asked the Board to review and critique the document for her.

KT also presented the statistical “show & tell” data that she presented to the City of Gunnison to help them formulate a housing policy. The presentation illustrates the enormous difference between the rates at which housing prices have increased in the City versus the rate that wages have increased in Gunnison County. A separate chart illustrated the number of households that are paying greater than 30% of their income in rental, indicating that there are approximately 1,000 households in Gunnison County that need affordable housing.

**Inclusionary Zoning Recommendation to the BOCC**

David commented that the planning department spent 2 years developing Inclusionary Zoning Recommendations, and that the Advisory Board’s goal for inclusionary zoning was not included in BOCC strategic plan for the housing authority. There was a discussion regarding when it would be an appropriate time to propose/present the request for inclusionary zoning to the BOCC. Because of the Work Force Linkage Fee lawsuit, it was decided and that it might be best to wait a while, in case the plaintiff decides to appeal. The Advisory Board agreed to revisit the issue of Inclusionary Zoning at future meetings.

**IV. Other Business:**

- Kelly announced that the National Association of Realtors is donating money to CARHOF, and can only be requested by housing authorities. She will follow up with staff to apply for this grant.
- Christi announced that her last day working for the Chamber is April 1, 2009. She would like to continue to stay on the Advisory Board at least until the end of summer.

**V. Next Meeting:**

**Next meeting will be held at 6pm on April 09, 2009 at the Crested Butte Chamber of Commerce.**

**VI. Adjournment:**

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

**Adjourn: The meeting adjourned at 8:13 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 March 12, 2009 meeting.**

**By \_\_\_\_\_ Dated: \_\_\_\_\_**