

**Gunnison County Housing Authority
Advisory Board Meeting
Minutes
June 11, 2009
Crested Butte Town Hall
Meeting Room Junior**

Present Members: David Owen, Advisory Board Chair; Susan Eskew, Alternate from Town of Crested Butte; Neil Windsor, Alternate from the Town of Crested Butte; Aaron Huckstep, Alternate from Gunnison County; Donna Arwood, member from the town of Mt. Crested Butte.

Absent Members: Kelly McKinnis, Gunnison County, Advisory Board Vice- Chair; Ellen Harriman, City of Gunnison; Christi Mathews, Town of Crested Butte, Advisory Board Secretary; Reed Betz, Town of Crested Butte.

Present Staff: Katherine T. Gazunis, Executive Director, GCHA; Mary B. Vader, Housing Specialist.

Guests: None.

I. Call to order and Welcome

The meeting was called to order at 6:15 p.m. David Owen welcomed everyone.

II. Consent Agenda

Minutes

Minutes from the May 21, 2009 meeting: David Owen asked for clarification on whether the minutes and financial reports should be on the consent agenda or the discussion agenda. In the future the agenda will only include a consent agenda if the advisory board needs to ratify an action taken between regular meetings (i.e., an electronic vote or a phone conference.)

David had corrections to the minutes regarding the Inclusionary Zoning Recommendation to the BOCC and the discussion regarding consideration of moving the meeting date to the third Thursday of the month.

➤Neil moved, Huck seconded the motion to approve the minutes as corrected. It passed with two abstentions because they were not at the March 12, 2009 meeting.

Financial report

KT explained that “Development Resource” is the cost of development – the mortgage on the land as well as the hard development costs. These costs should be offset by the sale of the houses, eventually, but in the meantime the expenses continue to mount.

Mountain View financials are always in arrears in the revenue column because of the timing differential between when the county closes its books and when revenues come in from Mountain View. The reports are one month behind but are reconciled by the end of the year. Huck asked about the negative figure in the rental income; KT said she’d ask about it.

➤Neil Windsor moved and Donna Arwood seconded to accept the financial report; it passed unanimously.

III. Discussion Agenda Staff report

Rock Creek Phase II

A meeting earlier this week with builder Pete Glatiotis, County Manager Matthew Birnie, Craig Neilson from RCAC, and Engineer Bob Williams resulted in changes to the design and clustering the units to

increase the total number of units to 38. The additional units are needed to cover the land costs and keep the prices affordable to 80% AMI families.

The pro-forma for the project now projects an average cost of \$185,000 per unit, which is affordable to families at 80% AMI. The housing authority applied for a state Division of Housing Grant for \$15,000 per unit for 25 units priced below 80 percent AMI (\$375,000.)

David Owen noted that the \$185,000 price might be too high. KT responded that the plan is to have pre-sale agreements before the start of construction (market homes will be pre-made by Genesis Homes of Longmont) and the proforma does not include the DOH grant, so there is some room for lower prices in the pre-sale period.

Needs Assessment Survey

KT discussed this issue Tuesday with the Commissioners; John Hess from Crested Butte, Donna Arwood from the Mt. Crested Butte, and Steve Westbay from the city of Gunnison were also there.

KT went over the results with the GCHA Advisory Board. Mt. CB and CB residents got surveys in their mailboxes, which may explain the high response rate from those areas.

The Advisory Board discussed these initial results in depth. Topics included: Couples with children as the largest group of homeowners which could be further broken by household characteristics by location that respondents didn't identify themselves as working in the ski industry unless they worked for CBMR.; phone surveys missed people with cell phones; and, there was a discussion of where the survey has missed people.

KT asked for ideas on improving this process. In July, BBC is coming back in person and doing personal interviews. They'll be at coffee shops in the morning, at the post offices between 10 a.m. and 1 p.m. It was suggested they interview people at the softball fields between 5 and 6:30 p.m. Mondays through Thursdays. The surveys will be back online, and they will have more links with other web sites. The county is keeping track of all points of distribution.

The county will do a big push mid-week after the Fourth of July through that following week. The final analysis should be completed by July 30, with the roll-out in August. Once it's finished the county can apply for grants from the state of Colorado for down payment assistance.

Mountain View Sprinklers

KT and Mary updated the board about the fire sprinklers. The engineers should have a final design in three weeks. Construction is scheduled to begin in July with completion by the end of August.

IV Other business

Inclusionary Zoning letter

After a brief discussion, which resulted in making two changes to a draft letter to the Gunnison County commissioners supporting an inclusionary zoning resolution, the members agreed by consensus to sign the letter and send it. David Owen encouraged people to attend the June 16 meeting when the commissioners were to have considered such a resolution.

Members discussed the committee on housing with the city of Gunnison. They discussed PUDs and the county's requirement of PUDs in reference to workforce affordable housing. Members also discussed PUD standards including inclusionary zoning and the municipalities within the three-mile growth boundary. PUDs give growth a more uniform look, members said.

Workforce Linkage Fee

KT talked about the workforce linkage fee changes and inconsistencies in how it has been applied in the past. She will ask the BOCC to change the policy so that the average income of the past three years would be used for determining whether a family would be exempt from paying the fee. Currently the fee is exempt for anyone making <120%AMI, but only for the year the permit is pulled. The housing authority

has three years income history, in order to determine whether the applicant has been a Gunnison County resident for more than a year.

V Next meeting

The next meeting will be July 9 at 6 p.m., at the GCHA office in Gunnison.

VI. Adjournment:

➤ **Adjourn:** David Owen 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,
Katherine Gazunis
Executive Director

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

By _____ **Dated:** _____