

**Gunnison County Housing Authority
Advisory Board Meeting
Minutes
November 18, 2010
Crested Butte Town Hall
Meeting Room Junior**

Present Members: John Sale, member from the town of Mt. Crested Butte; Edmund Seymour, City of Gunnison; Andy Tocke, alternate from the City of Gunnison; Neil Windsor, alternate from the Town of Crested Butte; Ellen Harriman, member from the City of Gunnison.

Absent Members: David Owen, Advisory Board Chair; Kelly McKinnis, Advisory Board Vice-chair; Aaron Huckstep, alternate from the Gunnison County; Jim Schmidt, member from the Town of Crested Butte; Danny D'Aquila, alternate from the Town of Mt. Crested Butte; Dan Escalante, Town of Crested Butte.

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

I. Call to order and Welcome

The meeting was called to order at 6:05 p.m. Ellen Harriman welcomed everyone.

II. Consent Agenda

Minutes

Minutes from the September 30, 2010 meeting:

► Andy Tocke made a motion and Edmund Seymour seconded to approve the minutes as corrected. John Sale and Neil Windsor abstained because they were not present at the meeting.

Financial Report- Financial format will change January 2011

The board reviewed the new layout for the County Budget. The new budget format has been organized into programs with various activities under the programs. The programs with their activities are:

- Acquisition, Rehabilitation and New Development Program: Development Activity, and Weatherization Activity;
- Affordable Housing Admin./Education Program: Operational Support Activity, and Homeowner Counseling Activity;
- Subsidized Housing Program: Voucher Activity and Property based Assistance Activity.

The board reviewed the descriptions of all programs with their activities, and revenues and expenses for the Housing Authority budget and how everything will be allocated.

The board discussed property owned by the Housing Authority. The Blat Property is half paid by the Board of County Commissioners; they are considering the possibility of giving the property to Habitat for Humanity. K.T. has been discussing the possibility of not having a Housing Authority with the County Manager. If this should happen management of the Section 8 program would go to adjacent counties & the Mountain View Apartments would be contracted out. The Board discussed the creation of the Housing Authority and how it was a hybrid of branch of government, and there is an intergovernmental agreement with a vision of eventually being a Regional Housing Authority.

The Board deliberated the Willows Senior RV Park. The Housing Authority has the title to the land under the RV Park. The Willows Assisted Living loses money, and it is believed that the Willows Senior RV Park was created for revenue to support the Willows. K.T. will be working with hospital staff in the coming months to insure compliance with the grants.

III. Discussion Agenda

1416 Rock Creek & 1420 Rock Creek Foreclosures-

The County closed on the property on September 30, 2010. The County borrowed \$104,000 from Wells Fargo, and the closing sale amount was \$129,000. K.T. had created a Perma that set the property to rent at fair market value of \$1,063.00 a month. Since the economy is soft K.T. is going to recreate the Perma at a lower rent value to see if we should lower the rent.

Stallion Park Deed Restriction changes

The condominiums are not recouping the money from the development. Dr. Landy is in the process of amending & restating the deed restrictions so that the homeowners that purchase the condominiums can apply for FHA loans. What has changed in the deed restrictions is the right of first refusal; this will be due prior to the foreclosure in stead of after the home goes into foreclosure. Qualifications for household Area Median Income (AMI) has increased from 100% to 150%. Prices for the condos are currently for less than, or equal to 100% of AMI. There are currently 22 condos for sale. The County Attorney has recommended against changing the deed restrictions because you can't get exact clear title before the foreclosure, foreclosure is a reset button. Aware of this risk the Board of County Commissioners were more interested in broadening the availability for others to purchase one of the condos.

Mountain View Apartments Project

Mountain View will be installing automatic doors for the main entry doors. One door will have a push paddle function that you push and then the door will automatically swing open. The other two doors will be wireless proximity card readers. The residents will have a key that they will just have to swipe near the door to activate it to unlock and swing open. The money to install the automatic doors will come from Mountain View Replacement Reserves.

In 2011, there is anticipation on having a weatherization audit performed on the building because the building still has: aluminum windows from 1983; a boiler system that is radiant ceiling heat (electric); and inefficient water heaters. These are three ways the Mountain View Apartments can improve on energy efficiency by decreasing the energy consumption and carbon footprint

The following 2011 goals were discussed:

1. Diversify revenue sources by attracting new investment to County, e.g., grant revenues for Gunnison Valley Housing Foundation & subsequently reinstate self-funded Homebuyer and Homeowner counseling programs.
2. Update County Housing Needs Assessment (utilize 2010 census data) to 2011. The state will not pay for Need Assessments anymore. The Needs Assessment needs to be updated every 3-5years. The Housing Authority will apply for grants with the state.
3. Increase inventory of affordable single family, rehabbed and rental units.
4. Implement a county-wide affordable housing awareness and public outreach campaign. With help from the Gunnison Valley Housing Foundation the Housing Authority can apply for grants to fund the campaign.
5. Structure a financing package for Crested Butte to purchase and rehab various units throughout the town and pull infrastructure to another block of town utilizing bond financing
6. Structure a financing package for Wildwood trailer park for HOA purchase in partnership with City of Gunnison;
7. Identify land appropriate for Clark land trade and/or sale of land to USFS;
8. Complete MSH grant for 6 more units of housing – may be in partnership with adjacent county;
9. Complete weatherization of 20 more housing units in cooperation with HRWC.

IV Next meeting

The next meeting will be in January 2011, at 6 p.m. in Gunnison.

V. Adjournment:

➤ **Adjourn:** Ellen made a motion to adjourn, Edmund seconded the motion.

Adjourn: The meeting adjourned at 7:56 pm.

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

Respectfully submitted,

Bobbie Lucero

Housing Authority Administrative Assistant

I attest these minutes represent the proceedings of the November 18, 2010 meeting.

By Bobbie Lucero Dated: 1/27/2011