

**Gunnison County Housing Authority
Board Meeting
Minutes
January 11, 2007**

Present: Denise Wise, Executive Director, GCHA
Wendy Albers, Administrative Assistant, GCHA
Eileen McVicar, Essential Housing Administrator, GCHA
Ellen Harriman, City of Gunnison
Paul Duba, City of Gunnison
Reed Betz, Town of Crested Butte
David Owen, Gunnison County
John Sale, Town of Mt. Crested Butte
William Buck, Town of Mt. Crested Butte

Absent: Kelly McKinnis, Gunnison County
Leah Williams, Town of Crested Butte

Guests: None

Call to Order and Welcome: Denise welcomed the board members and called the meeting to order at 6:13 p.m. There was a quorum.

Consent Agenda:

William Buck requested a correction be made to the September 14, 2006 minutes, specifically, page 3, last paragraph from "...or employers paying any Linkage fee so that critical personnel are not penalized for trying to live close to work." to read "...as grants and defining critical workforce." *It was moved by Paul Duba and seconded by John Sale to approve the consent agenda items including amended minutes for September 14, 2006. MOTION WAS CARRIED AS AMENDED.*

Discussion Agenda:

1). Developer Letters of Interest: Denise Wise provided background on Letter of Interest for public/private partnership proposals. This included the BOCC publishing of the Request for Letters of Interest for four (4) weeks during June and July, 2006 resulting in two developer responses and the process was closed. The two parcels initially identified include 7 acre parcel of vacant land directly east of the Rock Creek subdivision (Lot #22) and 1.6 acres of vacant land located in West Gunnison on the

corner of 6th and New York (Blatt Property). The BOCC reopened the process due to continued interest and widened distribution was achieved. The reopening of this process brought in two additional developers and was closed on September 15, 2006. (Details of the Request for Letters of Interest was previously given to Board Members with August 17, 2006 discussion agenda items). Denise mentioned the purpose of revisiting the public/private partnership was to provide a recommendation to the BOCC on how to move forward with suggested next steps for Lot #22 Rock Creek (where the Habitat for Humanity Lot is also located) and West Gunnison (Blatt Property) which is most likely one year out in time. With that background, the board members discussed there should be a meeting with all four developers at the same time to present more details of each project. Key areas to develop potential guidelines include the number and types of units, target buyer income brackets, energy efficiency requirements and infrastructure required. This will allow all developers to be presented with the same information at the same time. The process should not be one to control all design and project details but ensure certain objectives are met for each project. ***The board members agreed to recommend to the BOCC that they should move forward with (1) meeting with all four developers at the same time and (2) providing developers with project specifications to include more details about each project's parameters such as deed restriction requirements, concentration of affordable housing and market rate housing, energy requirements, and income requirements of potential buyers. Denise will draft these guidelines for advisory board member participation and approval which will then be final recommended to the BOCC.***

2). BOCC Work Session to be held on January 30, 2007 for essential housing discussions-Strategy Recommendation:

Board Members were provided a draft proposal for the establishment of an Essential Housing Roundtable for Gunnison County. The purpose and charge of this groups is to formally establish a group of industry representatives, e.g., real estate attorneys, property management firms, households interested in buying homes, etc..., to discuss and participate in the development of recommendations to the BOCC that may result in amendments to the LUR and further refinement of initiatives. The proposed meeting schedule would be more that 6-7 meetings and would be a forum to bring in subject matter experts to provide information on initiatives developed by other communities. The concept of a Roundtable is precipitated by the BOCC's intent to reconvene the Essential Housing Work Sessions.

The Board raised many questions regarding the Roundtable initiative up to and including would the outcomes be any different from prior work groups convened, including the Planning Commission's work, for this very purpose; and would this merely add time to

an urgent situation. Based on recent feedback from various constituencies a perception exists that the prior year's work sessions did not engage public process for input.

The concept is still in discussion.

3). Needs Assessment Grant:

Board members were provided with copies for a draft of a Request for Proposal for The Gunnison County Essential Housing Needs Assessment, Draft of Grant Request Application to Colorado Division of Housing for \$70,000.00, and a Draft of Letter of Support to be submitted with Grant application. Denise discussed the Needs Assessment Grant Request and the importance of obtaining a current (not just updated the 1999 Needs Assessment) and comprehensive essential housing needs assessing for the entire Gunnison County. It is estimated that the cost of a new essential housing needs assessment will be approximately \$100,000. This initial cost is higher but would provide a baseline for each municipality and could be updated on a regular basis. Denise has received a letter of support from the City of Gunnison and BOCC and she anticipates receiving one from the Town of Crested Butte and Mt. Crested Butte. This will need to be on the agenda for the BOCC. The expectation of a new essential housing needs assessment will affirm the current numbers and provide a consistency of information. This assessment should take six (6) months to complete with updates every 2 years. This assessment process is not mutually exclusive and will provide information for all municipality's needs and plans.

4). Strategic Planning-Next Steps:

The Strategic Planning Session held on November 9, 2006 developed several priorities based on Advisory Board Member and Staff recommendations. These priorities will be addressed in the coming months. They include:

Governance Guidelines

Advisory Board delegated decision-making abilities and authority

Mission clarification

5). Other Business:

Eileen McVicar, GCHA Staff, added to the discussion agenda by updating the board on the Lot #22 – Second Phase - Habitat for Humanity. As a result of the County providing Habitat for Humanity with a lot and infrastructure, considerations are being made to be consistent with all affordable housing lots at Rock Creek. This has resulted in a review

