

**Gunnison County Housing Authority  
Board Meeting  
Minutes  
March 22, 2007  
(Approved April 12, 2007)**

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

**Absent:** John Sale, Town of Mt. Crested Butte

**Guests:** Carlene White

**Call to Order and Welcome:** Denise welcomed the board members and called the meeting to order at 6:06 p.m.

**Consent Agenda:** Kelly McKinnis requested a correction be made to the February, 2007 minutes to spell her last name "McKinnis". *It was moved by William Buck and seconded by Kelly McKinnis to approve the consent agenda items (Minutes of February, 2007 meeting.) All approved and the **MOTION WAS CARRIED AS AMENDED.***

**Discussion Agenda:**

**1). Review RFP Public/Private Partnership-Mutual Self Help Build:** The board was provided with a packet of information for the RFP Public/Private Partnership. The next steps should be to develop the final project specifications and design guidelines for recommendation to the BOCC and developers. Denise proceeded with a presentation to the board members to address specifically Lot #22 Rock Creek Village. (Guest Carlene White entered the meeting at 6:25 p.m. during the presentation).

Summary of Public/Private Partnership presentation:

- \*Approximately 30 units of deed restricted properties-5 units for MSHB
- \*Income range from 50%-160% Average Medium Income (AMI)
- \*Developer will have approximately 8 units targeted for 121%-160% AMI
- \*Developing a tiered pricing structure for lots (\$30,000 average cost)
- \*Anticipate conducting pre-submission conference with the 4 developers by mid-end of April
- \*Bids due in 2 weeks

A sub-committee was formed to refine the RFP for the Public/Private Partnership. The goal is to make sure the project is successful and provides quality, affordable housing for Gunnison County residents.

The RFP Public/Private Partnership Sub-committee members are:

- \*Ellen Harriman, City of Gunnison
- \*William Buck, Town of Mt. Crested Butte
- \*John Sale, Town of Mt. Crested Butte (will be contacted to verify interest)

The sub-committee will meet prior to the next board meeting, April 12, 2007.

**2) Review recommended Linkage Fee Exemption Criteria:** The advisory board members have previously reviewed the Work Force Linkage Fee Criteria for final recommendation to the BOCC. Denise presented further consideration of additional exemption criterion that considers square footage and cost per square foot. Modest home of 1200 square feet of livable space (does not include garage) and a square foot cost that does not exceed \$150 per square foot. Additional considerations include exemption applicant must live in home at least 2 years and can only apply once every 3 years. Definitions being streamlined for Deed Restriction/Retiree and excludes remodels and subdivisions minimums.

The advisory board Workforce Linkage Fee recommendations will be presented to the BOCC prior to April 10, 2007 BOCC work session.

**3) Other Business:**

Mike Potoker has applied and will interview for Advisory Board County alternate position.

There is a foreclosure in Rock Creek and GCHA will pursue buying the property so that it may remain in the affordable housing stock.

