

**Gunnison Valley Regional Housing Authority**  
May 1, 2013 Board Meeting Minutes  
GVRHA Offices, 202 E. Georgia, Gunnison, CO

**MEMBERS PRESENT:**

David K. Owen (President); Town of Crested Butte  
Jim Schmidt (Secretary); Town of Crested Butte departed at 3:23 p.m.  
Grant Benton; Town of Mt. Crested Butte  
Ed Seymour; City of Gunnison arrived at 4 p.m.  
Sharon Cave; City of Gunnison  
Paula Swenson; Gunnison County, departed at 4:30 p.m.

**STAFF PRESENT:**

Karl Fulmer, GVRHA Executive Director  
Mary B. Vader, GVRHA Housing Specialist, acting as recording secretary

**CALL TO ORDER:** President Owen called the meeting to order at 3:03 p.m.

**MINUTES:** Mary B. Vader made one change to the minutes, that of the location. The 4-3-2013 meeting was held at the Crested Butte Town Hall. Cave MOVED to approve with this change, Swenson seconded the motion, and the motion passed.

**PROGRAM MANAGER:** Director Fulmer said Shannon Frias has been hired as program manager, and she will be paid \$47,000, even though the Housing Authority budgeted \$58,000. She starts Monday, May 6, 2013.

**GVRHA MUNICIPAL ASSISTANCE:** Director Fulmer said it's a good thing he's involved in helping other jurisdictions' planning and zoning departments. The goal is for the GVRHA's guidelines to be approved county-wide. The city P&Z department decided to adopt the guidelines. The GVRHA is assisting the city of Crested Butte with foreclosure prevention on a deed-restricted property. Treasurer Swenson told Director Fulmer to keep track of the time he spends with the municipalities. She said the county wants a one-stop shop for housing and deed restricted properties. Director Fulmer said it would be good if the county had one master deed restriction on all the deed restricted properties in the county, and it would make it easier for the buyers and sellers of properties. The goal is to change the deed restriction to the Master Deed Restriction once the property sells, to "clean them up as they turn over," Director Fulmer said.

**NORTH VALLEY OFFICE HOURS:** Director Fulmer spends Thursdays in the north end of the Gunnison Valley. He's at Crested Butte Town Hall from 9:30 a.m. to 12:30 p.m., and from 1 to 4 p.m. at Mt. Crested Butte Town Hall.

**BUDGET REVIEW:** Director Fulmer explained the shifts in budget items he has made. Overall, the bottom line hasn't changed; various line items have changed. County Manager Matthew Birnie suggested phasing out of Section 8 since it operates at a loss, but Director Fulmer said he thinks that's a bad idea. He said it's up to the local communities to subsidize the program. For mileage costs, Director Fulmer

said he charges half the federal mileage rate, which is enough to pay for gas. Secretary Schmidt said there's a free bus. Treasurer Swenson MOVED to approve the budget changes. The motion was seconded by Cave, and the motion passed unanimously.

**SECRETARY SCHMIDT** left the meeting at 3:25 p.m.

**HOUSING GUIDELINES:** Director Fulmer thanked David Owen and Kelly McKinnis for being on the committee which studied and refined the Housing Guidelines. Director Fulmer had overhead presentations, but his computer froze. Director Fulmer showed the committee's results – market rents, minimum liveable square-footage, maximum sales prices, and maximum monthly rents. Director Fulmer said market rents and affordability were looked at, and they came up with pricing that reflected logic. The rental prices are gross rents – rents without utility allowances. In the utility allowances, the committee used natural gas heat. Director Fulmer said in the household size, the committee moderated the calculating factor numbers to 1, 1.5, 2.5, 3.5 and 4 to get a more reasonable rate. Director Fulmer said the affordability matrix showed that a minimum square foot size were more affordable for the lower income categories. The red numbers on his chart are the monthly payments using the hard square-footage numbers. Treasurer Swenson said on minimum square-footage, the county's "gone back and forth," but now it's either 600 square feet or 400 square feet. Gunnison doesn't have a minimum square footage, Director Fulmer said, but the P&Z thought it was a good idea. Treasurer Swenson said the county wants the rental units in the municipalities, not in the county; the county would rather collect a fee from developers to help development within town and city limits. Regarding the sales pricing, the numbers did increase, but not much, Director Fulmer said.

**ED SEYMOUR** arrived at 4 p.m.

**DEVELOPMENT PRESENTATION: BILL COBURN AND PETE SNAVELY:** Developer Pete Snavely and builder Bill Coburn made a presentation on the proposed Miner's Mill Apartments. Miner's Mill (not its real name, but that's still being worked out) is a proposal for a \$6.11 million, 30-unit affordable housing apartment complex that is LIHTC, or Low-Income Housing Tax Credit. Mr. Snavely represents The Snavely Group, a 60-year-old business based in Cleveland, Ohio, and Mr. Coburn represents Coburn Development, a Boulder-based developer and builder. He lives in Crested Butte. The proposal is to build 30 apartments on a piece of land still to be determined. The targeted land is close to the entrance to Crested Butte, on either side of True Value. It will be targeted to people making 60% AMI and below and will be mostly one-bedroom units. Mr. Snavely said community support will make the project more competitive on a statewide basis. Originally, he thought the Housing Authority would own the project; however, that is yet to be determined. The Housing Authority could be the manager of the apartments. If the Housing Authority was listed as the manager, the state would favor the project, Mr. Snavely said. Last week, they presented to the Gunnison Housing Foundation, and while the two did not get a financial commitment from the Foundation, it was a positive meeting, Mr. Snavely said. He said they will conduct a market study, and they will follow what the study recommends. Regarding funding, "At the end of the day, we have a \$1 million gap," Mr. Snavely said. Mr. Snavely said he believes if they show \$500,000 to \$1 million in support from Gunnison Valley governments, the state would be more likely to support the project and award the tax credits. He said they don't need the cash yet; just the

commitment. Treasurer Swenson said she'd like to see the town of Crested Butte buy into this idea, and she would want the Housing Authority to be the manager. She said the project is "exactly in line" of what the county started collecting impact fees for. She said if both north-valley towns would commit funds, "I can push to find another vote. Come to the table with some money and we'll look at getting another vote." Mr. Seymour suggested the municipalities write letters of support; that would show local support to the state.


The meeting **ADJOURNED** at 5:21 p.m.

**Minutes prepared by:**

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Mary Vader, Housing Specialist

Approved June 5, 2013



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David K. Owen, Board President