

Gunnison Valley Regional Housing Authority
Regular Board Meeting Minutes
Gunnison Valley Regional Housing Authority
April 1, 2015
3:00 pm – Crested Butte Town Hall

MEMBERS PRESENT:

Kelly McKinnis; (President) Gunnison County
Anne Steinbeck; (Vice President) City of Gunnison
Paula Swenson; (Treasurer) Gunnison County
Margot Levy; Town of Crested Butte
John Sale; Mount Crested Butte
Katherine Daly; Community At-Large

STAFF PRESENT:

Karl Fulmer; GVHRA Executive Director
Murtaza Naqvi; VISTA

CALL TO ORDER:

Kelly McKinnis called the meeting to order at 3:03 pm.

MINUTES APPROVAL: The chair called for any corrections to the March minutes. Anne Steinbeck moved to approve the March minutes with the correction of minor typos. Paula Swenson seconded the motion. With the approval of the typo corrections by the board the minutes were approved unanimously.

Administrative Items:

2014 Audit- Blair and Associates: Karl Fulmer informed the board that Blair and Associates were scheduled to come in March 26. The audit with Blair was postponed in order to complete the 2014 reconciliation from Gunnison County Finance. The audit must be filed by July 31. Linda will schedule to meet to finalize the reconciliation in the coming month.

The Housing Authority has built up reserves from 2014 and from Anthracite Place.

Unit Sales – 1420 Rock Creek – Apache 101 Stallion Park: There are two applicants for Apache 101. Paperwork is being processed for applicants living in the Stallion Park development; applicants are also encouraged to use a local lender because of issues in the past with national lenders. Apache 101 is expected to sell this summer. \$119,900.00 is the asking price for the unit; money earned on the sale goes back into the County Housing Fund.

Open house and active advertising period will begin this coming month for 1420 Rock Creek. Balloon payments remain for Gunnison County, after which earnings will return to the County Housing Fund.

Karl Fulmer discussed the feasibility of 80% AMI restrictions for homeownership in Gunnison. Margot Levy was interested in learning examples of who earns median income. Karl discussed how he would like to see more flexibility built into the housing guidelines that allow for people within a lower income range to reach for homeownership while sustaining their budgets at 30% or less of income being used for mortgage, taxes, and insurance. The main challenge is finding people who qualify with good credit and money to put down. There are some down payment assistance programs available in Gunnison County. In order to keep crucial employees, housing is a key ingredient. Karl asked the Board to consider raising AMI restrictions from 100% AMI to 120% AMI. Paula recommended the Authority wait and see what happens this summer.

Personnel Policy – May 2015 Meeting (County Policy): The County personnel policy is being altered the language so that it applies to the GVRHA; the basic principles remain. Karl will send out the revised policy for review.

Program Items:

Mountain View – Eviction Proceedings: Eviction proceedings are to be continued.

Section 8 – 45 Vouchers – Lease up Success: Karl reported on behalf of Shannon Frias. There are three remaining outstanding vouchers. Notices have been effective in obtaining residents for the Voucher Program.

Rehabilitation Program: Murtaza Naqvi reported on the Rehabilitation Program; the program has received four applicants, two applications are in review. Marketing for the program will entail a series of stories on KBUT, Public Service Announcements, and direct marketing.

Karl and Murtaza wrote a letter of support for the GVRHA's participation in the Community Block Development Grant program. As part of the reporting process, a Community Development Plan as brainstormed by Karl and Murtaza that could potentially be used as a baseline for an action plan. The Board provided insight including down payment assistance needs, the necessity of credit readiness programs, homeownership/credit readiness programs, in-depth community-

based programs, incentives for developing affordable housing. The board discussed how business owners can collaborate to create affordable housing for their employees, how rent control can be used as a tool to maintain affordable housing, and the need for incentives for rental property rehabilitation. The feasibility of purchasing and rehabbing aging properties for rehabilitation and/or scattered site deals using CHFA tax credits. - *was discussed*

Anthracite Place Update: Karl Fulmer updated the Board on Anthracite Place. Karl is working on completing a 92-document check list for finalize the loan agreement for construction. The Land Closing is set for May 15, 2015; the equity deal and construction loan closing are May 29, 2015. Monday, June 1, is groundbreaking for the property.

Gunnison Valley Housing Foundation – “Accessibility” Debate: Kelly McKinnis reported on the need to maintain holistic perspective on housing planning. The GVHF updated their mission to include accessible in the Foundation’s mission. Karl reported on how the Anthracite Place meets and exceeds local and federal standards for handicap accessibility; the project also incorporates transit central development as well.

UPCOMING MEETING

The next meeting will be held on May 6, 2015 at the GVRHA Office at 3:00 pm.

ADJOURN

Anne Steinbeck moved to adjourn the meeting at 4:20 pm. Paula Swenson seconded.

Minutes prepared by:



Murtaza Naqvi, VISTA

Approved May 6, 2015



Kelly McKinnis, Board President