

Gunnison Valley Regional Housing Authority

Regular Board Meeting Minutes

Gunnison Valley Regional Housing Authority

February 5, 2014

3:00 pm – Crested Butte Town Hall – Junior Meeting Room

MEMBERS PRESENT:

Paula Swenson (Treasurer); Gunnison County
Tom Steuer; (Vice President) Town of Mt. Crested Butte
Grant Benton, Town of Mount Crested Butte
Margot Levy, Town of Crested Butte
Anne Steinbeck; City of Gunnison
Ellen Harriman; City of Gunnison

STAFF PRESENT:

Karl Fulmer, GVRHA Executive Director
Shannon Frias, GVRHA Housing Program Manager

CALL TO ORDER: Vice President Tom Steuer called the meeting to order at 3:00 pm

MINUTES APPROVAL: Paula Swenson moved to approve minutes from 11/6/2012 and 1/8/2014. Ellen Harriman noted one correction to 1/8/2014 minutes. First line under Mountain View apartments, change from finalize to finalized. Margot Levy name incorrect in January minutes. A change from Margo Levy to Margot Levy. Anne Steinbeck seconded the motion to approve with changes. Tom Steuer and Margot Levy abstained from approving the November 2013 minutes.

Program Management:

Mountain View – Karl Fulmer informed the board that the REAC (Real Estate Assessment Center) conducted a property inspection at Mountain View on 1-28-14. He felt we prepped thoroughly for the inspection though we did not check all the doors. The inspector was through on door inspection this year at Mountain View. For each door that had a deficiency it was a 4 point deduction. The score at Mountain View was below 60 this year. It was a 53. Karl believes we will have 2 or 3 HUD interim inspections because of the score below 60. Karl expects money from reserve will need to be spent to correct all door deficiencies. Karl informed the board that there was only 3 health and safety issues at Mountain View. An outlet cover was missing, 2 knock outs were left open and an abandoned wire was left hanging. All health and safety issues were taken care of within 24, HUD gave us 72 hours to cure. Paula Swenson asked if Henry Case, maintenance man for Mountain View, is in Gunnison enough to take care of issues. Karl responded that he is looking into that issue. He believes we may need to hire a local maintenance person to maintain Mountain View. Anne Steinbeck asked if we had access to previous

inspection reports. Karl let the board know we would look into it. Tom Steuer suggested that the Housing Authority look into hiring a local construction person to complete the door repairs. Karl Fulmer explained to the board that Mountain View has never had a preventive maintenance plan. Karl has prepared a preventive maintenance plan and presented it to the board to adopt. Margot Levy had a question regarding the 3rd paragraph on page 1 "when a unit becomes vacant". It states that while maintenance is working in a vacant unit they will also inspect adjacent units. What is the purpose of this? Karl explained that it is part of the preventative maintenance. Time management and the ability to catch things that need to be repaired because management only inspects each unit once a year. Ellen Harriman asked if we give notice before inspections. Karl responded, yes, at least 24 hours. Margot Levy asked if the wording on page 3 could be changed from "fluorescent bulbs to: fluorescent bulbs or whatever is economical". Paula Swenson moved to adopt the Preventive Maintenance Plan for Mountain View with the amendment. Margot Levy seconded. The motion carried.

Section 8 – Shannon Frias is in the process of purging the Section 8 waiting list. 77+ letters were sent to applicants on the list with a new application for them to update their information. The deadline to respond is February 21st. If they fail to respond by the deadline they will be removed from the waiting list and lose their spot. They can re-apply but they will be put at the bottom of the list. Margot Levy asked if there is any other lists for affordable housing. Karl Fulmer does keep a list of those interested in home ownership. He does not purge the list but does send out an email when there is an availability. It is their responsibility to keep their information updated.

Municipal Issues

City of Gunnison – The Housing Guidelines are now in the hands of the city. Karl is working with Steve Westbay. Steve Westbay will let Karl know in the spring when to go in front of Planning and Zoning.

Mountaineer Village – It has come to Karl's attention that the complex, Mountaineer Village, is leasing rooms in apartments. The leases are unclear. Some people are paying set costs of utilities and others get random bills. Karl has notified the city and it is now in their control. It seems that there have been 3 different leases per each bedroom in a 3 bedroom unit.

Crested Butte - The town of Crested Butte will not work on the guidelines until a new planner for the town is hired.

Mount Crested Butte - Joe Fitzpatrick has the guidelines. Karl will be meeting with Teresa Henry in planning regarding the Housing Inventory Survey. They will make sure all the information is correct because the last time it was done was April 2012.

Crested Butte Apartments

The Housing Authority received the general plan approval from BOZAR on January 28, 2014, the elevations). Karl told the board that it is going to help with the application because CHFA likes to see a readiness to proceed. Once we receive the tax credits it will be necessary to go back to BOZAR for final approvals. Karl stated that CHFA was very pleased when they heard we had everything lined up. This makes us competitive. Paula Swenson asked if the picture of the elevations could be shared. There have been questions about what the project is going to look like, if the storage will be sub-terrarium, will there be a central boiler. Karl confirmed that the picture can be shared.

There has been some changes to the LIHTC financials. A few of the grant sources amounts have gone up. The county amount has gone up. Karl will be taking this issue in front of the county commissioners on February 18th. The Housing Foundation amount also went up. Karl has spoken with them and they are aware of this.

The final market study has not been released by Melanie Rees. She is waiting on the decision on the boiler. There has been a 4.5% AMI increase. The rents are not at max, the goal is to keep it under max. Hot water and heating will be included in rent. The tenant will pay water, sewer and electric.

Karl informed the board that an executive session was not needed to discuss the contract negotiations.

Contract Negotiations

Housing Resources wants out after 5 years. The major issue on the contract is that they want to be bought out after 5 years. Karl countered this. More negotiations will take place between Karl and Housing Resources.


UPCOMING MEETING

The next meeting will be held on March 5, 2014 at the Gunnison Valley Regional Housing Authority conference room in Gunnison at 3:00 pm.

ADJOURN:

Treasurer Swenson moved to adjourn the meeting at 4:26 p.m. Margot Levy seconded.

Minutes prepared by:



Shannon Frias, Housing Programs Manager

Approved March 5, 2014



David K. Owen, Board President