

Gunnison Valley Regional Housing Authority

Regular Board Meeting Minutes

June 15, 2016

3:00 pm – Crested Butte Town Hall

Junior Meeting Room

MEMBERS PRESENT

Kelly McKinnis; (President) Gunnison County

Paula Swenson; Gunnison County

Margot Levy; Town of Crested Butte

Jim Schmidt, Town of Crested Butte

Ellen Harriman, City of Gunnison;

Carlos Velado, Town of Mount Crested Butte

Matt Feier, appointed mid-meeting

STAFF PRESENT

Karl Fulmer; GVHRA Executive Director

Shannon Frias could not attend.

CALL TO ORDER

Kelly McKinnis called the meeting to order at 3:05 pm

MINUTES APPROVAL: Carlos Velado proposed changes to the minutes. *Paula Swenson moved to approve the minutes as presented with the change from “help” to “held” in the minutes. Ellen Harriman seconded. Minutes approved unanimously.*

ADMINISTRATIVE ITEMS

Needs Assessment Award: Karl Fulmer updated the Board and announced the GVRHA has agreed to a contract amount with Melanie Rees of \$77,500. This is down from her proposal amount of \$83,000. He let the Board know that Melanie will be at the meeting to discuss the kick-off meetings and that this would be a select group in attendance of one representative for each funding body. The kick-off meeting is planned to be a small meeting with one representative from each funding entity of the Needs Assessment. The kick-off meeting will be held at 3:00 PM, Tuesday July 21, 2016.

Chair McKinnis asked who would be representing the Housing Foundation. Fulmer stated that Jim Starr should be able to attend. Kelly McKinnis agreed to attend to represent the Housing Authority. Jim Starr will attend on behalf of Crested Butte. Jim Schmidt will represent Crested Butte. Carlos Velado will represent Mt. Crested Butte. Paula Swenson will represent Gunnison County. Karl stated he would secure a City of Gunnison representative.

Melanie Rees and Willa Williford joined the meeting to discuss the kick-off meeting for the Needs Assessment. Willa came to Crested Butte from the Boulder County Housing Authority. Melanie explained that the kick-off meeting will discuss the format, geographic areas covered, and the composition of the surveys and its distribution. She also included the thought that members of the kick-off action meeting will be asked to assist with outreach.

Melanie did bring up timing for the preparation and timing of the contract. She discussed the potential of NOT having a draft by mid-October. Paula Swenson and Karl Fulmer pushed back and stated that the draft needs to

be released by approximately October 14, 2016. Paula stated that something MUST be presented in mid-October for strategic planning purposes for the 2017 Budget.

President McKinnis stated that she does not see the significant need for such a tight time frame. Paula Swenson stated that its imperative to hit elected early in the process for allocations. Melanie stated she was concerned that the survey period may be too short. She will keep the GVRHA updated on survey results throughout the process. Margot agreed to assist with outreach for local employers in the north valley. Jim Schmidt expressed concern over reaching folks that currently camp and do not have a place to live. Melanie Rees stated that the survey would utilize social media outlets (Facebook, Gunnison Marketplace, etc.). Smartphones will be usable to complete the survey. Jim Schmidt suggested to contact Anne Moore regarding outreach to the homeless.

2016 Housing Guidelines – Aspen Review Document: Director Fulmer introduced a report conducted by the Aspen/Pitkin County Housing Authority to the Board of Commissioners. The report reviewed Aspen/Pitkin County’s Housing Guidelines and proposed changes to improve the Guidelines. He stated that the report was too long (145 pp with appendices) to discuss in an open meeting and that the Board should appoint a sub-committee to discuss the report and bring back recommendations to the Board. Margot Levy stated that she had read the report and would be willing to serve on the sub-committee. The Board volunteered Richard Hagen to serve on the sub-committee. The sub-committee will be composed of Margot Levy, Richard Hagen and Karl Fulmer.

Melanie Rees stated that Breckenridge has very simple Guidelines that meet the shifting demands of the market and economy. Karl stated that he has copies of the Breckenridge Guidelines that he will distribute. Melanie made it very clear to “simplify” as best you can your Guidelines.

Nomination and Appointment – Matt Feier, CBMR – County-at-Large Representative: Matt Feier introduced himself as the new Director of Planning for CBMR. He’s lived in the valley for seven years and has kids in the school system. *Paula Swenson moved to appoint Matt Feier to the County-at-large position. Margot Levy seconded. Motion approved unanimously.*

PROGRAM UPDATES

Housing Choice Vouchers/Section 8: Karl Fulmer gave an update. 36 vouchers are currently leased up. Freeze is still in place. Karl stated that the GVRHA budget revenues are still safe at the 36 voucher level. Paula Swenson asked whether or not Section 8 vouchers could be used at an age-restricted property in the valley if the landlord is willing to accept Section 8 rent levels. Director Fulmer stated, yes, that is feasible, but certainly not at Mtn View since rents are already produced at Section 8 levels for the residents. Paula mentioned that she was thinking of a new property built by, hypothetically, the Gunnison Home Association.

Mountain View: Karl Fulmer informed the Board that Mtn View Apartments is at 100% occupancy once again. Late 2015 and early 2016 saw the vacancy of five units at Mtn View through the passing of three residents, forced removal of one resident and voluntary move-out of another. The GVRHA lost about 2-3 months total occupancy for Mtn View. Director Fulmer stated that we’re still tracking for 98-99% occupancy for the year with that loss of rents at Mtn View. Paula Swenson asked if the GVRHA has an adequate waiting list. Fulmer stated that the waiting list is down to 7-8, and the GVRHA will advertise if new applications do not bring the list back up to 10+ in the coming weeks. The list is necessary to fill vacancies like the GVRHA encountered in the recent months.

Anthracite Place Apartments: Leasing Update provided by Karl Fulmer – Roughly 53 applicants have applied as of June 13, 2016. Chris Peterson. Chris Peterson thinks that 21 have been assigned unit through OneSite (the leasing program). Director Fulmer stated that he thinks the GVRHA will have approximately 30 households approved by the leasing program by mid-late July. Jim Schmidt asked how long it takes for someone to be approved and notified. Director Fulmer stated that no applicant has been notified at this date. Jim Schmidt

asked how units are assigned? Karl Fulmer stated that it's a random assignment process. He stated that the GVRHA does not have the staff time to show each applicant around the building to select units. The main issue will be getting applicants who have been approved by the computer program to be approved by the compliance company.

Construction Timeline and turnover discussed by Karl Fulmer. Director Fulmer stated that Bill Coburn assures him that they are still tracking for a July 11 TCO date and that the July 15, 2016 Grand Opening should hold. Fulmer stated that he is worried about the reliability of Coburn's projections. CHFA's marketing staff has reached out to several elected officials. Director Fulmer stated that CHFA has been the main organizer for the event. He anticipates CHFA to bring a keynote speaker and set-up the festivities – ribbon cutting, etc. Kelly McKinnis asked if the GVRHA had contacted local papers.

Director Fulmer stated that they had not at this point, but the plan would be to involve the local press as the event looms closer. He also stated that he does not want to publish the date if he doubts that Coburn can hold to the timing. He said that he will coordinate the Grand Opening story along with Needs Assessment advertising – Kelly McKinnis suggested this.

Construction Budget Update provided by Karl Fulmer. Director Fulmer went through the latest Master Exhibit B from Coburn's latest draw. Director Fulmer reviewed various line items to show the Board how far along construction is with Anthracite Place through May 25, 2016. President McKinnis asked whether Coburn had pulled workers from the Mt Crested Butte property where they are working. Director Fulmer said he thought Coburn was paying more attention to Anthracite, but Coburn had essentially ignored the property for 4-6 weeks. Fulmer stated that he does not feel good about the July 11 TCO date and that we will see the move-in readiness of the building to late July, at the best.

Meeting with Grant Bennett. Jim Schmidt provided an update on a meeting with Grant Bennett who represents Jeff Hermanson with Larimer Square in Denver. Jim, Michael Yerman and Bill Crank had met with Mr. Bennett earlier in the day. After an hour, Mr. Bennett indicated that he was interested and wanted to continue the conversation. He's mostly interested in rental offerings. Kelly McKinnis stated that Jeff Hermanson owns a large amount of land in West Gunnison.

Rock Creek Discussion added to agenda. Two years ago the GVRHA Board agreed to approve raising deed restricted income levels to 100% for Rock Creek units. Jack Lucido and Cathie Elliott have asked to raise these to 120% of AMI. Director Fulmer stated that the current 100% level for a single person is 48,200 and for a family of three is roughly 58,000. 120% would add about 10,000 per household size – slightly more as the household grows in size. *Jim Schmidt moved to adopt 120% as the new max income level for homes in Rock Creek with the GVRHA Board recommending that the County Commissioners also adopt this new level. Seconded by Paula Swenson. Board approved unanimously.*

Executive Session. *Paula Swenson motioned to go into Executive Session with no records to be taken or decisions made while in Executive Session. The Executive Session will discuss a GVRHA employee contract. Margot Levy seconded. Approved unanimously.*

Kelly McKinnis brought the Board out of Executive Session. *Jim Schmidt made a motion for Director Fulmer's salary to be raised to \$115,000 effective July 1, 2016, with Gunnison County covering the additional budget outlay for the remainder of 2016. Karl Fulmer must also agree to a three-year contract extension effective July 1, 2016, and the remaining details of the contract will be finalized in the coming months. Seconded by Paula Swenson. Approved unanimously.*

ADJOURN

Margot Levy moved to adjourn the meeting at 4:52 PM. Carlos Velado seconded. Meeting adjourned.

Minutes Prepared By:

Karl Fulmer, Executive Director

Approved on 9-21-16



Kelly McKinnis, Board President