

Gunnison Valley Regional Housing Authority

Regular Board Meeting Minutes

Gunnison Valley Regional Housing Authority

March 5, 2014

3:00 pm – GVRHA conference room

MEMBERS PRESENT:

David Owen (President); Town of Crested Butte

Paula Swenson (Treasurer); Gunnison County

Tom Steuer; (Vice President) Town of Mt. 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: President David Owen called the meeting to order at 3:03 pm.

MINUTES APPROVAL: Anne Steinbeck moved to approve minutes from 2/5/2014. Paula Swenson seconded the motion to approve. David Owen abstained.

Program Management:

Mountain View – The REAC repairs are in the process of being completed. Henry Case, maintenance at Mountain View, has finished all the interior apartment repairs. There is one apartment repair that will need to bid out, a pull cord replacement in #101. John Cattles, head of County facilities, has agreed to repair most of the door repairs from the REAC inspection. Anything facilities is unable to complete will be bid out. Karl will be creating and sending out a RFP for all unfinished work. Karl has informed the GVRHA representative that all work will be complete by April 15, 2014. There was consensus that this is a good start.

Section 8 – The annual purge for Section 8 is complete. There were 77+ purge letters sent out and 39 applicants responded. The list is now at 28 on Federal Preference 1 and 11 on Federal Preference 2. During the freeze on vouchers, the GVRHA lost 7 of their vouchers. The state just released one of those vouchers back to the Housing Authority. This will bring the total of vouchers for Gunnison County to 36. There looks to be a few more transfers to Gunnison County within the next couple of months which will increase numbers.

Rock Creek – Karl Fulmer informed the board that there is a resident at Rock Creek that is interested in adding an addition to their home. They would like to add at least 1 bedroom and change the ½ bath to a full bath. The owner has been to the city and has approval. At this time owners are limited to 10% credit to capital improvements of the purchase price. The owners are asking the board if they can get their next 10 years at the beginning of the 11th year. Anne Steinbeck asked if this has been done before. Kelly Mckinnis did state that this has been asked by owners before, in Poverty Gulch, and that the board held fast and didn't approve. Karl Fulmer stated that Rock Creek may be a little different than Poverty Gulch. Karl will look at the deed restrictions. Paula Swenson added that by allowing this it would be a good opportunity to keep the family here and keep it affordable. The questions on the table were 1). Can the family make the additions and 2) Will the board allow the 10% in the 11th year? Paula Swenson and Ellen Harriman both asked if the board really has the authority to say no to them adding an addition. Kelly McKinnis asked if they were asking the board to deviate from the deed restrictions. Karl Fulmer answered both questions; the board does not have the authority and we would not be deviating from the deed restrictions. David Owen stated the owner's requests as 1). The owners can expand and 2). They can get the 10% in the 11th year if the deed restriction do not specify that the 10% must be prorated. Ann Steinbeck ^{moved} motion to approve the request. Ellen Harriman seconded the motion. The motion passed unanimously.

GVRHA New Hire- GVRHA has advertised for a new office assistant. 23 applications were received. Karl Fulmer stated that the top 3 – 5 applicants will be interviewed. Karl asked if any board members would like to be on the interviewing committee. Paula Swenson asked if we really need to have a board member on the committee. Karl responded that it was not necessary and he and Shannon Frias could handle it.

Municipal Issues

Gunnison County – This year, Matthew Birney would like the linkage fees recalculated. Matthew Birney held off last year but feels it needs to be done this year. This is a service that the county expects from the Housing Authority. Paula Swenson stated that when the linkage was first passed they were high and now they are low. She believes that once they are recalculated they will be somewhere in between. Karl Fulmer informed the board that he will involve other entities and will not recalculate these in a vacuum. In the past the linkage fees were structured by the Housing Authority, Karl Fulmer believes this should involve other entities including community development. Karl told the board this would be done in March and taken to the commissioners in April.

Town of Crested Butte – David Owen informed the board that a new planner for Crested Butte has been offered the position and has accepted. It was the hiring committees first pick and he is from Salida. The plan is for the new planner to work with the Housing Authority on the guidelines and deed restrictions.

Crested Butte Apartments

The full submittal of the LIHTC application was 3/3/14. The final request was 5.4 million with 4.7/4.8 million what is allocated. A couple of contracts had to be completed before the submittal. The contract between Coburn, Snavely and the Housing Authority was finalized right before submission. David Owen asked, "If we get the 1st round credits, when will construction begin"? Karl Fulmer informed the board that after we receive credits in May we would not be able to break ground until September, we still have to go through BOZAR and get things finalized. Karl Fulmer's ideal would be begin construction in May 2015 and turn over in May 2016 because he feels September/October is not ideal to begin construction. David Owen and Kelly McKinnis stated that they both believe October is a good time to begin construction. Karl stated that it is ultimately up to Coburn.

Karl Fulmer informed the board that part of the application process is to go in front of the LIHTC committee at the end of April and give presentations. As this gets closer the decision needs to be made who will do the presentations. Karl let the board know that 3 representatives will need to be selected. He suggest he be one of them and a board member be another. It will be decided and finalized as the date gets closer and Karl gets more information on the presentations.

Anne Steinbeck asked if the name, "Caddis Flats" has stuck now that the application has been submitted. Karl informed the board that the name has not stuck and was used for the application process only. The idea of a naming contest that was previously suggested was brought to the table again. Karl stated that once we receive tax credits and the project is go, we will work on changing the name.

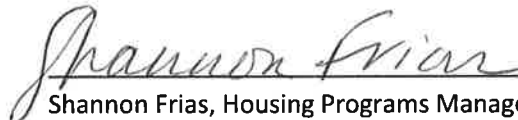
UPCOMING MEETING

The next meeting will be held on April 2, 2014 at junior meeting room in the Town of Crested Butte at 3:00 pm.

ADJOURN:

Treasurer Swenson moved to adjourn the meeting at 3:59 p.m. Tom Steuer seconded.

Minutes prepared by:


Shannon Frias, Housing Programs Manager

Approved April 2, 2014


David K. Owen, Board President

