

Gunnison Valley Regional Housing Authority Regular Meeting Agenda

DATE & TIME: **November 9, 2016 - 3:00 PM**

PLACE: **Gunnison County Courthouse**
First Floor Conference Room (by Juvenile Services)

I. Call to Order - 3:00 PM

II. Approval of Minutes: Meeting of September 2016

III. Additional Items & Public Comment

IV. Administrative Items

- a. 2016 Needs Assessment Update – DRAFT Included (not for meeting discussion)
 - 1. South Valley Presentation: November 16; 5:30-7:00 PM (Fred Field House – Gunnison)
 - 2. North Valley Presentation: November 29; 5:30-7:00 PM (Center for the Arts – CB)
- b. 2015 Audit- Draft Audit; issues for auditors with LIHTC inclusion

V. Program Updates

- a. Section 8
- b. Mtn View Update – 1 vacancy

VI. Anthracite Place Update

- a. Unit Lease-up: full lease-up – Early-mid November
- b. Certificate of Occupancy/Bank Final Inspection – 10/11/2016
- c. Construction Update; Final draw being processed (attached)

VII. EXECUTIVE SESSION: Personnel Discussion

VIII. Budget Discussion

- a. 2017 Draft Budget
 - 1. 2016 Reserves Projections
 - o 2016 YTD expenditures: end-of year projections
 - o \$150,000 required cash operating reserve – Richman Equity
 - 2. 2017 Draft Budget
 - o Based on program/development demand
 - o *10% spike in insurance premiums

IX. ADJOURNMENT