

GUNNISON VALLEY REGIONAL HOUSING AUTHORITY
BOARD OF DIRECTORS MEETING
Gunnison Blackstock Building/Zoom
February 9, 2023
2:30pm

Agenda

- 1. Call to Order, Roll Call, Introductions** **2:30pm**
- 2. Public Comments (Max 5 minutes per person)**
- 3. Review and Approval of Minutes: 1.12.23 Regularly Scheduled Meeting**
- 4. Staff Reports:**
 - a. GV-HEAT Presentation
- 5. Old Business**
 - a. PM Hire Update
 - b. Board Retreat 2/22
 - c. Frontierlands Application Update
- 6. New Business**
 - a. Board Positions
 - b. Sawtooth Letter of Support
 - c. Staffing Assessment
 - d. Other New Business

7. Adjourn

Next meeting scheduled for March 9, 2023 in Crested Butte.

Accommodations for handicapped persons can be made upon request.

Join Zoom Meeting

<https://zoom.us/j/94162271245?pwd=MmdVSS9RclBnbGZ3VVI0a0xuaVFRZz09>

Meeting ID: 941 6227 1245 Passcode: 554114 Call: 1 312 626 6799 US (Chicago)



GUNNISON VALLEY REGIONAL HOUSING AUTHORITY

BOARD OF DIRECTORS MEETING

Crested Butte Town Hall/Zoom

January 12, 2023

2:30pm

Meeting Minutes

Agenda

1. Call to Order, Roll Call, Introductions

2:35pm

a. Members Present

Carlos Velado, Sharon Taramarcas, Mallory Logan, Gabi Prochaska, Chris Haver, Alec Lindeman, Josh Lambert

b. Staff/ Public Present

Andy Kadlec, Gesa Michel (GVRHA), David Reed (Council), Erin Ganser (Town of Crested Butte), Bella Biondini (Gunnison Times)

2. Public Comments (5 minutes per person)

No public comments presented

3. Consent Agenda:

Motion to approve, December 10th minutes- ML motioned, GP seconded, Approved Unanimously

4. Administrative Items:

a. Board Seats

Discussed board vacancies and terms of current board members. Staff expressed the importance of board director commitment moving forward when filling current vacancies. ML volunteered to sit in as interim board president until February meeting when full board is present. Board will re-evaluate vacant officer positions at February meeting once County Commissioner board seat is present.

b. Account Transfer and Financials

AK- updated board on account transfers that were required in Q4 2022 due to staff turnover and income shortfalls.

c. 12/23 Appeals Committee Overview

CH gave brief overview of the 12/23 appeal, clarifying that the committee did uphold the non-renew staff decision that was appealed by a former HA resident. Staff would like to see better role clarity in the appeal process moving forward, and felt the process was updated throughout this appeal to have better structure in the future.

d. 6th and Butte Letter of Support

AK presented a draft Letter of Support for the upcoming LIHTC project, 6th and Butte, requesting board approval to submit as part of the Town of Crested Butte's application. The letter authorizes GVRHA to enter negotiations for a Special Limited Partnership for tax exemptions and potential property management responsibilities.

ML motion to approve submission of the letter, CH seconded. Motion carried unanimously.

5. New Business



a. PM Vacancy and Coverage

AK – GVRHA is bringing on a contractor to assist with interim resident application screening and approval for Mountain View and Anthracite Place Apartments. Presented contractor agreement for review and approval.

CH motion to approve contractor agreement pending attorney review, GP seconded. Motion carried unanimously.

AK- PM vacancy will delay certain program implementation while hiring occurs. There is a lot of file and management cleanup that needs to occur before position is filled. A potential candidate has received an offer for the vacancy, pending housing transition.

b. VHF Office Share

GVRHA and VHF intend to sublease for the Old Jail Office in Crested Butte. VHF will pay a flat \$150/month for shared use of the space on a month-to-month basis. Counsel will review sublease agreement.

GP motioned to approve sublease; CH seconded. Motion carried unanimously.

c. TAH Grant Update

GVRHA and the City of Gunnison co-submitted a letter of interest for Frontierlands under the TAH program on 1/10 and is waiting for response from DOLA on potential next steps. Conversation was had on future development planning, ownership rights and GVRHA's ability to assume debt as a housing authority and what TABOR implications exist. Discussed different TAH applications in the valley and how the applications may be competitive against each other. Feedback is expected by mid-January on next steps to either reassess or submit a formal application by the month-end. Shared concerns on liability, and clarification on what the land plan would be, whether to leave it as a MHP or to subdivide lots. GVRHA would intend to transfer notes on the homes to the renters but maintain site control and ownership of the land. Concerns over the age and health of the homes were brought up, as well as general concerns around MHPs in the county, and plans to preserve and improve them over time. No action to be taken until state provides feedback on submitted letter of interest, and at this time, the park is still on the open market.

d. 2023 Board Retreat

Discussed scheduling a board and staff retreat for February 2023 to focus on strategic goals as well as preparing drafting new IGA to be approved for 2023. AK will be sending out a poll to schedule a half day retreat for some time in late February.

e. Other New Business

Due to accepting the role of Town Manager, CV will be stepping off the board effective immediately, and will be working on finding a replacement for his position, ideally someone representing one of the larger employers in Mount CB.

6. Adjourn

GP motioned to adjourn at 4:08pm. CH seconded; motion carried unanimously.

Next meeting scheduled for February 9, 2023 in Gunnison.

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Passcode: 554114

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Gesa Michel, GV-HEAT Coordinator

info@gvrha.org 970-234-5613

Making Energy Efficiency and Home Repairs Accessible for
Every Household in the Gunnison Valley



GV-HEAT Focus

- Energy Assessments and Energy Retrofits at Income Qualified Households
 - Colorado's Affordable Residential Energy (CARE)
 - GreenDeed
 - Energy Smart Colorado (ESC)
 - Weatherization Assistance Program (WAP)



CARE – Gunnison and Hinsdale Counties

- Homeowners or tenants - 80% AMI or less
- 30 homes on average per year 2019 – 2022
- LEDs, air sealing, insulation (crawlspcace, attic, walls), programmable thermostats, CO sensors/smoke detectors, Energy Star refrigerators, health and safety check
- Average Retrofit: \$3,800 / home
- Funded by Energy Outreach Colorado + Utility Rebates + Leveraged Funds





2021 CARE Case Study



"GV-HEAT provides better independence for seniors"

The free energy retrofit has helped improve our comfort and the process was simple and fast. Other seniors should take advantage of programs like GV-HEAT.

*—Gerda & Sonja
City of Gunnison residents
& CARE participants*



2021 CARE Case Study

PROJECT COST \$ 1,312.00

- 11 Standard LED's
- 3 LED floods
- 12 LED globes
- 2 small base candle LED's
- 1 low flow sink aerator
- 1 smoke alarm
- 4 carbon monoxide sensors
- Air Sealing
- Duct insulation & sealing





2022 CARE Recap

- 28 Homes Retrofitted
 - 14 City of Gunnison
 - 14 GCEA homes
 - 6 Waitlisted
- Households
 - 11% Hispanic
 - 46% Seniors
 - 21% with Disabilities
 - 39% Mobile Homes
 - 2.32 Average # of ppl in household
- Workforce Challenges Overcome
- 17% Air Leakage Reduction



2022 CARE Recap

Year	2022
# of Homes (Gunnison & GCEA)	28
City of Gunnison Electric	14
GCEA	14
Atmos Energy	18
Total Project Cost	\$ 115,935.00
Energy Outreach Colorado	\$ 43,407.00
GV-HEAT Leveraged	\$ 11,777.00
City of Gunnison Electric	\$ 20,516.00
GCEA	\$ 14,000.00
Atmos Energy	\$ 26,235.00
% GV-HEAT leveraged funds	10%
Total Cost / Home	\$ 4,140.54



2023 CARE Projection

- 37 Homes Retrofitted
 - 23 City of Gunnison Electric
 - 14 GCEA
- 14 Homes Already Approved (38% of Goal)
- Increase Outreach to Underserved Communities





2023 CARE Projection

Year	2023 - Projected
# of Homes (Gunnison & GCEA)	37
City of Gunnison Electric	23
GCEA	14
Atmos Energy	22
Total Project Cost	\$ 140,481.81
Energy Outreach Colorado	\$ 55,500.00
GV-HEAT Leveraged	\$ 20,300.00
City of Gunnison Electric	\$ 20,681.81
GCEA	\$ 14,000.00
Atmos Energy	\$ 30,000.00
% GV-HEAT leveraged funds	14%
Total Cost / Home	\$ 3,796.81





GV-HEAT Leveraged Funds

- Next Fifty Initiative (2022)
 - \$16,000 Support Older Adults
 - \$6,400 Remaining
- Rocky Mountain Health Foundation (2022)
 - \$5,000 Water Breaks / Emergencies
 - \$2,390 Remaining





GV-HEAT Leveraged Funds cont'd

- Energy Outreach Colorado (2023)
\$39,725 Outreach
- Colorado Housing and Finance
Authority (2022)
\$20,000 Workforce
Development and Outreach
\$12,750 Remaining



**ENERGY
OUTREACH
COLORADO**





GV-HEAT Leveraged Funds cont'd

Supporting Income-Qualified Households
with Energy Efficiency & Other Emerging
Upgrades

- Gunnison County (2022)
 - \$10,300
 - \$10,300 Remaining
- Valley Housing Fund (2021)
 - \$20,000
 - \$14,300 Remaining





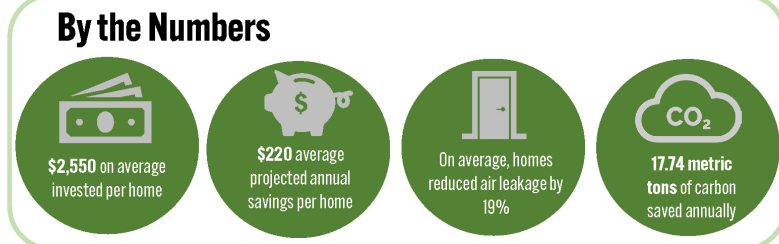
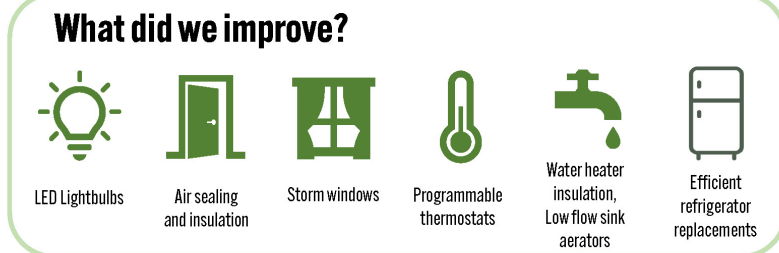
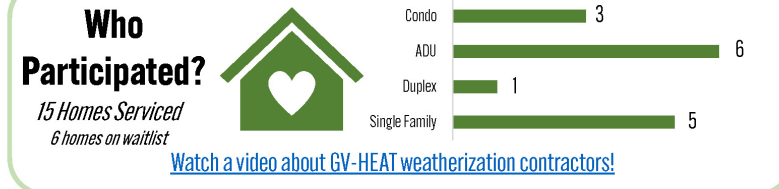
GreenDeed - 2022

- \$30,000 Budget
- 15 Homes Retrofitted
- \$2,550 Average Investment per home
- \$220 Average Annual Savings per home
- 19% Average Air Leakage Reduction

GreenDeed

2022 Program Report

GreenDeed is a partnership between GVRHA and the Town of Crested Butte that provides free energy efficiency assessments and upgrades for deed restricted homes in the Town of Crested Butte. **GreenDeed** aims to drive energy efficiency in Crested Butte's building stock while simultaneously ensuring our resident's homes remain affordable and comfortable.



Learn more and sign up today!





GreenDeed 2023

- \$100,000 Annual Budget
- 15 Energy Retrofits
- \$2,500 Rebate towards
 - More Insulation / Retrofits
 - Electrification
 - Renewable Energies
- All GreenDeed 2021-2023 homes are eligible

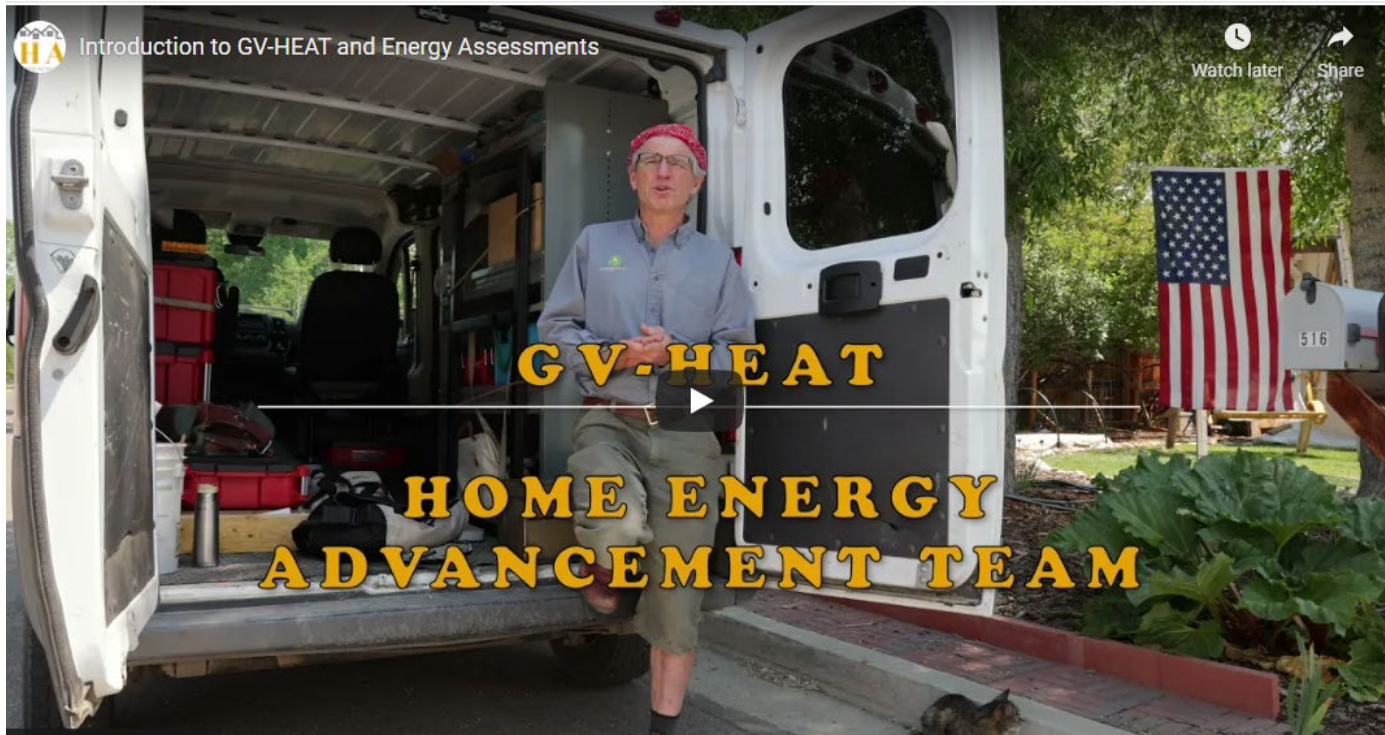


Western Colorado University 2022-2023

- Masters in Environmental Management (MEM) graduate student Jacob Hernandez
- Design for Community Electrification Feasibility Study
 - Engineering Students
 - Lecturer Emily Artale
 - \$1,000 from City of Gunnison ice-rink solar array funds earmarked for GV-HEAT



Thank You



<https://gvrha.org/gv-heat-program/>



January 31st, 2023

Mitch Hendrick
Division of Local Affairs (DOLA)

RE: Support for Sawtooth Workforce Housing Project

Dear Mr. Hendrick,

Gunnison Valley Regional Housing Authority (GVRHA) would like to express its support for the Sawtooth Workforce Housing project being developed by Gunnison County. As economic pressures continue to challenge local businesses facing severe employee shortages and moderate-income households from finding stable housing and thriving in the Gunnison Valley, Sawtooth will provide much needed relief to our core year-round community.

GVHRA is an active partner in supporting the County in the preservation of essential affordable housing stock throughout the valley since 2012. GVHRA currently manages multiple properties owned by the County and is an engaged partner in ensuring County housing developments are meeting the needs of our community. We are prepared to manage and administer lease up of the Sawtooth Workforce Housing project in the Summer of 2023.

Gunnison County is committed to addressing our housing needs and innovating creative solutions. According to the 2021 Gunnison Valley Housing Market Update, our community needs about 960 homes and apartments over the next five years to catch up and keep up with the growth of jobs in the area. The County has committed to securing these rentals to meet a diversity of AMIs between 80-150% and will be an important source of stable rental housing for Gunnison residents.

Sincerely,

Andy Kadlec
Executive Director
Gunnison Valley Regional Housing Authority



Frontierlands Draft Proforma 2/6/2023	
Acquisition Budget	
Purchase Price	\$770,000
Loan Fees	\$11,550
Appraisal	\$4,500
Survey	\$15,000
Legal	\$10,000
Engineering	\$15,000
Reserve funding	\$25,000
Insurance	\$1,600
Taxes	\$0
Closing Costs	\$3,850
Contingency	\$34,260
Total Purchase Price	\$890,760
Financing	
DOLA HDG Grant	\$600,000
Rate	0.0%
DOLA Grant Percent of Purchase	77.9%
Community Match	\$25,000
Debt Potential	\$265,760
Interest Rate	6.0%
LTV	34.5%
<i>Debt Service</i>	\$19,120
Operating Expenses	
Park Management	\$6,048
Water/Sewer	\$8,675
Trash	\$10,200
Insurance	\$1,600
Repairs/Maint	\$6,572
Utilities / Electric	\$143
Materials and Supplies	\$3,155
Plumbing	\$2,083
Property Taxes	\$0
Snow Plowing	\$0
Replacement Reserve	\$6,000
Total operating expense	\$44,476
Debt service	\$19,120
<i>Total Annual Cost</i>	\$63,596
Annual Revenue	0.0%
# Lots	12
Current Monthly Rent	\$600
Rent Increase	\$0
Gross Potential Revenue	\$86,400
Vacancy Loss	-\$3,456
<i>Total Annual Revenue</i>	\$82,944
Net Operating Income	\$19,348

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[illegible]

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