

OURAY COUNTY HOUSING AUTHORITY AGENDA

Thursday, July 8th, 2010, 4:00 pm, Ridgway Town Hall, 201 N. Railroad St., Ridgway, Colorado

ROLL CALL Board Members: President Jen Coates, Vice-President Ben DeGear, Secretary Lynn Padgett, Paul Hebert, and Mike Fedel

- **Present -- President Jen Coates, Secretary Lynn Padgett, Paul Heber & Mike Fedel**
- **Absent -- Vice-President Ben DeGear**

ADDITIONS AND DELETIONS TO THE AGENDA

PUBLIC COMMENTS, REQUESTS, PRESENTATIONS

Established time for the public to address the Authority regarding any item not otherwise listed on the agenda. Public comments will be limited to 5 minutes per person

DISCUSSION/ ACTION ITEMS

1 IZ Educational Workshop Update -- Jen Coates

- **Brief discussion.**

2 Review Accessory Dwelling Regulations of Ouray County, continued -- Lynn Padgett

- **Postponed.**

3 Review Accessory Dwelling Regulations for Ridgway -- Jen Coates

- **Brief discussion.**
- **Paul Hebert and Jen Coates will be discussing at the upcoming Ridgway Town Council meeting. They will report back later.**

4 2010 Action Plan Update

- a. BOCC
- b. Ridgway
- c. Ouray

- **Postponed.**

6 Regional Housing Update -- Jen Coates

- a. Homebuyer Education Classes in Ouray County -- Fall date?

b. June 4th regional meeting update

i. Mortgage credit certificates -- work with local banks

- **Mortgage Credit Certificates:**

http://www.chfainfo.com/news/press_room/CHFA%20Mortgage%20Credit%20Certificate.icm

This is something OCHA might be able to work at regionally with SMRHA, Delta, Montrose, etc. to get our local lenders to offer these credits and submit the paperwork. Essentially, 20% of the total mortgage receives a tax credit and 80% of the mortgage is the standard itemized deduction on your taxes (instead of 100% of your mortgage being subject to the tax deduction only).

ii. RD loans/grants -- housing rehab for 50% AMI -- insert inks, etc.

- **The June 4th Regional Housing Meeting addressed how our western housing consortium might work for legislative changes that better accommodate our housing needs in rural and resort areas. We were able to share thought with the legislative reps for Salazar, Udall, and Bennet, as well as Pat Coyle, the Director of the Colorado Division of Housing in Denver. We talked about: modification of our working with FHA rules such that deed restrictions survive foreclosure, incentives and rewards for local banks to support deed restrictions (instead of inverse), portability of Section 8 vouchers and focus on issuance of "project based" vouchers instead (i.e.: vouchers go with housing unit and not with person -- when person leaves town, voucher leaves town and administrator of voucher is required to finance), limitation of CDBG funding to governments (not housing authorities, non-profits, etc.) although there are ways to work within the CDBG program to fund projects (e.g.: CHDO), RD home improvement and rehab loan opportunities, etc. We also discussed mortgage credits (above).**

iii. Fall meeting will be in Vail at conference

- **October 12-15, a Tuesday through Friday.**

c. Rural Housing Track at Housing Now Conference -- Oct 2010 - scholarships -- date

- **October 12-15, a Tuesday through Friday.**

- **<http://www.housingcolorado.org/?section=Conference>**

- **Our fall regional housing authority will take place during this event as well as a special session for rural and western CO Housing issues. Jen will be trying to attend at least one day if anyone wishes to join her.**

d. July 1st Housing Non-profit Organization meeting update

- **Jen met with other regional housing authorities and Bill Whaley in early July to discuss formation of a regional non-profit (CHDO) to access funding for housing. They are considering a request for**

funding from DOLA to assess the region and identify how the CHDO might be organized and what options are for doing something like this. On 7/16 many of the directors at this meeting will be attending a meeting of the Colorado Mountain Housing Corp (CMHC), which is a non-profit organization serving the central/western CO region. Jen should have more information after 7/16. Unfortunately Jen will not be able to attend and is hoping someone will go to the meeting, possibly in Vail, and ride with Shirley of SMRHA. Discuss with Jen if interested.

APPROVAL OF MINUTES

7 Minutes from the meetings of May 13th, 2010

- **Postponed.**

ADJOURNMENT