

## OURAY COUNTY HOUSING AUTHORITY AGENDA

Thursday, September 9, 2010, 4:00 pm, Ouray Community Center, 320 Sixth Avenue, Ouray, Colorado

**ROLL CALL** Board Members: President Jen Coates, Secretary Lynn Padgett, Paul Hebert, and Mike Fedel

- **Present -- President Jen Coates, Secretary Lynn Padgett; NO QUOREM;  
-- also present were Ellen Hunter and Shirley Diaz (AS INTERESTED CITIZENS)**
- **Absent -- Paul Hebert, Mike Fedel**

### ADDITIONS AND DELETIONS TO THE AGENDA

- **Due to lack of quorem, the meeting did not continue officially. However those present had loose discussion of several agenda items, which is captured here for the convenience of those interested in OCHA.**

### 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

- **Shirley will deliver a legacy grapefruit to Telluride Town Manager Greg Clifton, from the strange tree in his former office at Town Hall.**

### DISCUSSION/ ACTION ITEMS

1 Housing Update -- Shirley Diaz

a. Homebuyer Education Classes in Ouray County -- Sept. 21-22

- **Discussion on how/where to advertise class, date of Sept. 25 at Ridgway Town Hall. Class is being accomplished thanks to small contributions from the City of Ouray and Town of Ridgway, and significant efforts of Shirley Diaz, Certified Educator, of SMRHA.**
- **To register, contact Shirley at SMRHA, 970-728-3034.**
- **Shirley is also pursuing grant opportunities/sustainability grants to provide foreclosure prevention and rotational homebuyer education classes throughout Western Colorado (i.e.: an educator to float between Ouray, Delta, Montrose, and San Miguel Counties on a variety of housing education needs).**
- **OCHA views Shirley as a great resource for Ouray County and OCHA, and looks forward to continuing the relationship with Shirley and SMRHA as OCHA grows.**

b. Regional Meeting and Rural Housing Track at Housing Now Conference -- Vail in October

- **There is a "rural track" at the Housing Conference in Vail this year thanks largely to the efforts of KT Gazunis of the Gunnison County Housing Authority. The rural track will cover issues affecting the rural and resort regions of the state (as opposed to urban issues that generally dominate). The Western CO Housing Authorities have also been working collaboratively to influence state-wide decision makers to address policies**

that will assist rural and rural resort regions in addressing housing needs, including the Western Slope region. Housing Colorado is reaching out to the rural areas on the Western Slope and may be a good resource for us as we move ahead.

c. Update on Housing Non-profit Organization (meeting with CMHC on 7/16)

- **Discussion of grant, down-payment assistance up to 150% AMI; administration fee \$250; seat on board.**
- **The SW Regional Housing Authorities (including San Miguel, Gunnison, Ouray and Delta) have been pursuing opportunities for additional funding, including housing development agencies, non-profit organization status, etc. We have been in conversations with the Colorado Mountain Housing Coalition, which is a non-profit organization involved with a number of Central Rocky Mountain region housing authorities. There may be opportunities to collaborate and reach out to households earning up to 150% AMI, which is not the current situation for our region. More to come.**

2 New Board Member Appointment from City of Ouray

- **OCHA needs a new Board Member Appointment from the City of Ouray to replace Ben DeGear.**
- **Ridgway also needs an appointment to replace Paul Hebert beginning October 1st.**

3 Elect Vice-President

- **Postponed since no quorum.**

4 IZ Educational Workshop Update -- Jen Coates

- **Postponed due to lack of a quorum.**

5 Finalize Accessory Dwelling Regulations of Ouray County, continued -- Lynn Padgett

- **OCHA has been working on the 2009 Ouray County Housing Action Plan to the extent possible without funding or administrative staff, utilizing a very busy volunteer Board from each jurisdiction in the County. The recent focus is on review of existing Accessory Dwelling Unit regulations for the Town of Ridgway and Ouray County. Ridgway recently increased the maximum allowable size for ADUs to 800sf (up from a max of 600 sf) to encourage development. The Ridgway Planning Commission will be considering other targeted incentives to increase the construction of ADUs which allows for low-cost workforce rental housing while providing investment income for private land holders. It is possible and likely that the City of Ouray may benefit from the outcomes determined by the Town to also increase the development of ADUs in the City of Ouray. The OCHA is continuing evaluation of the County regulations on ADUs to the same end.**

6 2010 Action Plan Update

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

- **SMRHA is reviewing the San Miguel/Ouray County Regional Housing Needs Assessment Contract with Rees Consulting of Crested Butte, CO. The contract will then be forwarded to the OCHA for**

input. The contract is between SMRHA and Rees, with inputs from Ouray County. The OCHA Action Plan was completed with Rees Consulting in 2009. This 2010 Needs Assessment grant will update the needs in light of a dramatically changed/changing market since 2006, and will address regional needs (Ouray and San Miguel Counties), identify linkages (e.g.: who lives and works where between the counties and what are the associated needs for each, etc.). It will also address the rental housing demands for the region, which was a short-coming of the 2006 Ouray County Needs Assessment, and a number of other issues related to housing. The Assessment will provide much needed information for both counties and facilitate additional collaborations for affordable housing in the region.

#### APPROVAL OF MINUTES

8 Minutes from the meetings of May 13<sup>th</sup>, July 8<sup>th</sup>, August 12<sup>th</sup>,

- **Tabled/Postponed until additional members are in attendance.**

#### ADJOURNMENT