

## OURAY COUNTY HOUSING AUTHORITY AGENDA

Thursday, November 11, 2010, 4:00 pm Ridgway Town Hall, 201 North Railroad Street, Ridgway, Colorado

**ROLL CALL** Board Members: President Jen Coates, Secretary Lynn Padgett, John Ferguson, Ellen Hunter, and Mike Fedel

- **Present -- President Jen Coates, Secretary Lynn Padgett, Ellen Hunter**
- **Absent -- John Ferguson, Mike Fedel**

### 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 OCHA request for nominations from Ridgway, Ouray, Ouray County for Joint Board Members:
    - **Postponed to wait for full membership to attend.**
  - 2 OCHA Information Binders:
    - **President Coates passed out tabulated binders she had prepared for all OCHA members. Those not present should pick theirs up from President Coates.**
  - 3 Regional Housing Study Update
    - a. Homebuyer Education Classes in Ouray County -- Sept. 21-22 cancelled
      - **Discussion -- Shirley, Director of San Miguel County RHA was present. Classes were cancelled for lack of prior reservations. Discussion about whether there would be more participation if outreach was done in a way for people to know if they were eligible. Will be rescheduled to a future date (TBD).**
    - b. November 11th meeting in Telluride -- kick off Regional Housing Study.
      - **Handout of RHS meeting agenda and materials were made to OCHA**
      - **Summary by Shirley and President Coates who both attended the RHS meeting.**
- Data requests were forthcoming for all jurisdictions. The next RHA meeting will be in Telluride in March. Between now and then there will be data gathering to define incommuting and outcommuting. Components of the Assessment will include an employer survey, commuter survey, key participant survey and key informant survey. The key participants are described as higher profile locals who will help identify key issues important to their communities. Key participants will include Planning Commissioners, Planners, Sheriffs, School Officials, Elected Officials, Regional Transportation Authority members, 350 Project Proponents, Chamber Board Members, etc. OCHA members were requested to be thinking of Key Participants and to expect a request for their email addresses.

--Key Informants will be those identified to have personal interviews with Melanie Rees or her staff for experiential information. Shirley of San Miguel RHA is planning on interfacing directly with Rees and her staff to buffer the requests and therefore resources demanded for questions fielded by each jurisdiction.

--Discussion at the RHS meeting about the upcoming ACS study to be performed by a branch of the U.S. Census Bureau, the first ever for our area. Generally, this is done for areas having more than 50,000 people at a frequency of every 3 years. This is viewed as a bonus for the Needs Assessment because the long form of the Census was not performed in 2010.

--Discussion of proposed timeline: Jan/Feb surveys will go out to Key Participants. Interviews (Results?) in June/July. Study will give a demand assessment and a gap assessment. Next there will be outreach to citizens and elected officials to explain the relevance of the assessment and action steps.

c. Email from KT Gazunis (11/9/2010)

- **Discussion of email from KT Gazunis of Gunnison County (Nov 2 2010) regarding negative press of AP article on mismanagement "rampant" in public housing**

4 IZ Educational Workshop Update -- Jen Coates

- **Discussion had about having an update to all 3 jurisdictions to summarize what has been done by OCHA this year and plans for next year.**

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

- **Discussion about Ouray County providing staff such as the Planner or Planning Tech to attend future OCHS meetings. Ouray County does not have immediate plans to alter the ADU regulations at this time, but referenced OCHS on its Resolution for Land Use Code priorities.**

6 2010 Action Plan Update

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

- **Brief review of Action Plan.**

7 2011 Action Plan

- **Discussion about relevance of AMI's in the Action Plan and current OCHA targets. Currently 100% AMI for a family of four is about \$63,000 annual income. Current target is 80% to 120% AMI.**
- **Discussion about format of Annual Report for 2010 and upcoming 2011. Decided to use similar format like the summary in the current Action Plan document.**
- **Discussion about the IGA and the make-up of the OCHA Board Members. Each jurisdiction needs to make annual nominations per the IGA (reference copy included in the Binders).**

8 Accessory Dwelling Regulations for Ouray County, continued -- Lynn Padgett

- **Handout -- Analysis of Ouray County Code & Accessory Dwelling Units**

- **Tabled for time.**

#### **APPROVAL OF MINUTES**

8 Minutes from the meetings of May 13<sup>th</sup> , July 8<sup>th</sup> , August 12<sup>th</sup> , September 9<sup>th</sup> , 2010.

- **Tabled/Postponed until additional members are in attendance.**
- **No October meeting.**

#### **ADJOURNMENT**