

OCHA

Meeting Minutes
April 16, 2010

Opening:

The regular meeting of the OCHA was called to order at 3:30 on 4/16/2010 in City of Ouray Community Center by Jen Coates, acting President.

Present:

Ben DeGear, City of Ouray, City Councilor

Jen Coates, Town of Ridgway, Planner

Mike Fedel, City of Ouray, Planner

Paul Hebert, Town of Ridgway, Town Councilor

Lynn Padgett, Ouray County, Commissioner

Shirley Greves, Executive Director, San Miguel Regional Housing Authority

Note from Secretary: Items were taken out of order.

A. Election of Officers for 2010, 1 year term

MOTION by Padgett, SECOND by Fedel to nominate Jen Coates as President.

DISCUSSION: Coates said it would be good to have an officer from each of the three jurisdictions. If Jen Coates were to be President then Paul Hebert might be off the hook for his current position of Secretary, since both are from Town of Ridgway. MOTION PASSED UNANIMOUSLY.

MOTION by Coates, SECOND by Fedel to nominate Ben DeGear as Vice-President. NO DISCUSSION. MOTION PASSED UNANIMOUSLY.

MOTION by Coates, SECOND by Hebert to nominate Lynn Padgett as Secretary. NO DISCUSSION. MOTION PASSED UNANIMOUSLY.

B. Shirley Greves, Executive Director of San Miguel Housing Authority

With San Miguel County acting as fiscal agent, the SMRHA got a \$80,000 grant to do a regional needs assessment for Ouray and San Miguel Counties, including commuter data. RRC will be awarded the contract. RRC bid \$70,000. Studies need staff assistance from the jurisdictions. Anything beyond 8 hours per month of staff assistance can be invoiced to San Miguel County for reimbursement. The study will need to "buy" confidential employer data only available to government entities. SMRHA will take the lead on

getting any Ouray County related data requests so as not to burden our Ouray County jurisdictions staff. Shirley will be meeting with all 3 of the Ouray County jurisdictions to get a designated liaison and let them know of the grant. The study will begin in June and will be done in December 2010. A public presentation will follow in January 2011.

A survey strategy was discussed. Sending a link to a web survey via email to realtors, teachers, chambers and having printouts at the City of Ouray, Town of Ridgway, Ouray County Courthouse and Ouray County Land Use offices was discussed.

Greves announced that there was a reduction in force at the San Miguel Regional Housing Authority due to funding constraints. A strategic plan creating a 501 c(3) organization has been drafted.

Greves will be teaching 2 homebuyer education classes in Ouray County in 2010. The first is anticipated in May. The second will possibly be held in July or fall. Discussion was had on pros/cons of different months for area residents.

Discussion was had on Section 8 vouchers which are administered by Montrose County for any Ouray County citizens. Section 8 voucher holders find their own rentals, which can be in Montrose or Ouray Counties. There has been no new allocation of vouchers for many years. Greves will inquire and help determine if the OCHA should pursue dedicated vouchers that could be administered by San Miguel County. San Miguel County has 55 vouchers, but there is no way to transfer them. They are administered out of Shandoka in Telluride.

MOTION by Paul Hebert to sign the 502 guaranteed home loan program. SECOND by Ben DeGear. NO DISCUSSION. MOTION PASSED UNANIMOUSLY.

All 3 jurisdictions will be asked to contribute \$100 to help cover the costs of the homebuyer education classes for refreshments and other materials. Ouray County could maybe donate the use of a facility if desired. Discussion was had on having the SMRHA invoice each of the three jurisdictions directly since the OCHA is not funded this year.

C. Budget

Discussion: Jen Coates called Bill Wiley about filing an annual budget report with the Division of Local Affairs. Was this necessary even if the budget was a "Zero". she was told to call the Secretary of State. Town Manager Greg Clifton is checking the statutes since the RHA is a government entity. There is a chance that the RHA may not need to file a budget. However, for CHOTO, minutes need to be recorded to show that the RHA has been in existence for the last 18 months.

Greve discussed the simplified budget submitted to the state by the San Miguel Regional Housing Authority, and that the SMRHA does not have bylaws, but does still file its budget with state, so as not to hold up payments as a penalty for non-filing.

TABOR is an issue for having a "funded" budget at this stage of the RHA's existence.

D. Update on IZ (Inclusionary Zoning)

The RHA submitted a memo to Ouray County with recommendations on Inclusionary Zoning dated January 28. The County had their work session with staff and the BOCC. The BOCC and staff did not have enough information yet and will continue to meet with county staff on the subject in the future.

Discussion of the Action Plan suggestions. A memo from Ouray County was received by Jen Coates. Jen Coates reported on a conversation with County Commissioner Keith Meinert. Coates suggested an educational workshop presented by an outside party could be organized for the BOCC and county staff. Possibly City of Ouray and Town of Ridgway staff and officials could benefit from an Inclusionary Zoning workshop. ACTION ITEM BY CONCENSUS: It was agreed that the RHA will write a memo to the County to give notice that a workshop will be planned.

President Coates is working on IZ guidelines and a policy for Town of Ridgway. Town of Ridgway has concerns that the Town may implement IZ policies without the City of Ouray or the County implementing IZ policies.

Discussion of merits of deed restrictions that would sunset after a 10-year period if owned by the same owner for that full period.

E. Other Updates

1. President Coates update about an Insurance Policy: Policy quoted at \$2,700 per year. RHA currently has no funding. Each jurisdiction can chip in 1/3 of cost. Ben DeGear asked if CIRSA general liability is held by the Town of Ridgway. Discussion about waivers that might be needed by City of Ouray and Ouray County if Town of Ridgway uses their Town general liability insurance.
2. ACTION ITEM: Lynn Padgett will email the RHA ahead of the next workshop, the County's Land Use Code language on Accessory Dwelling Units (ADUs) and a summary of a loophole concern identified by the County Planner Mark Castrodale, along with setbacks and square footage constraints that exist in the code.
3. Mike Fedel updated the group that the City of Ouray is working on Chapter 7 of the City's Code.
4. HB1017 Update: this bill has been approved by the State House and Senate. It removes the cloud of doubt surrounding voluntary agreements between developers and local governments for agreements and deed restrictions related to rent. So IZ might be OK on rented units now.
5. Discussion on lack of attendance by the County Planning Department in RHA meetings. It was noted that the City of Ouray and Town of Ridgway both have a Planner and an elected official attending regularly. ACTION ITEM: Lynn Padgett will request the BOCC to provide make either the County Planner or the Planning Tech

available for the RHA meetings. The Planning Tech position is currently vacant but will be filled.

F. Approval of Minutes

The minutes of the January 25, 2010 meeting of the Multi-Jurisdictional Housing Authority were presented. Discussion was had about the proper way to refer to the Authority. Is it "Multi-Jurisdictional Housing Authority" or "Ouray County Housing Authority"? State statues refer to Multi-Jurisdictional Housing Authority. IGA with Ouray County, Town of Ridgway and City of Ouray refers to Ouray County Housing Authority (OCHA). Board will be referred to as the same name as identified in the IGA - OCHA.

MOTION by Padgett, SECOND by Hebert, to approve January 25 Minutes WITH the following CHANGES: 1. Change 2009 to 2010. Voting were only those 3 RHA board members present on Jan 25: Hebert-Yes, Padgett-Yes, Coates-Yes.

MOTION by Padgett to Suspend "Bob's Rules" and to allow for approving minutes when there is not a quorum (3) of those who were present at the meeting. No SECOND. MOTION DIED.

The minutes of the March 11, 2010 meeting were TABLED because of the 3 members who attended that meeting, only 2 were present at this time (Ben DeGear had to leave at 5:30 pm, prior to this business).

G. Agenda for Next Meeting

Approval of March 11, 2010 and April 16, 2010 minutes;

Update on Insurance considerations and Town of Ridgway Attorney opinion;

Update on IZ workshop scheduling;

Update on SMRHA joint needs assessment study;

Discussion of Ouray County Accessory Dwelling Unit code and "loophole";

Other.

Adjournment:

Meeting was adjourned by President Coates. The next general meeting will be at 4:00 pm on May 13th at the Ridgway Town Hall at 201 Railroad Street in Ridgway.

Minutes respectfully submitted by: Lynn Padgett, RHA Secretary

Approved by:

Approval Date: