



820 Black Bear Road, Unit G-17
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AGENDA
SAN MIGUEL REGIONAL HOUSING AUTHORITY
REGULAR MEETING
MONDAY, April 5, 2021 @ 11:30 AM

Via Zoom:

ID# 484.178.1222 PW: Board

- I. CALL TO ORDER**
- II. PUBLIC DISCUSSION**
No more than five minutes per person
- III. APPROVAL OF MINUTES**
March 1, 2021
- IV. ACTION ITEMS**
- V. EXECUTIVE DIRECTOR REPORT**
 - 1. Housing Education
 - 2. Metrics
 - 3. Tax Assessor Office: MSP
 - 4. Website
- VI. WORK SESSION**
- VII. EXECUTIVE SESSION**
- VIII. ADJOURN**

Next Scheduled Meeting

Monday, May 3, 2021

11:30 A.M.

This agenda is subject to change including the addition of items or the deletion of items at any time. The lengths of discussions may be shorter or longer, at the Board's discretion. If you are planning to come speak to a matter, let the Executive Director know by calling 728-3034, ext. 3.



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MEETING MINUTES
SAN MIGUEL REGIONAL HOUSING AUTHORITY
REGULAR MEETING
MONDAY, MARCH 1, 2021 @ 11:30 AM
Zoom Meeting

Board Members: Kim Montgomery: Chair, Town Manager Mountain Village
Ross Herzog: Vice-Chair, Town of Telluride Town Manager
Mike Bordogna: San Miguel County Administrator

SMRHA Staff: Corenna Howard, Executive Director/Secretary

Kim Montgomery called the meeting to order at 11:35 a.m.

I. Public Discussion

None

II. Approval of Minutes

Upon motion by Mike Bordogna and seconded by Ross Herzog, the minutes of February 1, 2021 were unanimously approved.

III. Action Items

None

IV. Executive Director Report/Work Session

The Telluride compliance check is completed. Out of 229 units, only 3 were determined non-compliant and issued a Notice of Violation. The San Miguel County compliance check is upcoming and meetings with Kintone, FormStack, and Docusign have taken place to implement the electronic signature capability when filing compliance documents online. As part of SMC's compliance, a meeting was held with Kaye Siminson and Troy Hangen to discuss Accessory Dwelling Units (ADUs). A complete list of ADUs was compiled and a compliance check will be performed to determine the status of these units.

An RFP for the website redesign was posted publically and five vendors were invited to submit proposals. At the end of the proposal submission period, only two responses had been received: one with the ability to perform the scope of work and within SMRHA budget, the one excessively over budget. After discussion regarding whether the RFP should be reissued, it was determined that it is unlikely there would be a larger response. It was decided to move forward with 2River Media for the redesign.

THA Subcommittee work sessions are being held on the TAHG review, reporting metrics, and the roles and responsibilities of SMRHA and the Telluride Special Counsel. An update on the THA Subcommittees comments and suggestions on the reporting metrics will be presented at the next SMRHA Board meeting.

V. Other Business

Mike presented to the Board an inquiry he received on whether SMRHA could possibly oversee deed restricted housing to be built in Rico. The person is considering purchasing a two acre lot in Rico on which he wants to create 24 units of deed restricted employee housing. Board members were open to the idea but

raised a number of issues including whether such an arrangement would be allowed under the by-laws and how SMRHA services would be paid. Mike expects to receive a more formal request in June or July at which time there would be more information for discussion.

VI. Motion to Adjourn

Upon motion by Mike Bordogna and seconded by Ross Herzog, the meeting was adjourned at 12:03 p.m. to enter into Executive Session.

VII. Executive Session

The Board entered Executive Session at 12:03 p.m.

Respectfully Submitted,

Corenna Howard
Secretary

Metrics

Six Month At-A-Glance

Number Applications & Status: Rental/Housing

Household Size

Median Income: Rentals/Housing

Applicant's Income vs Median Income

Average Sale Price

Average Rental Price

Number Units Rented/Sold

Type of Property Sold (*ie LUC, AHU, TC...*)

Fee Revenue

Compliance Statistic

ANNUAL REPORT

Adequacy of Housing

Population, Employment, and Housing Stock Relative Growth Rates

Rental Unit Vacancy Rate vs Renewal Rate

Rental vs Purchase Availability

Deed Restricted Property Inventory

Homeownership Affordability

Homeownership Rate

Housing Cost Burden Owner Households

Median Income

Relative Growth of Median Income vs Home Prices

Neighborhood Characteristics

Median Purchase Price

Growth in Median Purchase Price

Median Rent

Growth in Median Rent

Rental Affordability

Median Gross Rent vs Median Gross Renter Income



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**San Miguel Regional Housing Authority
Board Meetings
2021**

11:30 A.M.

Via Zoom

ID# 484.178.1222 PW: Board

January 4, 2021

February 1, 2021

March 1, 2021

April 5 2021

May 3, 2021

June 7, 2021

July 12, 2021

August 2, 2021

September 13, 2021

October 4, 2021

November 1, 2021

December 6, 2021

The Meeting Dates and Times are subject to change as are the Agendas, including the addition of items or the deletion of items at any time. If you are planning to come speak to a specific matter, let the SMRHA Executive Director know by calling 728-3034, ext. 3.

Packet materials are available from the San Miguel Regional Housing Authority by contacting the Executive Director and in the SMRHA Office no later than 24 hours prior to the meeting.