



820 Black Bear Road, Unit G-17
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SAN MIGUEL REGIONAL HOUSING AUTHORITY

REGULAR MEETING

August 4, 2025 @ 1 PM

Via Zoom	ID#: 484.178.1222	PW: SMRHA2023
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- I. CALL TO ORDER**
- II. PUBLIC DISCUSSION**
No more than five minutes per person.
- III. REVIEW OF AGENDA**
- IV. APPROVAL OF MINUTES**
June 2, 2025
July 7, 2025
- V. EXECUTIVE DIRECTOR REPORT**
- VI. ACTION ITEM**
Consideration of administration change of Housing Choice Voucher program for the
Department of Housing/DOLA
- VII. ADJOURN**

NEXT SCHEDULED MEETING

September 8, 2025

1 PM



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SAN MIGUEL REGIONAL HOUSING AUTHORITY REGULAR MEETING MINUTES

MONDAY, June 2, 2025 @ 1 PM

The following SMRHA Board Members were present:

- Lance Waring, Commissioner, San Miguel County
- Mike Bordogna, Manager, San Miguel County
- Zoe Dohnal, Town Manager, Town of Telluride
- Matt Lewis, At-large Board Member

The following staff were also in attendance:

- Pamela Shifrin, Executive Director, SMRHA
- Jarrod Biggs, Deputy County Manager, San Miguel County
- Drea Araiza, Housing Specialist, San Miguel County

I. CALL TO ORDER

The Regular Meeting of the San Miguel Regional Housing Authority Board was called to order by Lance Waring on June 2nd, 2025 at 1:04 p.m.

II. PUBLIC DISCUSSION

None was heard

III. REVIEW OF AGENDA ITEMS

IV. APPROVAL OF MINUTES

Upon motion by Matt Lewis and seconded by Mike Bordogna the minutes of the May 5, 2025 Regular Meeting were approved unanimously.

V. EXECUTIVE DIRECTOR REPORT

Pamela Shifrin reviewed the Executive Director report including the search for a new Administrative Coordinator as well as the upcoming purchase/sale transactions in the county (7) and town (3) during the month of June.

The Administrative Coordinator position has been posted on the SMRHA website and as a courtesy post on San Miguel County's careers page. Qualified applicants are being reviewed and interviewed as required.

Mike requested SMRHA work with the SMC communications team to begin informational outreach as to the compliance timeline and requirements to provide owners with advance preparation time regarding their specific compliance.

The board asked for an update on the office space SMRHA currently utilizes. SMRHA and the Town of Telluride, as the landlord, have agreed to lease terms for the current year. SMRHA will continue to monitor the availability of office space for a potential future move.

VI. ADJOURN

Upon motion by Matt Lewis and seconded by Mike Bordogna the Regular Meeting of the San Miguel Regional Housing Authority Board was adjourned by Lance Waring at 1:15 PM on June 2nd, 2025.



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**SAN MIGUEL REGIONAL HOUSING AUTHORITY
SPECIAL JOINT MEETING OF SMRHA, TOWN OF TELLURIDE, SAN MIGUEL
COUNTY, TOWN OF MOUNTAIN VILLAGE
MONDAY, July 7, 2025 @ 1 PM**

The following SMRHA Board Members were present:

- Lance Waring, Commissioner, San Miguel County
- Geneva Shaunette, Council Member, Town of Telluride
- Mike Bordogna, Manager, San Miguel County
- Zoe Dohnal, Town Manager, Town of Telluride
- Matt Lewis, At-large Board Member

The following staff were also in attendance:

- Pamela Shifrin, Executive Director, SMRHA
- Jarrod Biggs, Deputy County Manager, San Miguel County
- Drea Araiza, Housing Specialist, San Miguel County
- Teresa Albert, Administrative Coordinator, SMRHA

I. CALL TO ORDER

The Special Meeting of the San Miguel Regional Housing Authority Board was called to order by Lance Waring on July 7th, 2025 at 1:05 p.m.

II. REVIEW OF AGENDA ITEMS

III. HOUSING NEEDS ASSESSMENT

Economic & Planning Systems, Brian Duffany and Sushma Pramod-Meyer presented their summary of the San Miguel Regional Housing Needs Assessment to SMRHA Staff and Board, San Miguel County Staff and Commissioners, Town of Telluride Staff and Town Council Members, Town of Mountain Village Staff and Town Council members, and various members of the public. San Miguel County, Town of Telluride, and Town of Mountain Village representatives were allotted time to ask direct questions to the EPS team. Jarrod Biggs, Deputy County Manager, collected and will continue to collect questions and feedback from interested parties for review and response prior to submitting the final report to the state as per Senate Bill 174 that defines the requirements for HNAs that local governments are required to prepare to be eligible for certain state funding programs.

IV. ADJOURN

Upon unanimous consent, the Special Meeting of the San Miguel Regional Housing Authority Board was adjourned by Lance Waring at 2:32p.m. on July 7th, 2025.



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EXECUTIVE DIRECTOR REPORT

August 4, 2025

- **SMRHA**
 - Administrative Coordinator – Teresa Albert. Welcome!
 - Property Listing Page update
- **SMC**
 - 1 new Intent to Sell
 - 4 July closings
 - LUC/Covenant continuing discussion – next SMCHA meeting is August 20th
 - Compliance timeline – tentative start December 2025 or January 2026
- **TOT**
 - 2 new Intent to Sell
 - 2 July closings
 - Ongoing Guidelines Worksession (final one at Sub level)
 - Compliance timeline – under review with THA Subcommittee
- **Housing Voucher**
 - 2 Inspections in the last month
 - 8 additional due in August (5 x Norwood, 3 x Telluride)