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## **SAN MIGUEL REGIONAL HOUSING AUTHORITY**

### **REGULAR MEETING**

**October 6, 2025 @ 1:00 PM**

|                 |                          |                      |
|-----------------|--------------------------|----------------------|
| <b>Via Zoom</b> | <b>ID#: 484.178.1222</b> | <b>PW: SMRHA2023</b> |
|-----------------|--------------------------|----------------------|

- I. CALL TO ORDER**
- II. PUBLIC DISCUSSION**  
No more than five minutes per person.
- III. REVIEW OF AGENDA**
- IV. APPROVAL OF MINUTES**  
September 8, 2025
- V. WORKSESSION**  
SMCHA Deed Restriction Reversion – Mike Bordogna  
Telluride Foundation’s Pathway to Home Ownership Seminar – Elaine Demas  
Compliance (Continuing Qualification Verification) timelines, processes, implementation
- VI. EXECUTIVE DIRECTOR REPORT**
- VII. ADJOURN**

### **NEXT SCHEDULED MEETING**

**November 3, 2025**

**1 PM**



820 Black Bear Road, Unit G-17  
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**SAN MIGUEL REGIONAL HOUSING AUTHORITY**  
**REGULAR MEETING MINUTES**  
**Monday, September 8, 2025 @ 2 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

**The following were also in attendance:**

- Pamela Shifrin, Executive Director, SMRHA
- Jarrod Biggs, Deputy County Manager, San Miguel County
- Drea Araiza, Housing Specialist, San Miguel County
- Maura Boylan, County Attorney, San Miguel County
- Nancy Willis, Paralegal, 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 September 8, 2025 at 2:07 p.m. via Zoom.

**II. PUBLIC DISCUSSION**

No public comment was heard

**III. REVIEW OF AGENDA ITEMS**

No additions or subtractions to the Agenda were considered.

**IV. APPROVAL OF MINUTES**

Upon motion by Mike Bordogna and seconded by Zoe Dohnal the minutes of the August 4, 2025 Regular Meeting were approved unanimously.

**V. ACTION ITEMS**

Upon motion by Mike Bordogna and seconded by Zoe Dohnal the Adoption of SMRHA CORA Request Policy and form was unanimous.

Upon motion by Mike Bordogna and seconded by Zoe Dohnal the 2026 draft Budget was approved.

After discussion, the SMRHA Board declined to appoint a representative to the Stakeholder Strategic Roundtable.

**VI. EXECUTIVE DIRECTOR REPORT**

Pamela Shifrin reviewed the Executive Director report including ongoing office space search, database improvements to assist with owner information, compliance and data storage, compliance and guideline updates, and the final transition of the Housing Choice Vouchers to be administered by the State of Colorado.

**VII. ADJOURN**

Upon motion by Mike Bordogna and seconded by Zoe Dohnal the Regular Meeting of the San Miguel Regional Housing Authority Board was adjourned by Lance Waring at 2:44p.m. on September 8, 2025.



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## **EXECUTIVE DIRECTOR REPORT**

**October 6, 2025**

- **SMRHA**
  - Presenting at Telluride Foundation's Pathway to Home Ownership Seminar on October 14, 2025
  - Office Space – continuing to look for suitable office space, all leads welcome
    - Interim solution, add an exterior door to our existing office space?
  - Database improvements, ongoing
- **SMC**
  - Working to get portal implemented for the upcoming reversion project
  - Exception hearings
    - One in September, One in October
- **TOT**
  - Exception hearings
    - Two in September, One in October
  - Ongoing guidelines work session – THA community outreach to begin October 15th
- **Housing Voucher**
  - All tenants and landlords have been provided new contact information for assistance



## **Path to Homeownership: Mountain Edition**

### **1. Welcome (5 min) – Elaine Demas: Telluride Foundation**

- Realities of buying locally: high prices, limited inventory
- Telluride Foundation's role in Affordable Housing

### **2. Workforce Housing Projects – Coming in the future**

- Town of Telluride: *James Van Hooser*
- San Miguel County: *Jarrold Biggs*

### **3. Workforce Housing: Inventory, Lotteries, Deed Restrictions (15 min) - Pamela Shifrin & Elaine Demas**

- Inventory of DR Housing
- Deed Restrictions come in many flavors/why are they important?
- How can SMRHA help
- Lotteries: when are they used and how do they work

### **4. Real Estate Professionals (10 min) – Telluride Association of Realtors**

- What services does a Real Estate Broker provide

### **5. Financing Your First Home (15 min) – Danny Craft/Alpine Bank**

- Traditional concepts: mortgage pre-approval, credit scores, etc.
- Key mortgage terms good to know

### **6. Down Payment Assistance Programs Overview (15 min) – Elaine Demas**

- Telluride Foundation's Down Payment Assistance (DPA) Program
- Town of Mountain Village: Your Equity Support
- Colorado Housing & Finance Authority (CHFA) DPA programs (& others)
- Low-cost Mortgages: USDA 502, FHA, VA, etc.
- Selecting the DPA/Mortgage program that is right for you

### **7. Q&A + Next Steps (20 min) All**

### **8. Closing - TF**

- Overview of required 6-hour online Homebuyer Ed
- Recap resources