



820 Black Bear Road, Unit G-17
P.O. Box 840, Telluride, CO 81435
Tel: 970-728-3034 Fax: 970-728-5371
E-mail: admin@smrha.org Web: www.smrha.org

AGENDA

SAN MIGUEL REGIONAL HOUSING AUTHORITY REGULAR MEETING

Tuesday, November 23, 2021 @ 11:00 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

September 13, 2021

IV. ACTION ITEMS

None

V. EXECUTIVE DIRECTOR REPORT

VI. EXECUTIVE SESSION

For Discussion of a Personnel Matter Under C.R.S. Section 24-6-402(4)(F)(II) and Not Involving:
Any Specific Employees Who Have Requested Discussion of the Matter in Open Session; or Personnel
Policies That Do Not Require the Discussion of Matters Personal to Particular Employees.

VII. ADJOURN

Next Scheduled Meeting

Monday December 6, 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, SEPTEMBER 13, 2021 @ 11:30 PM

Board Members: Ross Herzog: Vice Chair, Town Manager, Telluride
Mike Bordogna: San Miguel County Administrator

SMRHA Staff: Corenna Howard, Executive Director/Secretary

Other: Doug Tooley

Mike Bordogna called the meeting to order at 11:38 a.m.

I. Public Discussion

Mr. Tooley wanted more information on the Telski homebuyer education presentation and the issue of inequity in the sale of deed restricted homes. He was informed that these matters would be discussed in the Executive Director's report.

II. Approval of Minutes

Upon motion by Ross Herzog and seconded by Mike Bordogna, the minutes of August 2, 2021 were unanimously approved.

III. Action Items

Upon motion by Ross Herzog and seconded by Mike Bordogna, the CEBT health, dental, vision, and life insurance policies were unanimously approved as presented.

IV. Executive Director Report

A draft budget for the 2022 was presented. The template will allow for input of personal salary and auto calculation of related personnel costs. It was noted that the overhead costs are in line with the current fiscal year with additional funding for new computers.

The San Miguel County compliance check has begun. There was been a good response to the initial request. A second request to non-respondents will be issued the end of September.

Work continues to get the housing vouchers dispersed. A review was provided on the process that needs to be followed in issuing the vouchers. A meeting was held with DOLA regarding the frustration of not getting vouchers to applicants in SMC. Discussed were various strategies which would allow for a more streamlined and efficient process. To avoid the issue of having stale applicants on the waitlist and a significant amount of out of state applicants, SMRHA can purge the wait list at the end of each year. In order to do this, there has to be conspicuous language of our policy. In addition, quarterly or semi-annual checks on applicants can be performed to determine interest on remaining on the waitlist and to purge applicants that cannot be

reached. Several briefing sessions are being held in Telluride and Norwood for local applicants who are eligible to receive vouchers. To date 7 vouchers have been issued to local residents, with only 2 of those residents not currently having housing.

IV. Other Business

Mike Bordogna reported that the BOCC is agreeable to continuing SMRHA. The next step is to have a signed MOU between San Miguel County and the Town of Telluride.

V. Motion to Adjourn

Upon motion by Ross Herzog and seconded by Mike Bordogna, the meeting was adjourned at 12:05 p.m.

Respectfully Submitted,

Corenna Howard
Secretary



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SMRHA UPDATES

SMRHA Deed Restricted Compliance

- The San Miguel County compliance check is winding down. There were 230 households participating in the compliance check. The compliance paperwork was sent through email with a 97% delivery rate. Only 12 households did not have email addresses on file so the paperwork was sent via US Mail. Of the 12 sent through mail, 5 were returned undeliverable. Even with a subsequent search of tax records to get address updates, the letters were still undeliverable.

To date, of the 230 households, 157 have responded of which 155 are compliant and 2 are noncompliant. Of those 2, SMRHA has requested additional information on the income reported as received outside of the R-1 School District and the other is in violation of the deed restriction due to an inherited 1/3 interest in a unit held in trust in Telluride. It is suggested the household seek an exception prior to being held in violation.

The breakdown by development is as follows:

Development	Total Units	No Response
Aldasoro	24	7
Lawson Hill	131	48
Rio Vista	6	0
Rio Vista II	15	2
San Bernardo	22	6
Two Rivers	32	10
	230	73

- The Mountain Village compliance check has begun. The deadline for submission of the compliance documents is November 24, 2021. There were 187 units included in the compliance check with 103 having responded and 84 units still to submit paperwork. All units submitting paperwork are in compliance.

Housing Choice Voucher Program

- SMRHA continues to work on the issuance of the 16 additional vouchers made available in June. The challenge had been that the waitlist goes back to 2018 and contains several out of state applicants. Our waitlist is now depleted and all new applicants that are qualified are offered a voucher. To date 37 prospective recipients have been contacted to receive vouchers and of those 37, 13 vouchers have been issued. This means that they can seek housing in San Miguel County. Of these 13 vouchers, 2 have expired, 6 are seeking housing, and 5 are housed. The 2 expired vouchers are now available to be reissued. Of the 6 seeking housing, 2 are out of state, 4 are locals unable to find housing. Four of the 5 housed already had housing in Telluride and 1 was able to find housing in Montrose. It is expected that 2 additional vouchers will be offered to local residents. SMRHA reached out to the Telluride Housing Department and VCA to make them aware of the availability of vouchers and to encourage tenants qualified to apply.

SMRHA Administration

- SMRHA has met with John Miller, the new Community Housing Program Director for the Town of Mountain Village, to discuss the compliance process and review SMRHA deed restriction process as it pertains to the Town of Mountain Village. Also discussed was the transfer of paper files and the sharing of electronic files.



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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 CANCELLED

November 1, 2021 CANCELLED

November 23, 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.