

Custer County Affordable Housing Committee
June 28, 2018

The meeting was called to order at 2:04 pm by chairman Charles Bogle. Attending were Commissioner Prinz, Commissioner Flowers, Mike Liebman, Mike Carter and Toni Munson.

The committee discussed the proposal to NALCAB to conduct a housing needs study.

The multicounty housing study was started and will be completed by January 2019.

Tom Flowers talked to Colorado College about the 12 lots they own in Custer County. The 25' x 100' lots probably have utilities and are thought to be worth \$10,000 each. Because of their size, two lots would be required to build a single family house. The lots are near existing apartments and might be suitable for apartments or condos. The college asked Mr. Flowers if we would buy them for \$5,000 each. Continuing the discussion from last meeting about a housing authority, Mike Carter said according to his research and discussions on a housing authority, it would be best if there were a county housing authority rather than separate ones for the two towns and the county. The Board of County Commissioners should be the housing authority and they could appoint an advisory committee. According to state requirements (?) a housing authority can't be involved in an area that doesn't have a building code. The towns have building codes but the county doesn't and probably won't for the foreseeable future.

Charles Bogle said that the UAACOG has 3% money for rehabbing houses. Criteria for this money doesn't require that the homeowners be able to repay the loans.

Jay Prinz moved that the BOCC be asked to form a housing authority with an advisory committee composed of the county affordable housing committee. Mike Carter seconded the motion. Mike said that we should get someone with expertise on housing authorities to advise

our committee on how to form a housing authority in order to make a proposal to the BOCC. Mike will pursue this.

It was suggested that the CCAH committee propose to the BOCC at their July 31 meeting that they form a Custer County Housing Authority. The CCAH committee will discuss this at our July 26 meeting or at an earlier meeting if necessary.

Commissioner Flowers said the Housing Authority should have bylaws. Commissioners Flowers and Prinz and Charles Bogle will work on drafting bylaws for a housing authority and determine if there are any concerns. Legally the BOCC needs to approve any bylaws.

Jay Prinz suggested that current affordable housing committee members who are county commissioners should be ex-officio members of the housing committee in order to prevent any appearance of conflict.

The meeting was adjourned at 3:10 pm