

# EXECUTIVE DIRECTOR

GUNNISON VALLEY REGIONAL HOUSING AUTHORITY

*Colorado*



## Why Apply?

Bring your strategic leadership and strong management skills to this supportive community and live in a beautiful area with a high quality of life. The Gunnison Valley is renowned for its stunning natural beauty, world-class outdoor recreation, and warm community—making it a highly desirable place to live. With people from all over the world vying for real estate, housing the local workforce has become increasingly challenging in the last 10 years. The community has voiced broad support for housing initiatives to ensure a vibrant community composed of people from all walks of life.

There is exciting momentum in the valley for housing projects and GVRHA needs a leader to match. This is a great opportunity for a strong manager, creative problem solver, and collaborative leader to join a passionate board and community partners in tackling the most important problem facing the Gunnison Valley today.





# *Welcome to* **THE GUNNISON VALLEY**

Nestled in the heart of Colorado's Rocky Mountains, Gunnison County is known for its mountain-town culture and almost 2 million acres of accessible public lands offering world-class outdoor recreation opportunities.

Winter sports enthusiasts flock to the region for world-class skiing and snowboarding at Crested Butte Mountain Resort, as well as cross-country skiing, snowmobiling, dog sledding, snowshoeing, and ice fishing. The warmer months offer hiking, camping, kayaking, rafting, fly-fishing, mountain biking, rock-climbing, and more.

Hailed as an "all seasons" destination, tourism is the primary economic driver in Gunnison County, where second homes and vacation rentals comprise the majority of residences. The region also has a long legacy of ranching and mining that are important to both the economy and character of Gunnison County. Home to Western Colorado University, education provides a strong community foundation, with the Crested Butte Community School ranking in the top 5% of schools in Colorado and top 3% nationwide in 2022 (according to US News and World Report).

A tight-knit community of about 17,000 year-round residents live in and around the County's mountain towns. They place a high value on their quality of life and appreciate the small, safe communities where they care for their neighbors and enjoy access to the incredible landscape around them. Gunnison-Crested Butte Regional Airport serves the entire region with commercial flights.





# GUNNISON VALLEY REGIONAL HOUSING AUTHORITY



The Gunnison Valley Regional Housing Authority (GVRHA) was created in 2012 as a regional initiative to provide affordable housing within Gunnison County. GVRHA is managed by an intergovernmental agreement among the City of Gunnison, Town of Crested Butte, Town of Mt. Crested Butte, and Gunnison County, each of which have representatives on the nine-member Board of Directors and contribute financially to the organization.

Primarily operating out of an office in Gunnison, GVRHA works to ensure that the working people of the Gunnison Valley have a diverse selection of housing from which to choose.

GVRHA is guided by a holistic approach to affordability. GVRHA housing solutions need to be nimble and responsive to changing market conditions as the Gunnison Valley is anticipated to remain a highly desirable place to live even as housing costs outpace local wages. At the same time, all the communities in the Gunnison Valley recently completed the One Valley Resiliency Roadmap, which outlines the community's next steps for tackling the housing crisis. GVRHA and the new Executive Director will be critical players in implementing this plan.

## CORE SERVICES:

- Property Management
- Management of Deed Restrictions
- Overseeing the GV-Heat Programs (including Green Deed)

## SECONDARY SERVICES:

- Housing Development Support (LIHTC partner)
- Coordinating Programs such as GoodDeed, Rehab/Improvement Loans
- Homebuyer Education & Eligibility Underwriting
- Emergency Assistance Program coordination
- Engaging and educating with local and elected officials
- Coordinating & collaborating with other communities, state and federal agencies, etc.
- Grant seeking, fundraising & liaising with funding agencies



### Properties Managed by GVRHA (97 units):

- Anthracite Place Apartments
- Mountain View Apartments
- Elk Valley townhomes
- The Ruby seasonal housing
- The Gunnison Watershed School
- District rental duplex
- Sawtooth townhomes and ADUs

# THE EXECUTIVE DIRECTOR

The Executive Director is hired by the Board of Directors and works directly with the County and Municipalities on planning, outreach, and implementation of affordable housing. They oversee a budget of \$900,000 and a team of four staff. Responsibilities include leading the day-to-day operations of GVRHA programs, collaborating with the Board for strategic planning, managing staff, property management, Board and community relations, as well as fundraising, budgeting, and financial management.

GVRHA is seeking a strong manager to coordinate daily operations and deliver timely, reliable, and accurate results to community stakeholders. The new Director will help GVRHA evolve and grow its organizational capacity to address the Gunnison Valley's housing needs.

View job  
description  
[here](#)

## THE IDEAL CANDIDATE

- **Program & Project Management** – Demonstrated success and skills in operationalizing policies and managing staff, particularly housing policy and strategy. The ability to guide development of systems and tools to create efficiency, grow capacity, enable staff, and support clients.
- **Strong Communication and Public Relations Skills** – Ability to build awareness and support around GVRHA issues, communicate effectively, and promote the GVRHA brand.
- **Regional Leadership** – A strong leader who can effectively advocate for both local and regional housing projects, funding, and policy. The ability to rally support around a collective vision, balance conflicting priorities, and work collaboratively to create and execute solutions that meet the needs of multiple stakeholders.
- **Housing Expertise** – Leadership experience in housing policy, planning, projects, and programs as well as a good understanding of finance and development.
- **Fundraising Experience** – Successful experience coordinating with federal and state agencies as well as attaining funding for programs, gap financing, etc.
- **Growth Mindset** – A creative and practical problem solver who can envision new strategies to achieve the community's goals. The ability to flex into different roles depending on the needs of a given project and to adapt to a rapidly changing environment; willingness to jump into problems that arise and get to work in a transparent, collaborative way.



## EDUCATION & EXPERIENCE

A bachelor's degree and minimum 5 years of relevant experience in a nonprofit or housing environment providing supportive services and working with housing programs; or related experience in social services, real estate office management, eligibility determination, legal work, collections, property management, or mortgage/title work. Or any satisfactory combination of experience and training which demonstrates the knowledge, skills and abilities to successfully perform the job.



# OPPORTUNITIES & CHALLENGES

**1) Dedicated funding source** - GVRHA must develop a dedicated source of local funding. In the past, voters have declined to support GVRHA funding initiatives. A compelling and specific vision is necessary to garner voter support, and creative ideas are sought for sources of funding beyond sales/property tax. Meanwhile, property management offers a growing source of revenue as new projects come online.

**2) Meeting the need for affordable housing** - Like many communities, Gunnison County is challenged with increasing costs in the current housing market. Federal funding is available, but often filters through the state and county and comes with many restrictions. In a luxury home market, it is hard to find the land, materials, workforce, and funding to keep up with the preservation or creation of workforce housing.

**3) Community Support** - The Gunnison Valley has reached broad consensus that housing is in a crisis. 90% of employers feel housing is their most critical economic challenge. There is broad community support for housing initiatives, with strong leadership from the four jurisdictions that comprise GVRHA.

**4) Board Support** - The new ED will benefit from a foundation of support among the Board, staff, elected officials, and institutions. This is a great opportunity to build upon the community's support, reinforce GVRHA's position, and grow the organization to meet the community's needs.

## COMPENSATION & BENEFITS

GVRHA is offering an annual salary range of **\$115,000 to \$150,000** for this position dependent upon experience and qualifications.

- 75% health insurance paid (includes dental & vision)
- 3% match for retirement
- 3 weeks paid vacation
- 12 paid holidays per year
- Access to company work vehicle for work tasks

## RESOURCES

[2021 Gunnison Valley Housing Update](#)

[One Valley Prosperity Project - Final Report](#)

[Gunnison/Crested Butte Tourism Association](#)

[Gunnison County Chamber of Commerce](#)



## TO APPLY

Apply Online: [gmphr.com](https://gmphr.com)

First Review: **January 28, 2024**

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