

BLAINE COUNTY HOUSING AUTHORITY PUBLIC MEETING

April 29, 2009 at 5:00 P.M.

Old County Courthouse
Hailey, Idaho

Members Present:

Susan J. Passovoy, Chair
On conference phone during part of the meeting.
Anna Mathieu, Vice- chair
Nathan Fierman
Chase Hamilton
Milt Adam

Others Present:

Nanci Warren, CH Owner
Jeannie Catchpole, CH Owner
Jim Donoval, Sun Valley
Heather Dawson, Hailey City Administrator
Michelle Griffith, ARCH Executive Director
Larry Schoen, Blaine County Commissioner

Staff:

Kathy Grotto, Executive Administrator
Nancy Smith, Program Director

1. Call to Order/Approval of Agenda

The meeting was called to order by Vice-Chair Anna Mathieu at 5:10 PM.

Kathy Grotto asked for two items to be added to the meeting agenda. The first item is regarding the Evergreen Apartment. The second item is regarding the single application form and database of applicants to be shared between the ARCH Community Land Trust and BCHA. Anna Mathieu replied affirmatively to these requests. Evergreen Apartment CHU will be added as agenda item "I" and the ARCH topics will be item "J".

2. Comments from the Public

Jim Donoval introduced himself as a member of the public who expressed interest in taking a role in BCHA in October 2008. He has since that time further investigated issues surrounding the City of Ketchum's In-Lieu Housing Reserve Fund as well as the transfer of a portion of those funds to the Urban Renewal Agency (URA). Ketchum has transferred about 1.5 million dollars (over three years ago) out of the Housing Reserve Fund to the URA to build community housing. The URA has not built community housing with those funds. He reviewed the information contained in the 40-page document prepared and mailed to BCHA Staff, City of Ketchum Staff, and local news media.

Other members of the public wishing to speak were two community homeowners – Nanci Warren and Jeannie Catchpole. They discussed the contacts made to them and other community homeowners who are carrying second mortgages. Susan Passovoy (over the telephone) explained the annual compliance process as the responsibility of the housing authority. Also discussed were maintenance issues at the Fields at Warm Springs, where Ms. Warren is president of the HOA.

Larry Schoen observed that he had attended the Ketchum City Council when the Fields at Warm Springs was approved. He remembers the remarks made by the neighbors in Warm Springs resisting the inclusion of Community Housing (CH). He was pleased to know that now the president of the Fields HOA is one of the CH owners.

3. Discussion/Action Items

A. *Workforce Market Deed Covenant amendments*

The three amendments made to the Workforce Market Deed Covenant (WMDC) are similar to the ones approved to the Income DC at last month's meeting. Anna Mathieu noted section 3.3 (Evidence of Capital Improvements) to be applicable only to Income DC and not part of the WMDC. She also asked for the reference to 'Section 5' and other sections of the Guideline document to be removed. Nathan Fierman moved to approve the amended WMDC after making the suggested edits. Chase Hamilton seconded the motion and the motion carried.

B. *Acknowledgement and Acceptance amendments*

Each of the Deed Covenants have Acknowledgement and Acceptance documents signed by the buyer prior to and/or at the time of closing, and specific to the type of DC covering their community home. These documents do reference the section numbers of the current Deed Covenants; therefore, they will need to be amended to reflect any change to the Deed Covenant. Nathan Fierman will distribute new appraisal rules designed to further strengthen the appraisal processing. Nathan Fierman then moved to approve both of the Acknowledgement and Acceptance documents as presented. Milt Adam seconded the motion and the motion carried.

C. *Neighborhood Stabilization Program*

Kathy Grotto was encouraged by IHFA to make application for a portion of the remaining funds available in the Neighborhood Stabilization Program. The application would be to acquire the bank owned Agave Place CH units. Other requirements for these funds are that they be used for households with income 50% AMI range and that they target a "special needs" population.

Our newest Board member, Heather Kimmel, has grant writing experience. She is willing to prepare the grant application. It is the understanding of the BCHA Staff and Board that no member of the Board will be paid for their services.

It was supported to have Mary Pridmore review the application. This effort may take a minimum of 4 hours. Larry Schoen is willing to seek the funding for this professional review.

D. *Statement of policy regarding Community Housing Units within hotel projects*

All of the members of the Board had read the document draft Kathy Grotto presented to them. She asked if there were any comments or edits. There was discussion of the memo; Board members observed that it provided both pros and cons of Community Housing within hotel projects. Chase Hamilton moved to approve the policy memo regarding Community Housing within hotel projects. Nathan Fierman seconded the motion. The motion passed unanimously.

E. *Application Database Project Update*

Nancy Smith directed the attention of the Board to the three pie charts representing the 366 applicants at the starting point, on the first of April, and as of April 28. Each of the pie pieces can be further defined into sub-categories.

B. Approval of BCHA March 2009 Financial Report

Nathan Fierman presented a review of the March 2009 Financials and discussed the actual income and expenses to the budgeted amounts. Treasurer Linda Thorson will look at the future budget in the following weeks. Nathan Fierman moved to approve the BCHA March 2009 Financial Report as presented. Chase Hamilton seconded the motion and the motion carried.

C. Executive Administrator's Report Review

Kathy Grotto reviewed and discussed the Executive Administrator's report.

5. Announcements- Calendar of Upcoming Meetings

The next meeting of the BCHA Board is tentatively scheduled for May 20, 2009, at the Ketchum City Hall Meeting Room.

The Semi-Annual BCHA Report will be presented to the jurisdictions on the following dates:

1. Ketchum City Council on May 18, 2009.
2. Blaine County Commissioners on May 19, 2009.
3. Hailey City Council on June 8, 2009.

6. Executive Session; Idaho Code 67-2345 to discuss consideration of records that are exempt from disclosure, pending litigation, land acquisition or personnel issues

At 7:55PM, Anna Mathieu moved to enter into Executive Session to discuss consideration of records that are exempt from disclosure. Nathan Fierman seconded the motion and the motion carried unanimously.

Nathan Fierman moved to come out of Executive Session at 8:43PM. Chase Hamilton seconded the motion and the motion carried unanimously.

7. Adjournment--Vice-Chair Anna Mathieu

There being no further business to discuss, Anna Mathieu adjourned the Board of Commissioners' meeting at 8:45PM.

Respectfully submitted,
Nancy G. Smith, Secretary

Approved,



Anna Mathieu
BCHA, Vice-Chair