

BLAINE COUNTY HOUSING AUTHORITY PUBLIC MEETING MINUTES

Wednesday October 23, 2013

Blaine County Annex
219 1st Avenue South
Hailey, Idaho

Consent Agenda

Members Present:

Heather Filgate, *Chair*
Chase Hamilton, *Vice Chair*
Rick Davis
Carter Ramsay
Bonnie Moore
Suzanne Miller

Absent:

Linda Johnston

Staff:

David Patrie, *Executive Director*
Bobi Bellows, *Program Administrator*
Nick Quaglia, *Bilingual Community Outreach & Research Specialist Intern*

1. Call to Order/Approval of Agenda

Heather Filgate, Chair called the Regular Monthly Meeting to order at 5:37 p.m. Motion to approve agenda was made by Bonnie Moore and seconded by Suzanne Miller; motion to approve the agenda was approved unanimously.

2. Comments from the Public

Larry Schoen, Blaine County Commissioner, was in attendance and spoke briefly about the County's awareness of housing issues and told of the County's plans to re-write the County's Comprehensive Plan, which includes a Housing section. The County has formed a steering committee to guide the project. Larry iterated that the County really supports BCHA and is working to address infrastructure needs in the south gateway overlay district (McHanville), where water and sewer needs area a challenge.

Rick Davis commented on the improved look of the area. Larry Schoen added comment about the loosening of requirements for refurbishing existing developments and providing for opportunities for new developments.

David Patrie informed the board that he is already meeting with the subcommittee dealing with housing and population sections of the Plan. He noted that Linda Thorson (former BCHA chair) is on the steering committee and is the sub-committee lead for the Housing and Population sections.

Chase Hamilton asked about the land north of the CH-PUD between the bike path and the road as to who owns the land and if there are plans for any development on the land. Larry Schoen thought the Sun Valley Water and Sewer District had ownership, but that he would have to double check. David Patrie answered that although it looks undeveloped, Sun Valley Water and Sewer District has several municipal wells on this parcel.

3. ARCH Community Housing Trust Report – Michelle Griffith, absent

Michelle Griffith sent her apologies as she is unable to attend and did not have a written report prepared. David Patrie advised the Board of a pending project between ARCH and BCHA. ARCH and BCHA are pursuing a donated house to move from River Bend Lane in the Mid Valley to an empty lot on Alturas Road less than a ¼ mile from the home's existing location. ARCH is securing a 10 year lease on lot and, if the transaction is completed, BCHA will manage this three bedroom home for ARCH.

4. Presentation – Ketchum CDC regarding KURA land swap and proposed zoning change.

Heather Filgate turned the meeting over Jon Duval from the Ketchum CDC who spoke about opening the lines of communication between his organization and the housing authority.

Jon Duval, Ketchum Community Development Corporation Executive Director asked to speak to the BCHA Board of Commissioners to go over the current status of the proposed tax credit housing project which is more or less now 2 to 3 years in the making. Jon Duval mentioned that Lisa Horowitz would be able to speak more about the KURA side of the proposed tax credit development project. Jon Duval related to the board the success of the last project, Northwood Place. Since completion in 2010 it has been more or less a 100% full. There has been some turnover, but is running well.

As soon as that project was done they looked to doing another project. The 6th and Leadville site was considered, but presented a whole host of problems that prevented moving forward at that location. They then switched over to the 1st and Washington location, applied twice for tax credits and appealed once all of which were denied funding by IHFA. Jon Duval mentioned that their project was a top scoring application, but too expensive to build per IHFA standards. So they started working with the SV Board of Realtors to identify a new site and approached Alex Higgins who owns the lot on 2nd Avenue just north of the Simplot lot. It seemed like the perfect location to his board, close to the school, close to the pump track, easy walk to town, on the bike path. It fit all the criteria important to them, the lot is bigger than the Washington site which will allow a development that wouldn't need an elevator or interior corridors. Parking could be on site, and some 3-bedroom units could be built into the project as well. In order to develop a tax credit project they will need to change the zoning and that is where they are right now.

Jon advised the KCDC and GMD Development will apply for the 9% tax credit financing from Idaho Housing and Finance which is what Northwood Place and the River Street Apartments were funded with. If they don't get funding, he said that they can also apply to IFHA for the 4% tax credit bond. This will cause them to take on more debt, and reduce the size of the project, but provides a lot more flexibility on the size and scope of the project.

Jon mentioned that Alex Higgins and his partners were in the driver seat in the negotiations for the land swap, and the contract includes a contingency that the City of Ketchum waive the affordable housing requirement linked to the Washington Place parcel. Jon added the he did not necessarily like the waiver of affordable housing and it does not set a very good precedent, but the difference between holding onto a lot the KCDC cannot do any housing on, to having a lot where the CDC can do a great project seems to his board a worth the waiver. KURA has approved the land swap agreement as it stands right now, but it will need to go before Planning & Zoning and the Ketchum City Council to approve the zoning change.

Lisa Horowitz, Community and Economic Development Director with the City of Ketchum and the Ketchum Urban Renewal Agency (KURA) spoke. She outlined the process for the land acquisition that has led to the present state of the proposed land swap, and the potential project should the swap take place. The KURA bought the property at First and Washington Place in 2006 and since 2006 has been trying to build affordable housing on that lot. IHFA made it abundantly clear that the Washington Place proposed project was too costly and that they were not interested in financing.

An RFP for a land exchange was put out to a piece of property to swap with the Washington Place parcel, in order to find a better location to support a development that IHFA would be willing to finance. There were a lot of calls with interest, but only one proposal. Lisa explained a land exchange is really a purchase and sale agreement and the KURA was required to do those negotiations in executive session. The purchase and sale agreement is conditioned first on a rezone of the parcel and second on waiving the affordable housing requirement on the Washington Place lot. Lisa said the exchange will not go forward without the affordable housing component being waived.

Two public meetings were held to address the conditions of the contract. The KURA board now has 120 days to meet the conditions of the agreement with the Higgins group. She further defended the community housing waiver by stating that there will be an additional 8 units built on the 2nd Avenue lot than would be built on the Washington Place lot. In her opinion, making the land swap will lose no affordable housing units, but rather a few additional units will be gained from building a bigger project on the 2nd Avenue lot.

Heather Filgate addressed both Jon Duval and Lisa Horowitz from a developer's viewpoint and mentioned her concern, that as a developer, they would never move forward with a deal such as this unless they knew it would pencil and knew their ability to secure the LIHTC funding through the scoring. She is concerned that if they move forward on this property, then history may repeat itself, having a piece of land but no financeable project. She urged caution with using the 4% bond deal with a project of less than 100 units. Jon Duval mentioned their consultant, Greg Dunfield is working with them and he has done several projects all over the Mountain West and feels this a very viable answer to getting a project to score well with IHFA if the land swap goes through.

Rick Davis asked about the type of use for the units. Jon Duval answered that if IHFA funds the projects they will have to be rental units. Chase mentioned that he felt the Higgins group was getting a fantastic deal. Lisa Horowitz, stated the KURA needed to look at their goals and see what they can get out of this transaction, instead of sitting on the property at Washington Place.

Chase Hamilton, Carter Ramsay shared their viewpoints about the project and also voiced a concern for not having the information about the land swap deal with the Higgins group sooner. Heather Filgate iterated the need for the BCHA Board of Commissioners to get to know all the other board members of the housing groups involved and keeping the lines of communication free flowing.

Lisa Horowitz mentioned there are two City processes coming up right away, and perhaps she could get with David Patrie to have the BCHA Board of Commissioners come to those next meetings.

Carter Ramsay mentioned concern with the rezoning of the 2nd Avenue lot, and not having secured financing, with the downside of the Washington property getting their affordable housing condition waived, that it seemed a little premature and short sighted without firming up a few more of the steps.

Lisa Horowitz mentioned she needed to go and asked if everyone was clear on the information shared in this presentation. David Patrie stated that the next item on the agenda was a discussion item on this topic for the BCHA board, but was not sure if the board was prepared to make a decision at this time.

5. Discussion/Action Items

A. Discussion of KCDC presentation and proposed KURA land trade and zoning

Heather Filgate, BCHA Board Chair, asked for discussion comments. Rick Davis stated he was not able to give support for this presentation until he has more information. In general, as a member of the BCHA board, his concern is for affordable housing. As for supporting a rezone application, he is not sure that is under his privy. Bonnie Moore also stated she needed more information. Jon Duval iterated that he would work to get the board more information in a timely manner but needs specifics of what the BCHA board would like.

David Patrie asked if there was a timeline for getting things together for this board, whereas he can be proactive when no information is forth coming and not behind the "8-ball." Lisa Horowitz stated that the next 30 days on a staff level would be very important. Carter Ramsay asked how the City was going to counter public opposition to change the zoning law. Lisa Horowitz answered that City's can change law. David Patrie added that on a staff level, if City staff needed any information or participation from BCHA staff to please ask in a timely manner.

Larry Schoen, Blaine County Commissioner, asked when the project is completed who would own the land and the structure. Jon Duval answered if they were able to get tax credits for the project then they would lease the land from KURA and then the CDC, along with the developer of the project, would own the project for 15 years, then the KCDC would own it after that. Larry Schoen then asked if the investor gets a piece of the project opposed to being paid a fee. Jon Duval stated they get a tax credit for developing the project. Larry Schoen encouraged all housing entities to think about housing as a regional issue and consider developments in the county's CH-PUD.

B. Update from Compensation Policy Sub-Committee, Rick Davis

Rick Davis gave a rundown of the information the committee has gathered and he will get together with the committee to present to the board at the next meeting.

C. Review and adoption of Community Outreach and Bilingual Client Services Specialist/Intern Job Description

Nick Quaglia presented a formal written description of the job/position he has held since February and noted the changes made to the original drafted job description. The original draft was never adopted, so this version is presented for adoption. Discussion about the job description ensued. Motion to approve the job description was made by Suzanne Miller and seconded by Carter Ramsay; motion passes unanimously at 6:53 p.m.

6. Commissioner Reports

A. Sustain Blaine – Carter Ramsay

Economic Summit was a big success, just over 200 attended. Next meeting agenda is shaping-up; Jim Keating will be the keynote speaker. The WREP and Sustain Blaine consolidation will not be happening.

B. Others

Chase Hamilton, mentioned his neighbors asking about changing the by-laws for their HOA CC&R's. David Patrie answered, that the steps for changing the by-laws should be written into their by-laws and those steps should be followed for making changes and that BCHA can help if needed, just contact the office. BCHA can only give guidance.

7. Consent Agenda

- A. Approval of September 18, 2013 BCHA Regular Board Meeting Minutes
- B. Approval of September 2013 Financial and Treasurer's Report
- C. September Executive Director's Report & Program Administrator's Report

Motion to approve the consent agenda was made by Suzanne Miller and seconded by Bonnie Miller, a vote was taken and the motion passes, unanimously at 7:07 p.m.

8. Announcements – Calendar of Upcoming Meetings & Events

- A. November 1, 2013, Reception for Nick, BCHA Office
- B. November 5, 2013, Election Day, Go Vote
- C. November 7, 2013, IHFA Roundtable, Twin Falls
- D. November 20, 2013, BCHA Regular Board Meeting – Ketchum City Hall
- E. November 28-29, 2013, BCHA Office closed for Thanksgiving Holiday
- F. December 18, 2013, BCHA Regular Board Meeting – Blaine County Annex


9. Executive Session (if required) – Idaho Code 67-2345 (1) to discuss, (a) hiring, (b) personnel issues, (c) land acquisition, (d) records disclosure, (f) pending litigation, or (j) pending claims

No executive session.

10. Adjournment

Motion to adjourn the meeting was made by Rick Davis and seconded by Carter Ramsay at 7:11 p.m.

Respectfully Submitted by



Bobi Bellows
BCHA Program Administrator

Approved by



Heather Filgate
BCHA Chairwoman