

# Blaine County Housing Authority

## Public Meeting Minutes

Wednesday March 18, 2015

Ketchum City Hall  
480 East Avenue North  
Ketchum, Idaho

**Members Present:**

Chase Hamilton, *Chair*  
Rick Davis  
Sabina Gilbert, *Treasurer*  
Gordon Barclay  
Erin Kelso  
Suzanne Miller, *Vice Chair*

**Absent:**

Linda Johnston  
Bobi Bellows, *Program Administrator*

**Staff:**

David Patrie, *Executive Director*  
Sheila Moriarty, *Bilingual Intern & Administrative Assistant*

**1. Call to Order/Approval of Agenda for the Annual Meeting**

Chase Hamilton called the Regular Monthly Meeting to order at 5:05 p.m.

**2. Comments from the Public**

Commissioner Larry Schoen present for discussion item 5A  
Stanley Mayor Herb Mumford present for discussion item 5A

**3. ARCH Community Housing Trust Report – Michelle Griffith**

Michelle Griffith, the ARCH Executive Director, updated the Board on recent changes in the Quail Creek legal battle in which they withdrew their PUD application. ARCH has also requested to use two parcels of land located near Agave Place for affordable housing. Michelle reminded the Board of their recent IHFA acquisition of renovation funds. ARCH is actively seeking properties to acquire for affordable housing.

**4. Comments from Liaisons from Elected Bodies – City of Ketchum, City of Sun Valley, City of Hailey, City of Bellevue, Blaine County**

Michelle Griffin spoke as a Sun Valley Liaison. She reminded the BCHA Staff and Board that the City of Sun Valley will have a meeting in May for hearing funding requests from outside agencies. She encourages BCHA to prepare their report.

Blaine County Commissioner Larry Schoen informed the Board that the county lost their appeal in the Quail Creek hearings. Despite this set back, he wanted BCHA to know that Blaine County supports community housing and hopes to bring more to the Valley.

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### 5. Discussion/Action Items

#### A. Discussion of feasibility of providing services to Stanley/ Custer County

Stanley Mayor Herb Mumford, Blaine County Commissioner Larry Schoen and ARCH Executive Director Michelle Griffith joined the discussion about future possibilities of BCHA providing services to Stanley/ Custer County. If SNRA+ legislation passes, the Board indicated that they would consider providing services in line with our expertise and resources. This discussion concluded with Mayor Mumford making plans to conduct a survey of housing interest and needs.

#### B. Adoption of Community Housing Guidelines updates

David Patrie, the Executive Director, followed up on the Community Housing Guidelines changes discussed in previous meeting. The Board heard and agreed with said changes. At 5:44 p.m., Suzanne Miller moved to amend the BCHA Community Housing Guidelines by removing all appendices other than Appendix A: Definitions, removing references and tables containing data that changes on a regular basis, updating priority points allocation schedule and other amendments as presented. The appendices removed will be made available as sample forms. Erin Kelso seconded her motion. A vote was taken at 5:44 p.m. with the Board: all in favor, none opposed.

#### C. Adoption of BCHA 2015 Income Limits

Executive Director David Patrie introduced the 2015 HUD income limits and recommended that BCHA adopt these limits, as we did last year. At 5:56 pm, Sabina Gilbert moved to adopt the BCHA 2015 Income Limits with the stipulation that the maximum rents currently set by BCHA for existing Community Housing Units in BCHA's stewardship be held at 2014 levels rather than decreased to the corresponding 2015 maximums. Gordon Barclay seconded her motion. A vote was taken at 5:56 p.m. with the Board: all in favor, none opposed.

### 6. Commissioner Reports

No Commissioner Reports.

Sabina Gilbert made a request to include Executive Director's & Program Administrator's Reports as their own item separate from consent agenda. This would provide an opportunity for the Board to hear about and discuss BCHA activities. This change will be reflected in next month's agenda.

### 7. Consent Agenda

- A. Approval of February 18, 2015 BCHA Meeting Minutes
- B. Receive and file February 2015 Treasurer's and Financial Reports
- C. Receive and file February 2015 Executive Director's Report & Program Administrator's Report

Motion to approve the consent agenda was made by Rick Davis and seconded by Suzanne Miller, a vote was taken and the motion passes, unanimously at 5:58 p.m.

### 8. Announcements – Calendar of Upcoming Meetings

- A. April 15, 2015; BCHA Regular Meeting – Blaine County Annex
- B. April 30, 2015; IHFA Roundtable – Twin Falls

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**9. Executive Session (if required)**

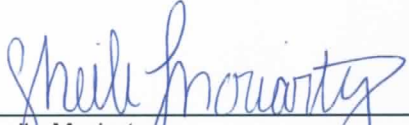
There was no executive session.

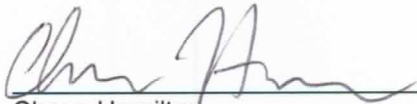
**10. Adjournment**

Motion to adjourn the meeting was made by Rick Davis and seconded by Suzanne Miller at  
6:16 p.m.

Respectfully Submitted by

Approved by

  
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Sheila Moriarty  
Administrative Assistant & Bilingual Intern

  
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Chase Hamilton  
BCHA Chair