



Blaine County Housing Authority Board of Commissioners

Regular Monthly Meeting

Approved Meeting Minutes August 17, 2022, 5:00 pm

Held at the
Hailey City Hall, 115 South Main Street, Hailey, ID 83333 and
In-Person and Via Video Conference.

Members present:

Sabina Gilbert, Vice Chair
Mason Frederickson, Commissioner
Keith Perry, Commissioner
Becky Lopez, Commissioner (online)
Tara Bell, Commissioner (online)

Absent: Nate Hart

Local Government Liaisons:

Dick Fosbury, Blaine County Commissioner
Jane Conard, City of Sun Valley, on-line
Carissa Connelly, City of Ketchum

Staff:

Sarah Michael, Interim Executive Director
Aaron Gathrid, BCHA Intern

1. **Call to Order** Vice Chair Gilbert called the Regular Monthly Meeting to order at 5:00 p.m.

2. Communication

Local Government Liaisons:

Jane Conard, City of Sun Valley - The City of Sun Valley and the North Blaine County Fire District received \$350,000 from Blaine County for first responder housing at Greenhorn Fire Station and is anticipating occupants within the year. The City is reassessing qualifications for housing assistance based upon city employee salaries. There is a proposal for development in Elkhorn Springs for 3-bedroom town homes for rent which may help with expanding the long rental market in Sun Valley.

Dick Fosbury, Blaine County Commissioner stated that Blaine County approved the request for the Greenhorn project. The Commissioners also finalized funding for ARCH's

new affordable homes in Hailey, Bellevue, Picabo, and Carey which includes land passed through BCHA. He is working with developers on annexation of property into Bellevue. The County Board approved expansion of the Meadows Mobile Home Park – and the first priority will be the relocation of families and Mobile Homes from the J&J Trailer Park. He feels that Blaine County is working well with the City of Ketchum and other partners.

Carissa Connelly, Ketchum Housing Strategist, reported that the Lease to Local Program (Ketchum) is moving towards its launch date in September/October. Sun Valley and Hailey have also expressed interest and the contractors are in the process of designing the program and will start to market the program soon. Currently there is enough funding to house 8 people (Ketchum)

Deed restriction templates are being created to allow for exceedance proposals to occur hand-in-hand with deed restriction additions

-----**Tara Bell joined meeting at 5:25**-----

Item: 4 A. Approval of Minutes – The minutes of the June 15, 2022, meeting were discussed. Mason moved, and Tara Bell seconded to approve the minutes. Motion carried 4-0. Keith Perry abstained because he was not on the board.

Item 4B: Financial and Treasurers Report – Mason gave the Treasurers' report, noting that the BCHA revenues were up significantly because of the County's ARPA grant and the increase in occupancy at the Lift Tower Lodge. Our expenses are higher as well but we are in a good financial position. Keith moved and Mason seconded to approve the June and July Financial reports.

Item 4 C. Presentation by Aaron Gathrid, Housing intern, on new Hailey Development and existing Affordable Units.

- 649 units of deed restricted units focused on 50-80-% AMI currently located in Hailey. Aaron showed a Hailey map of the projects and what developments are underway. He will be compiling housing information by jurisdiction, most particularly Ketchum.
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Item 4 D FY 2023 Discussion of Approved BCHA/5B Housing Budget – Interim Executive Director Sarah Michael presented the BCHA Budget outlining the County's budget. The County increased its support from \$75,000 to \$140,000 in FY 2023 for programs and administration. The County also approved \$60,000 for new housing initiatives. The City of Ketchum approved \$800,000 in its housing budget.

Item 4 E Progress on 2022 Strategic Plan

Carissa presented details on the initiatives for FY 2023 and how it ties to the BCHA/5B Housing and the Ketchum Action Plan. The original budget proposal was reduced but there is enough to help create the infrastructure for accessing information, providing needed housing services, building and adding new incentives for new affordable housing, ADUs, and preserving existing housing.

Items 4 F Update of Annual Compliance of Monitoring Rentals and Homeowner Units

All of the BCHA Community Homeowners have been contacted. Staff is creating a system so that the rules are being followed. Some tenants have been found to own other improved residential property which is a violation of the income-category deed covenant. Sunny Shaw, who has been in a leadership position in housing for 25 years, is consulting on compliance and monitoring for the BCHA.

Item 4G Lift Tower Lodge – Guidance was sought about the practice of reducing rents to tenants in exchange for work performed on the Lodge facility. The Board directed staff not to follow this practice and instead to contract with the tenants as it would any other contractor engaged to perform such work.

Item 4 H Program Administrator Report - Silvia Romero's written report was submitted

Item 4 I Interim Executive Director Report - Sarah Michael reported that BCHA is submitting another ARPA request for the Lift Tower Lodge Cost overruns and for parttime staffing help and a cell phone for the Program Administrator. She reported on work with several jurisdictions on the housing developments.

5. Old Business

a) Lift Tower Lodge – This was covered earlier.

b) One Stop Shop – Carissa reported on the Agnew Beck contract on the One Stop Shop. Over 30 social service providers responded to our survey and Carissa has conducted 10 phone interviews with local service providers. The respondents like the idea of a common application, one source of housing information and to have contact information updated regularly. Having a common waiting list was also a priority so that they had some idea of what was available and whether the units were available for families, individuals, people with pets, etc. They want to be trained on the application forms because they are so complex. The wording is different on each application and it would be helpful to have common terminology. Need to know how people are accessing housing now. Mid-October there will be a meeting to identify what the next steps are and to develop a map for improvement.

Sarah indicated that the BCHA needs to look at our Slide Room as our online applications. We may need to make changes because the applicant's information is often out of date and it takes days to get applicants information current. Teton County Wyoming take people off the waitlist when they are not current. Carissa – One of the reason that Teton Housing has a lottery system and a third party, who runs the lottery every year, is because it creates an arm's length process so it avoids the perception of favoritism. They have a point system, and they pull names from a bucket.

6. Reopen Public Comment – Commissioner Fosbury is pleased by the progress of the Blaine County Housing Authority. Looking forward to Aaron's report because he has asked the cities about what new housing is coming on-line and that Aaron's work is responding to this. It is really important to have an inventory of new development and mobile homes. He mentioned that the county has legalized the Mobile Home Parks and we add these units to the inventory and data base. Sun Chalet and Sun Country Mobile Home Parks are developing an upgrade plan for the older mobile homes and may be able to finance the replacement units.

Upcoming BCHA Calendar.

- a. September 5, 2022 Labor Day Holiday
- b. September 21, 2022, 5 p.m.BCHA Regular Monthly Meeting, site TBA.

Meeting Adjourned at 7:10 p.m.

