

Blaine County Housing Authority

Regular Meeting Minutes

Sawtooth Business Center, Payette Conference Room
101 Empty Saddle Rd, Hailey, ID 83333

Wednesday May 10, 2023, at 12:00 P.M.

<https://ketchumidaho-org.zoom.us/j/84796267726>

Phone Number: (346) 248-7799 | Meeting ID: 847 9626 7726

Members Present:

Keith Perry, Chair
Nate Hart, Vice Chair
Tara Bell
Mason Frederickson—*via teleconference*
Sarah Michael—BCHA Interim Executive Director

Absent:

Others Present:

Carissa Connelly—Housing Director
Kylie Anderson—BCHA
Trent Donat – City Clerk
Courtney Noble – Housing Consultant
Sunny Shaw – Twin Falls Housing Authority
Andrew Guckes – Idaho Mountain Express
Jeanne Bell – Community Homeowner

1. CALL TO ORDER AND ROLE CALL

BCHA Board Chair, Keith Perry called the Regular Monthly Meeting to order at 12:00p.m. *(00:00:45 in video)*
Roll call taken by Keith Perry *(00:01:08 in video)*

2. COMMUNICATONS AND COMMENTS

A. Communication from the Public

Sonya Wilander from Men's Second Change Living - couldn't be present for the Board Meeting, but wanted to bring up a concern presented by Keith *(00:01:26 in video)*

B. Communications from Government Liaisons or Elected Officials

None

B. Communications from the Board of Directors

3. CONSENT AGENDA

Recommendation to approve minutes for February 8, 2023
Recommendation to approve minutes for April 11, 2023

Recommendation to approve Treasurer's report, and financials for April 2023
Presented by: Keith Perry (00:06:48 in video)

Motion to approve February 2023 minutes, April 2023 minutes, and Treasurer's Report and Financials for April 2023. (00:07:11 in video)

MOVER: Tara Bell

SECONDER: Keith Perry

AYES: Mason Frederickson, Keith Perry, Tara Bell, Nate Hart

RESULT: ADOPTED UNANIMOUS

4. NEW BUSINESS

A. Update on Software

Presented by: Kylie Anderson (00:08:29 in video)

B. Review of Blaine County Housing Authority Guidelines/Policies (00:09:27 in video)

Introduction by: Keith Perry (00:09:32 in video)

Presented by: Sunny Shaw (00:10:18 in video)

Sarah Michael presented questions and comments regarding changes to the guidelines. (00:25:58 – 00:29:37 in video)

Discussion splitting increase in rent to BCHA vs going to landlord. (00:30:05 – 00:35:55 in video)

Discussing adding asset calculator to rental applications. (00:36:21)

Motion to adopt HUD asset limits on rental application. (00:40:12 in video)

MOVER: Mason Frederickson

SECONDER: Tara Bell

AYES: Nate Hart, Mason Frederickson, Keith Perry

RESULT: ADOPTED UNANIMOUS

C. Review of Blaine County Housing Authority Board engagement (00:42:48 in video)

Presented by: Keith Perry

Board members discussed adding another board member. (00:44:05 in video)

D. Review of contract management (00:47:33 in video)

Presented by: Carissa Connelly

Motion to have Carissa manage BCHA contracts. (00:51:05 in video)

MOVER: Nate Hart

SECONDER: Tara Bell

AYES: Mason Frederickson, Keith Perry

RESULT: ADOPTED UNANIMOUS

- E. Update on housing navigation system *(00:51:40 in video)*
Presented by: Courtney Noble
- F. Housing Needs Assessment update *(01:05:43 in video)*
Presented by: Carissa Connelly
- G. Interim Executive Director Report *(01:11:56 in video)*
Presented by: Sarah Michael
- H. Program Administrator Report *(01:14:37 in video)*
Presented by: Kylie Anderson
- I. Homeowners' petitions for special review *(01:18:10 in video)*
Presented by: Sarah Michael

Motion to waive administrative fees for the sale of community home. *(01:19:40 in video)*

MOVER: Mason Frederickson
SECONDER: Nate Hart
AYES: Tara Bell, Keith Perry
RESULT: ADOPTED UNANIMOUS

Board discussion on 2nd homeowner petition *(001:19:57 in video)*

Motion to waive 10% cap on capital improvements. *(01:30:11 in video)*

MOVER: Keith Perry
SECONDER: Tara Bell
AYES: Nate Hart, Mason Frederickson
RESULT: ADOPTED UNANIMOUS


5. Adjournment – Keith Perry adjourned the meeting at 1:35 p.m. *(01:34:09 in video)*

Respectfully Submitted by



 Kylie Anderson
 Blaine County Housing Authority

Approved by



 Keith Perry
 BCHA Chair