

Minutes for the
Teton County Housing Authority
Board of Directors Regular Meeting
August 21, 2008
BCC Chambers, 200 S. Willow Street

Call to order: Chairman Jack Stout called the meeting to order at 4:35

Roll call on the record: Emily Van Engel, Billi Jennings, Patti Patterson, Jack Stout, Diana Welch, Christine Walker, and Stacy Stoker

Determination if Quorum is present: It was determined there was a quorum present.

Adoption of agenda: Patti moved to postpone under new business parts 2 & 3 until all members are present Diana seconded it. Further discussion, all in favor, motion carried.

Approval of minutes: July's board meeting minutes will not be ready to approve until TCHA'S next board meeting.

Review and Acceptance of Financial Statements: Financials were handed out at the board meeting due to close out of our fiscal year. There was brief discussion on a couple of the items then Patti moved to accept the financials as presented and Diana seconded. Further discussion, all in favor, motion carried

Communications:

- a. **Housing Trust update:** A representative from the Housing Trust was not present.
- b. **Habitat for Humanity update:** Terri Marino discussed the total earnings for their June Breakfast which was \$250,000. There is a closing on one of their homes on August 30th. Habitat is actively working on the Wilson lot that was donated by TCHA in conjunction with Gilday architects.

Public Comment: Gail Jensen was present and shared with the board how she thought the Days Inn is a great idea. Congratulations to Christine. She saw the

agenda for the BCC meeting next week and read about the 2% facilitation fee and thinks that is a great idea as well. Read about the Housing Trust and how they want to raise the sales prices of their eight affordable homes. She was wondering why not raise the category instead of the sales price? Christine clarified. Gail stated that there were a lot of negative comments about affordable housing in the comp plan. Gail feels that there is a need for us to have open discussion and involve the community more. She supports affordable housing but only in the lower three categories. As JH Golf & Tennis expansion happens she is hoping we will reach out to the neighbors so they have an understanding of what is going on and not left in the dark.

The Hiltbrunner family was present to ask TCHA board to consider waiving the affordable housing fee on the construction of their new home. The BCC has recently changed the policy on fees in lieu. The Hiltbrunner family's situation falls in between the new and the old process the family is requesting TCHA waive their affordable housing fee. Its quite high and if the fee had to be paid they would not be able to build. Under the new policy the first 2500 square feet would be exempt anyway leaving them to have to only pay for roughly 300 square feet. There was brief discussion on this matter and then Diana moved to exempt the Hiltbrunner family from the affordable housing fee of \$23,697.63. Patti seconded, further discussion, all in favor motion passes 3-0.

Gail Jensen again addressed the board and explained she had a problem with that decision. TCHA Board explained why they made the decision they made and then she was fine.

Communication from Board Liaisons: Commissioner Ellis, Commissioner Schwartz and Town Councilman Bob Lenz were present.

Commissioner Schwartz clarified that the discussion on the Housing Trusts request to the BCC will not be about the dollar amount rather they will be discussing how the regulations are written and how they apply to the Housing Trust.

Councilman Lenz gave a brief update on the town.

Director's Report: Christine gave a brief update on the Community Relations meetings they have been having. To date there have been four meetings. She feels they have been very successful. She addressed Mrs. Jensen on her request for more community involvement and explained the Community Relations

Committee and what their purpose is. We are trying to reach out to the Community. A brief background was given on this committee and how it got started.

Christine asked the board and elected officials present if they would be interested in a tour of our affordable housing developments. All were in agreement that it would be very informative.

Representatives from First Interstate Bank's Corporate Head Quarters were in Jackson and wanted to know what their bank has done towards helping with affordable housing. Terri Marino, Christine Walker, Anne Hayden and Patti Patterson took them on a tour and they left very impressed which how much has been done for affordable housing.

Christine announced a tentative Sept 30 date for Ki Thoughtbidge to present their information to the board. Jack mentioned he will be out of town on that date so Christine asked the board to email her dates that will work.

There will be a total of nine homes coming up for sale over the next few weeks.

Old Business:

- a. **Wilson Park:** On schedule and on budget! Christine has walked through them many time and encouraged the board to stop by and view them.

New Business:

a. Guidelines- Square Footage Requirements

To help vet these square footage requirements, Emily has brought these recommendations to the County Planning staff as well as the Town Council for review. After brief discussion and the lack of a full board present Patti moved to postpone this portion of the agenda until the remainder of the board is present. Diana seconded, further discussion, all in favor, motion passes 3-0.

b. Part 1-TCHA Guidelines

Christine gave a brief background and explained that staff looked at our current guidelines and also looked at guidelines in other communities as well as past draft guidelines and tried to put it all together. The board discussed this and no further action was required at this time.

c. Part 2-TCHA Guidelines

Postponed

d. Part 3-TCHA Guidelines

Postponed

Items from Staff:

Christine will not be here for the October meeting so there was a thought on not having the October meeting and moving the November and December meetings up one week each month due to the holidays as well as keeping the meetings not so far apart. There was also discussion of a special meeting to hammer out all the Guidelines before Christine leaves town and move forward with the cancelling the October meeting. Jack asked Christine to look at what's coming up email out to board dates of when a special meeting can happen. Christine was asked to have the office email some dates to try and pick a special meeting date.

Executive Session: Patti moved to go into executive session at 5:57 for the purpose of a discussion on an acquisition of land and Diana seconded it. All in favor, further discussion, motion passed 3-0.

Patti moved to adjourn from Executive session at 6:32 p.m. Diana seconded it, all in favor.

Adjournment: Patti moved to adjourn the Teton County Housing Authority's Board Meeting at 6:32 p.m. and Diana seconded it. All in favor, meeting adjourned.

Respectfully Submitted,
Billi Jennings, Office Manager