

Minutes
Teton County Housing Authority
Board of Directors Regular Meeting
January 17, 2008
BCC Chambers

Call to order:

Chairman Jack Stout called the meeting to order at 4:34 p.m.

Roll call on the record:

Emily Van Engel, Hal Hutchinson, Jack Stout, Diana Welch, Cathy Wyer, Christine Walker and Stacy Stoker.

Determination if Quorum is present:

Jack determined that a quorum is present.

Approval of minutes:

Diana moved to approve the minutes and Cathy seconded. All were in favor.

Adoption of agenda:

Christine proposed to move Item F of Old Business (Reconsideration of Ki Thoughtbridge Process) earlier in the agenda, and Jack proposed to end the meeting at 7:00. Cathy moved to approve the minutes with the suggested changes and Diana seconded them. All were in favor.

Patti Patterson arrived

Review and Acceptance of Financial Statements:

Patti moved to accept the financials statements and Cathy seconded. All were in favor.

Communications:

- A. Housing Trust update:** Ann Hayden-Cresswell presented the Trust's work plan for 2008. The Trust is starting architectural plans for Hall Street and will close on another property on Feb 15. She also discussed the Trust's partnership with the developers of Teton Meadows. She said that the goal of the development is to provide an incentive for Teton County workers who live outside of the valley to move locally. 55% of the units (gap housing) would be available for households that make too much money to qualify for affordable housing and too little to afford free-market homes. She distributed a chart of proposed prices, ranging from \$440,000 to \$740,000, based on research with lenders. She announced that while the gap housing would be too expensive for Category 4, it would be appropriately priced for Categories 5 and 6. Jackson Hole Community Housing, LLC would facilitate the sale of the lots, and the owner would buy a specific home from Sequoia Development, guaranteed to be at the specific prices.

Jim Verdon of VLA and Mike Gierau also spoke on Teton Meadows. The development team will host a public meeting on January 29 to take feedback from the neighbors.

Jack said that the Housing Authority's role is to decide if the project fits within the regulations. Patti was concerned that lenders wouldn't be able to do jumbo-sized loans on deed-restricted units. Christine said that staff would like to see a proposal that has 50% of the units be initially affordable and affordable in the long-term, where affordability means that a household pays 30% or less of its income towards housing costs, which is the definition in the Comp plan. The board discussed having a workshop to provide staff with more feedback.

Old Business:

- F. Reconsideration of Ki Thoughtbridge Process:** Bomber Bryan from the Jackson Hole Community Housing Trust presented information on a retreat for the Housing Trust and Housing Authority. The Board had previously voted to commit to Phase I, but he asked the Board to re-vote and consider participating in three phases of retreats with Ki Thoughtbridge to ensure funding. The board had been hesitant about committing to the entire process because the goal and time commitment were unclear.

Patti moved to go forward with the three phases of the Ki Thoughtbridge program, and Cathy seconded it. Jack wanted to ensure that there was equal input from all three parties, that the neutral third party remains neutral, and that the process requires minimal staff time. All were in favor.

- A. Habitat for Humanity update:** Terri Marino announced that Habitat finished its twelfth home by Christmas and they hope to finish two more by the spring. Their upcoming strategic planning will involve acquiring new land, or other ways to build new homes, such as through redevelopments. She said that Teton Meadows will present its development to the Habitat board as well.

Public Comment:

There was none.

Communication from Board Liaisons:

The liaisons were no longer at the meeting.

Director's Report:

Jack moved this item to later in the agenda.

Old Business:

- A. **Wilson Park – Refined Housing Plan:** Peg Gilday distributed schematic designs to the Board. She will present an interior and exterior palette at the next meeting. She said that they are aiming for breaking ground on May 1, and construction completion in February 2009. She said that they are moving along schedule, and costs will be close to \$200 per square foot. She asked the Board to renegotiate the agreement.
- B. **Wilson Park – transfer of lot to Habitat:** Christine asked the board to transfer Lot 1 of Wilson Park to Habitat for Humanity. She said that it would save our organization some money. Hal moved to transfer Lot 1 to Habitat for Humanity. Cathy seconded it. There was no discussion, and all were in favor.
- C. **David O’Neil update on JH Golf & Tennis:** Christine announced that David O’Neil is in town meeting with stakeholders to get input for making the proposal to build affordable housing at JH Golf & Tennis more environmentally sensitive.
- D. **New Name:** Christine said that she is getting negative feedback from the Board of County Commissioners on the name “Housing Jackson Hole” because it does not incorporate Teton County. She suggested that we use it as a tag line. Diana moved to keep our name as the Teton County Housing Authority and to use “Housing Jackson Hole” as a tag line. Cathy seconded it. All were in favor.
- E. **Database:** Christine said that the Board of County Commissioners granted the Housing Authority funding to contract for a database. Cathy moved to go forward with the database process. Patti seconded it. All were in favor.

Director’s Report:

Christine clarified from her Director’s Report that staff is interested in having a template for deed restrictions to keep them standardized. She also clarified that the portfolio of homes will provide a packet of information on all of the affordable homes in our program. She announced that Sage Meadows completed the parking, which was under-budget costing us less than anticipated.

Christine stated that communication with elected officials is very important for the success of our program. She asked the board members to meet with elected officials once a month to help get our message out. Diana said that she had a great talk with Ben Ellis. It opened the channels of communication, and she learned a lot. Christine said that Staff can provide conversation topics.

New Business:

- A. **Sustaining Jackson Hole – funding:** Christine announced that no other organizations agreed to fund Sustaining Jackson Hole.

- B. **Commercial Fee-in-lieu increase:** Christine said that our current fee is \$16,854, and if we updated it with current prices, it would be \$45,000. The Housing Needs Assessment and the Tier 1 Taskforce recommended that it increase to this level. She said that the intent of the mitigation program is to place the mitigation responsibility on the developer. Jack was concerned about hurting small business owners. Cathy moved to update the commercial mitigation fees to \$45,000. Diana seconded it. There was no discussion, and all were in favor.

- C. **Guidelines – Occupancy Preferences:** Stacy reported that we now have a preference in our lotteries for households that meet minimum occupancy. She said that this policy is problematic because we don't have many one-bedroom units and the majority of our applicants are singles. Also, single-parent families tend to receive the two-bedroom units anyway, so we're not housing an extra worker anyway. Given the rigidity of our housing market, she said that many households tend to keep their homes and grow into them. Additionally, she reported that we're receiving complaints from singles that feel they are being discriminated against by the minimum occupancy preference. She recommended that we change our policy to accommodate singles in two-bedrooms. Christine said that it is common in other communities to do this. Jack was concerned about complaints from families who don't receive a house when a single person does. Hal thought that asking developers for one-bedroom units was a good alternative approach. Diana moved to change our minimum occupancy requirement so singles have the same preference as a couple for a two-bedroom unit. Patti seconded it. There was no discussion, and all were in favor.

Items from Staff:

Christine presented Jack with a token of appreciation for finishing his first term as board chair.

Executive Session:

There was no executive session.

Adjournment:

Patti moved to adjourn, Diana seconded it, and all were in favor.

Respectfully Submitted,
Emily Van Engel, TCHA Associate Planner