

Minutes for the  
Teton County Housing Authority  
Board of Directors Regular Meeting  
May 14, 2008  
260 West Broadway

**Call to order:** Chairman Jack Stout called the meeting to order at 4:33 p.m.

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

**Determination if Quorum is present:** Jack determined that a quorum is present.

**Approval of minutes:** Patti moved to approve the minutes as presented, and Diana seconded. All in favor, motion carried.

**Adoption of agenda:** Patti moved to adopt the agenda as corrected and Diana seconded. All in favor, motion carried.

*Shelley Holland arrived at 4:36 p.m.*

**Review and Acceptance of Financial Statements:** Patti moved to accept the financials as presented and Diana seconded. All in favor, motion carried.

**Communications:**

- a. **Recognition of Cathy Wyer:** The board thanked Cathy for her service on the TCHA board.
- b. **Housing Trust update:** There was no update as the Housing Trust's board meeting was taking place at the same time as the TCHA board meeting.
- c. **Habitat for Humanity update:** Terry Marino announced that two homes are nearing completion, and details are coming together for the blitz build, which will start on June 2. She thanked the board for lending Sara Flitner to Habitat for communications.

*Hal Hutchinson arrived at 4:46 p.m.*

**d. Fee Waiver Request:** John and Jocelyn Wasson asked the board for a fee waiver request on their home in Wilson. They plan to build an addition. The Wassons didn't pay a fee in 2001 when they built their home because it was considered an accessory residential unit, even though there was no main residence. Now that they're proposing an addition that is larger than what is allowed for an accessory residential unit, they need to pay affordable housing mitigation. Hal said that this is a small home, so it makes sense to grant a fee waiver. Diana moved to waive the fee-in-lieu for affordable housing on the Wasson Lot. Patti seconded it. All were in favor; the motion passed.

**Public Comment:** There was no public comment.

**Communication from Board Liaisons:** Commissioner Andy Schwartz discussed the affordable housing fee-in-lieu update, which the commission will discuss on May 20. Hal asked him to consider the fees that the TCHA board recommended, rather than the fees that planning staff recommended. Commissioner Schwartz also discussed that departments requesting employees will need to make a presentation before the board with some quantifiable data during budgeting. Mayor Mark Barron didn't attend the meeting because of Comp Plan meetings.

**Director's Report:** The board discussed the fee-in-lieu amendment. Hal was concerned about the planning staff's proposed fees being too high that they would have an impact on growth; that ultimately this community would end up with very large homes and small subsidized affordable homes, with nothing in between. Additionally, if the fees are too high, it's likely that our ability to collect them will diminish.

Christine updated the board on Wilson Park and the landscaping at Millward. She also encouraged the board to attend Comp Plan meetings. She said that our guidelines are coming along, and the board will review Chapters 1, 2, and 3 at the next meeting.

**Old Business:**

**a. Wilson Park Update:** Christine announced that the foundations are going in. She asked the board to discuss bonding with Two Ocean Builders. The board discussed proceeding without the bonding because we're already covered by insurance.

- b. JH Golf & Tennis Update:** Christine distributed some conceptual plans to the board. Although the plans have not been submitted, she expects David O'Neill, a developer, to submit the plans at the end of the week. She said that Vail has an obligation to build 22 Cat 1-3 units on-site, but David O'Neill proposes to build 44 units at Cat 5-6 instead. He would also make some wildlife habitat enhancements. There is an elk migration corridor and critical moose habitat on this property, so O'Neill proposes to plant some vegetation that will enhance the property. The additional 22 units would give preference to employees at Wyoming Game and Fish, the National Forest Service and the National Park Service.
  
- c. Guidelines – Number of hours employed:** The board discussed changing the employment requirements for affordable housing applicants. Patti moved to amend the employment requirement for both ownership and rental units to change from at least 30 hours per week to on average 30 hours per week. Diana seconded it. No further discussion. All in favor.
  
- d. Guidelines – Retirement accounts:** The board discussed changing how the TCHA considers retirement accounts. They didn't want to penalize applicants who have saved for retirement. Diana moved to amend the Household Net Asset calculation policy to eliminate the use of all Qualified Retirement Accounts. Patti seconded it. No further discussion; all in favor. The motion passed.
  
- e. Guidelines – Preference for Current Homeowners:** Christine explained that our current policy gives preference to existing homeowners within some subdivisions. She presented the idea to expand this preference throughout the entire affordable housing program. While this policy change would allow more movement in the affordable housing program, it would bring about many more sales and more work for TCHA staff. It could also be a public relations issue because there is so much demand for affordable housing. The board decided to keep the current policy, which does not give preference for current affordable homeowners. No action was necessary.

#### **New Business:**

- a. Fee Waiver Request:** This item occurred earlier in the agenda.

**b. Hall Street Partnership with Housing Trust:** Christine walked the board through the Housing Trust's preliminary sketch plans of the Hall Street property. The Trust is planning on developing three East Jackson properties simultaneously; Hall Street is one of them. To develop the amount of density they have proposed, they will need approval for several variances. Christine is concerned about public opinion regarding the density bonuses, and asked the board to consider amending its agreement with the Trust that requires the Trust to submit sketch plan by June 1. The board was concerned with neighbor opposition and the height/density of the sites. Christine said that if we want to be successful long-term, we need to listen to the community, and it would be prudent to wait until after the Comp Plan process. Diana felt that the time is never right to propose affordable housing, so the Trust should proceed now. However, design and density are an issue. Shelley felt positive about bundling the three properties together. Hal agreed, as the community can see how the housing is spread throughout the community. Jack suggested that since we need to redraw the agreement, TCHA could address design and density with the Trust. The board discussed waiting to hear what the Trust board has to say until making a decision. Hal and Jack will meet with representatives of the Trust board to discuss TCHA's concerns with the units' design.

*Hal left the meeting at 6:36 p.m.*

**Items from Staff:**

- a. Request to Rent Affordable Home (Marsteller):** Stacy handed out a summary page regarding an affordable homeowner who is not in compliance with the deed restriction because she is not living in her home. The homeowner also has a mortgage worth more than the value of the home, which is also out of compliance. Christine said that we had four complaints about this situation. The board discussed not granting permission to rent the home; instead the owner either needs to sell the home or move into it.
- b. Ki Thoughtbridge – Stakeholder List:** Christine asked the board to comment on the stakeholder list. The board gave staff feedback on appropriate stakeholders.

**Executive Session:** Patti moved to adjourn to executive session at 6:49 p.m. to discuss purchasing land. Diana seconded it. All were in favor. The motion passed 4-0 with Hal absent.

**Adjournment:**

Respectfully submitted,  
Emily Van Engel, Associate Planner