

**Minutes for the
Teton County Housing Authority
Board of Directors Regular Meeting
November 13, 2008
BCC Chambers, 200 S. Willow Street**

Call to order: Chairman Jack Stout called the meeting to order at 4:38 p.m.

Roll call on the record: Emily Van Engel, Jack Stout, Diana Welch, Shelley Holland Christine Walker, Stacy Stoker.

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

Adoption of agenda: Diana moved to adopt the revised agenda, Shelley seconded it; all were in favor.

Approval of minutes: There were no minutes to approve.

Review and Acceptance of Financial Statements: The financials were from September. Christine said that we're ahead of schedule with our exactions collections and that we had some major computer hardware and software purchases. She reported that Wells Fargo does not waive any fees that Jackson State Bank did. Diana moved to accept the financial statements as presented; Shelley seconded it. All were in favor. Christine said that the County requested us to cut our operating budget by 10 percent. To do that, we will not hire an employee in January and cut our travel and education budget in half.

Communications:

- a. **Housing Trust update:** Anne said that the Trust has closed on eight units at Glory View so far and plans to have more in the upcoming months. The Trust's text amendment will go before the Town Planning Commission on Wednesday to address three town parcels. They plan on submitting a Sketch Plan tomorrow for Hall Street. The Trust board also had a strategic planning meeting yesterday.

Arne Jorgensen discussed feedback the Trust received from neighbors of Hall Street. He also briefed the board on the Text Amendment that the Trust is presenting to the Town to allow more density for Town PUDs (planned-unit developments). He walked the board through the Sketch Plan proposal for Hall Street and asked the board if the Trust was on the right track with the proposed unit mix. Shelley suggested providing more two-bedrooms and to maximize the FAR. She also suggested slanting the first-floor roofs to address snow load. Jack said he was pretty comfortable with the proposed unit mix.

- b. **Habitat for Humanity update:** Terri Marino said that Habitat closed on a remodel, totaling 4 homes sold this year and 15 total. Habitat is working on plans for Wilson Park and will be able to save the trees on the property.

Public Comment: None

Communication from Board Liaisons: No liaisons were present.

Director's Report: Christine discussed the Blue Ribbon Panel, which is an initiative that came from Brian Grubb's proposal to amend the Affordable Housing PUD. The Blue Ribbon Panel will consist of community members who will make recommendations on the PUD for Affordable Housing in the County. Christine also touched on the seventh cent idea, which could help fund affordable housing if the elected officials approve it. Including it in the comprehensive plan could be a good start. She also talked about random compliance for employee housing rental units. The intent would be mostly educational, since some owners of employee units don't realize that they're deed restricted. Shelley asked about ways in which the board could get more involved with the comp plan.

Old Business:

- a. **Wilson Park:** The board thought that the units look great. Christine said that we're on budget. However, there are some issues with the fire well because it shorts out and doesn't have enough pressure. The construction team is fixing it.
- b. **Hall Street Partnership Update:** This item occurred earlier in the agenda.

New Business:

- a. **Guidelines- Square Footage Requirements:** deleted from agenda.
- b. **Guidelines- Dorm Requirements:** deleted from agenda.
- c. **Guidelines- Emergency Service Worker:** Stacy updated the board on the next steps in updating our guidelines regarding emergency service workers.
- d. **Compliance Issues:** Stacy discussed a compliance issue in Sage Meadows with a homeowner who has not been living in his home. Jack was concerned about public perception. Christine gave the board the head's up that there are two other homeowners who may be violating the deed restrictions in two other homes that the board will hear in December.
- e. **Ellingwood Warranty:** Stacy updated the board on warranty issues with the SMS homes at Ellingwood. There is some leaking due to roof issues. Jack said that since SMS is out of business, there's no one responsible. Insurance will pay for repairs but not to fix the cause of the damage. Three Creek (the developer) feels that they're not responsible for the roofs because they met their affordable housing requirement. Jackson Hole Affordable Housing LLC is another party that was involved in the development proposal. There could be some foul play in how the inspection passed without proper insulation. Christine sad that we're learning lessons on how to hold developers accountable, work with first-time homeowners and how to make proper contracts.

- f. Legal Review of Affordable/Employee Housing Regulations:** Christine said that the Board of County Commissioners directed the Housing Authority to see how we can legally update our affordable housing and employee housing regulations. Christine has been putting out bids to different law firms to find a legal backing to support an update for mitigation rates. This work may come out of the TCHA budget. The first step is to analyze case law in Wyoming to find what we're legally able to do. The next step is to make a recommendation on what regulatory changes we can make. This process would close the door for lawsuits on affordable housing.

- g. Town Text Amendment:** Christine talked about density bonuses for affordable housing and said that there are some community concerns about having quantifiable community benefits. For example, with the Trust's text amendment, which is asking for a density bonus for affordable housing, any developer could propose to use it. The board felt comfortable with a 50 percent requirement for affordable housing.

Items from Staff: Christine reminded the board about tomorrow's housing forum.

The board also discussed how to proceed with the Ki Thoughtbridge process. Jack said that the next phase could be accomplished with a two-day event. The board directed staff to move forward with the process, including pursuing funding.

Executive Session: Diana moved to adjourn to executive session for the purpose of discussing acquisition of land. Shelley seconded it. All were in favor. The board adjourned to executive session at 6:23 p.m.

At 6:38 Diana moved to adjourn from executive session back to the regular meeting and Shelley seconded it. All in favor back in regular meeting.

Now back in the regular meeting Shelley moved to adjourn from the regular meeting and Diana seconded it. All in favor meeting adjourned.

Respectfully Submitted,
Emily Van Engel,
Associate Planner