

Jackson/Teton County Housing Authority
Meeting Minutes
March 6, 2019
Teton County Old Library

The regular meeting of the Jackson/Teton County Housing Authority Board was called to order on March 6th, 2019 at 2:00 pm in the Conference Room of the Teton County Old Library building at 320 S. King Street, Jackson, Wyoming. Attendees were Matt Faupel, Amy Robinson, April Norton, Julia Johari, and Stacy Stoker.

Pronouncement of Quorum

Board Chair, Matt Faupel and Vice Chair, Amy Robinson were present. Housing Authority Board Chair, Matt Faupel declared a quorum.

Public Comment

No Public Comments

Approval of Regular Meeting Minutes for February 6 and February 21, Special Meeting

Amy motioned to approve the Regular Meeting Minutes for February 6 and Special Meeting Minutes for February 21. Matt seconded. The motion was approved unanimously.

Review of January Financials & Staff Update

A short discussion occurred regarding the January Financials & Staff Update. No action was taken.

Melody Ranch Townhomes

The Housing Department has received communications from the County Attorney concerning the Covenants Conditions and Restrictions for Melody Ranch Townhomes. Staff has also received a letter from the HOA written by their attorney, Frank Hess. The elected officials have indicated that they do not want to hear this item unless all outstanding questions are answered and there is a strong recommendation from the Housing Authority Board.

Outstanding Questions

1. What is the actual cost of fixing these roofs?
2. How do we know if all roofs are affected?
3. Where in the process is the RFP for the architect and engineer that the HOA put out?
4. Were the buildings originally built to code? Is it absolutely a certainty that at the time of construction the wrong materials were used?
5. What is the obligation of the Housing Department to enforce maintenance on the homes?

The HOA updated the Board and staff with new information regarding this situation. A discussion occurred between Board members, staff and the HOA. Staff asked for direction from the Board on next steps, and then staff and the Board provided recommendations to the HOA. No action was taken.

Update on 4307 Sage Meadows Drive

The closing for 4307 Sage Meadow Road was completed on February 26, 2019. The former owner will be leasing the property back from the Housing Authority through the end of March. A new Workforce Housing Restriction will be recorded on the property, and the home will be sold for \$500,000 through the Housing Department's Weighted Drawing Process. The price is based on MFI for 3 and 4 person households. The goal for Workforce units is to price them at a price that's affordable to a household earning more than 120% of Median Family Income. This unit is priced at about 175% MFI for a 3 person household and 150% MFI for a 4 person household. The closing is projected to take place the first week of June. As discussed during budget approval, proceeds from the sale will go into the Housing Supply Account. A short discussion occurred between staff and the Board. No action was taken.

199 E. Pearl Amendment and Restatement Special Restriction

199 E. Pearl #205 is a condominium in the 199 E. Pearl building located on the corner of Pearl and Willow. It currently for sale and has an Employment-based restriction on it, and this Amendment and Restatement Special Restriction will bring it up to date with the standardized Workforce Housing Restriction.

Motion: Amy Robinson moved to approve the Amendment and Restatement Special Restriction for Workforce Housing located at 199 E. Pearl Condominium Addition Unit 205 Town of Jackson Wyoming. Matt Faupel seconded. The motion was approved unanimously.

4307 Sage Meadow Road Amendment and Restatement Special Restriction

4703 Sage Meadow Road is a property recently purchased by the Housing Authority. Its current Affordable Category 2 restriction has a sunset clause in the restriction that is due to expire in approximately one year, which would make it a market home. This Amendment and Restatement restriction will reclassify the home as a Workforce Housing unit, bring it up to date with the standard restrictions, and remove the sunset clause allowing the home to stay in the program in perpetuity.

Motion: Amy Robinson moved to approve the Amendment and Restatement Special Restriction for Workforce Housing located at 4307 Sage Meadow Road, Teton County Wyoming. Matt Faupel seconded. The motion was approved unanimously.

Extension of Listing Agreement for 260 W. Broadway

Matt Faupel moved to approve the Extension of Listing Agreement for 260 W. Broadway. Amy Robinson seconded. The motion was approved unanimously.

Matters from Staff

No matters from Staff.

Matters from Board

No matters from the Board.

Executive Session to Discuss Real Estate Transaction

A confidential discussion took place regarding a real estate transaction.

Motion: Amy Robinson moved to approve counter the offer that was discussed during Executive Session. Matt Faupel seconded. The motion was approved unanimously.

Adjourn

Matt Faupel moved to adjourn the meeting at 3:05 pm. Amy Robinson seconded. The motion passed unanimously.

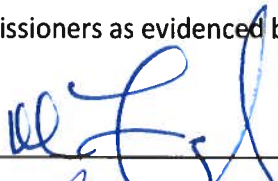
Respectfully Submitted:

Danielle Goldyn-Haigh, Clerk

Approved by the Board of Housing Authority Commissioners as evidenced by their signatures below:

Matt Faupel
Chair

Date 4/3/19



Amy Robinson
Vice Chair

Date 4-3-19



Danielle Goldyn-Haigh
Clerk

Date _____
