

AGENDA ITEM SUMMARY

DATE: 1/12/2009 DEPARTMENT: Administration DEPT. HEAD SIGNATURE: HD

SUBJECT

Resolution establishing a fee to be paid to Blaine County Housing Authority through the sale of community housing workforce units

AUTHORITY: ID Code IAR _____ City Ordinance/Code Hailey Subdivision Ord

BACKGROUND:

The Hailey City Council approved its first workforce community housing units with the Old Cutters Project, during hearings which took place in the in the fall and winter of 2006/2007. The restricted deeds were drafted differently than income restricted deeds relative to fees. Income restricted deeds allow that 3% of the sale amount be collected by the Blaine County Housing Authority, as a revenue source for the BCHA to pay for assistance to buyers and sellers through the change of property offered by BCHA.

The workforce deeds did not set such a percentage within the deed. Instead, they state that the fees shall be collected as set by Resolution of the Hailey City Council.

The Hailey City Council has not previously adopted nor considered such Resolution. Old Cutters has 4 workforce units currently for sale, and Quigley View is marketing 1 such unit. It is timely now that the City Council consider such a Resolution. See attached.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS

Budget Line Item # _____ YTD Line Item Balance \$ _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:

____ City Attorney ____ Clerk / Finance Director ____ Engineer ____ Mayor
____ P & Z Commission ____ Parks & Lands Board ____ Public Works ____ Other

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution setting forth a fee amount to be paid to the Blaine County Housing Authority from the proceeds of community housing unit sales.

FOLLOW UP NOTES:

**CITY OF HAILEY
RESOLUTION 2009-01**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF
HAILEY, IDAHO, ESTABLISHING FEES TO BE PAID TO THE BLAINE
COUNTY HOUSING AUTHORITY FROM THE PROCEEDS OF COMMUNITY
HOUSING UNIT SALES WITHIN HAILEY**

WHEREAS, the Hailey City Council seeks to promote the continued development and occupancy of community housing units; and

WHEREAS, the Hailey City Council has determined that the third party responsibility for ensuring sale and occupancy of deed restricted housing unites under the provisions of the deed be vested in the Blaine County Housing Authority;

WHEREAS, the Hailey City Council seeks to recover costs for any service which is particular only to a few members of any larger group from those incurring the costs; and

WHEREAS, the Hailey City Council supports self-sustaining funding mechanisms for entities such as the Blaine County Housing Authority, which serve or function on behalf of several government organizations, and function in the place of realtors in many restricted deed sales;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Hailey that a fee be established for the sale of all community housing units created within Hailey or by governance of Hailey Ordinances, and that such fee be set at 3% of the sale amount of the deed restricted property, whether it be income deed restricted or alternative market workforce deed restricted, and that such fee be paid upon closing to the Blaine County Housing Authority; and

BE IT FURTHER RESOLVED that in the event a realtor or realtors are utilized by sellers during the exchange of alternative market workforce community housing unit sales, that 2% the sale amount of the deed restricted property be paid upon closing to the Blaine County Housing Authority

THIS RESOLUTION is adopted by the Mayor and Hailey City Council and is in full force and effect on the 12th day of January, 2009.

Rick Davis, Mayor

ATTEST:

Mary Cone, City Clerk



Idaho Surveying & Rating Bureau, Inc.

1871 South Cobalt Point Way
Meridian, Idaho 83642

Tel: (208) 343-5483
FAX: (208) 895-8059

www.isrb.com
e-mail info@isrb.com

Alfred C. Frieze, CPCU
Secretary - General Manager

Douglas H. Young
Field Rating Representative
dyoung@isrb.com

January 5, 2009

Carl Hjelm, Deputy Chief
Hailey Fire Department
PO Box 1192
Hailey, Idaho 83333

Dear Carl:

I have received your letter and I will try and answer the questions.

Credit for engine and reserve engines is based on the inventory on them as well as the testing which there was not a problem with testing. There must just be some minor amounts of equipment. See enclosed pumper equipment list.

The current grading has a need for an additional engine due to the distance and built up area to the South part of town. The equipment that was credited E-4, E-1, E-3, and E-2 credited as the reserve. So that is the equipment credited in engine companies and reserve. The area over 1.5 miles to North is not large enough yet to have a need for an additional engine in that area. Two engines are needed based on the need fire flow and one additional due to distribution due to the built upon are in the South part of the city.

Training credits 3.24 2008 and 2.98 1998 so it was more not less.

Manpower the current grading has the responding members over more equipment that is needed. That credit this time would be more if it was over the equipment used in the last grading. I thought it was strange to come out with the same number for this item.

Changes in the city of Hailey's make had changed since our last visit.

I hope this information will be beneficial to you.

If I can be of further assistance, please feel free to contact me.

Sincerely,


Douglas H. Young
Field Rating Representative

enclosure

*Hailey Fire Dept.
617 S. Third Street
P.O. Box 1192
Hailey, Idaho 83333*



*Deputy Chief Carl Hjelm
Office: 208-788-3147
Fax: 208-788-0279
E-mail: chjelm@cox-internet.com*

Douglas H. Young
Field Rating Representative
Idaho Survey and Rating Bureau, Inc.
1871 South Cobalt Point Way
Meridian, ID 83462

December 23, 2008

Mr. Young:

This letter concerns the recently received Fire Defense Classification for the City of Hailey. Hailey received a total of 66.08 points and the City's class 4 rating continues to apply. Improvements to the water supply and distribution system in Hailey were noted in your report, and the better scores for that system reflect those improvements. We are, however, curious that improvements to the fire department itself do not seem to be reflected in your assessment.

We have done a comparison of the individual category points received, with those received for the same categories in 1986 and 1997. That sheet is attached for your easy reference. We are curious about two sets of ratings. They are:

- Both the Credit for Engine Companies and the Credit of Reserve Pumpers declined. The City has purchased new fire apparatus and performs regular service, maintenance, training and testing on all our fire apparatus. While we have not added more apparatus, we have replaced older engines.
- Both the Credit for Company Personnel and Credit for Training continue to be low. The ratings are, in fact, below those received in 1986.
 - The Department has added five full time fire response employees, and has maintained approximately the same number of volunteer responders, over the past 22 years. During that time our evaluation has slipped from a 25.60% score to a 23.53% score.
 - We have doubled the amount of training that we were doing in 1998 and conservatively estimate that we are doing four to six times as much training as the department did in 1986. Nonetheless, our score for training has slipped from 57.56% in 1986 to 36% in the latest evaluation.

The purpose of this letter is not presently to contest the results of the rating received, but to ask how we might better focus our energies to improve our rating. Of specific concern are the evaluations of Credit for Company Personnel and Training. We have, of course, reviewed the literature available to fire departments in order to try and understand the rating system. Frankly, we do not fully comprehend the evaluation criteria, and, as such, need a little guidance. While we understand that you cannot guarantee that a specific set of actions will result in a specific outcome, we would like to be able to improve our rating for our citizens.

Thank you for any time and assistance you may be able to give.

Respectfully and Sincerely,

Carl Hjelm, Deputy Chief

Cc: Mayor Rick Davis
Fire Chief Mike Chapman



Idaho Surveying & Rating Bureau, Inc.

1871 South Cobalt Point Way
Meridian, Idaho 83642

Tel: (208) 343-5483
FAX: (208) 895-8059

www.isrb.com

e-mail info@isrb.com

Douglas H. Young
Field Rating Representative
dyoung@isrb.com

Alfred C. Frieze, CPCU
Secretary - General Manager

December 12, 2008

Honorable Rick Davis
City of Hailey
115 S. Main
Hailey, Idaho 83333

Dear Mayor Davis:

I wish to thank you, Fire Chief Mike Chapman and Assistant Fire Chief Carl Hjelm for the courtesies extended to me during my recent visit and confirm that class 4 continues to apply.

The purpose of our visit was to gather information needed to determine a fire insurance classification which may be used in the calculations of property insurance premiums. This survey was not conducted for property loss prevention or life safety purposes and no life safety or loss prevention recommendations will be made.

This classification applies to properties with a needed fire flow of 3500 gpm or less. The private and public protection at properties with larger needed fire flows are individually evaluated, and may vary from the city classification.

We are enclosing a copy of the Grading point breakdown.

If I can be of further assistance, please feel free to contact me.

Sincerely,

Douglas H. Young
Field Rating Representative

enclosure

cc: Mike Chapman, Fire Chief
Tom Helen, Public Works Director

RECEIVED

DEC 15 2008

FILE RD TH MC HD



Idaho Surveying and Rating Bureau, Inc.

CITY of HAILEY

Date of Evaluation October 13, 2008 Report Printed

December 12, 2008

Fire Suppression Rating Schedule Report

| Categories Evaluated | Maximum Credit | Credit Received | Percent of Max Cr. |
|---|----------------|-----------------|--------------------|
| Receiving and Handling of Alarms | | | |
| Credit for Telephone Service | 2.00 | 2.00 | 100% |
| Credit for Operators | 3.00 | 3.00 | 100% |
| Credit for Dispatch Circuits | 5.00 | 3.50 | 70% |
| TOTAL ALARM POINTS | 10.00 | 8.50 | 85% |
| Fire Department | | | |
| Credit for Engine Companies | 10.00 | 9.50 | 95% |
| Credit for Reserve Pumpers | 1.00 | 0.75 | 75% |
| Credit for Pump Capacity | 5.00 | 5.00 | 100% |
| Credit for Ladder Service | 5.00 | 3.76 | 75% |
| Credit for Reserve Ladder/Service | 1.00 | 0.00 | 0% |
| Credit for Distribution | 4.00 | 3.07 | 77% |
| Credit for Company Personnel | 15.00 | 3.53 | 24% |
| Credit for Training | 9.00 | 3.24 | 36% |
| TOTAL FIRE DEPARTMENT POINTS | 50.00 | 28.85 | 58% |
| Water Supplies | | | |
| Credit for Water System(s) | 35.00 | 31.63 | 90% |
| Credit for Hydrants | 2.00 | 2.00 | 100% |
| Credit for Inspection & Conditions | 3.00 | 0.75 | 25% |
| TOTAL WATER SUPPLIES POINTS | 40.00 | 34.38 | 86% |

SUMMARY Fire Defense Classification = 4

| | |
|----------------------|-------|
| Total Grading Points | 71.73 |
| Divergency | 5.65 |
| Final Grading Points | 66.08 |

