

TO: HAILEY HEARING EXAMINER and P&Z.

Find submitted (att'd) with this letter, a letter I submitted last fall (autumn). The *'new construction'* of two affordable housing units made no sense last fall, and makes even less sense today.

The pool of applicants for affordable housing has declined by a third (BKHA), many leaving the area in search of employment, others finding accessible market rate opportunities absent of deed restrictions.

The bubble created by debt-fueled growth has burst. The overflow parking at Hailey's affordable rental locations has disappeared as Hispanic construction workers have moved on. There is a staggering excess of real estate inventory in Hailey, and our population is declining. **No one is buying into the existing inventory of affordable housing in Hailey.** Our local Sheriff has available affordable units two blocks from the subject property. Why would any sane person make a decision to devote the resources to build more? For applicants requesting assistance in purchasing a home to hold out, and hold on to expectations of a brand-spanking new single-family home in a prime location is absurd. If the existing inventory of affordable housing is simply not *'good enough'* for them, then perhaps they shouldn't be requesting assistance in the first place. What happened to that precious vision of ARCH for Quail Creek? Apparently applicants don't want to live next to The Meadows Trailer Park, inhabited by the working poor, many of them Hispanic. Those wanting help buying a home cannot afford the luxury of prejudice.

The obvious denial by ARCH of dramatically changing economic realities and this non-profit's apparent inability to adapt, find this irrational request once again being offered for consideration to a Hearing Examiner at Hailey P&Z.

This request for preliminary plat approval for the *'new construction'* of two single family dwellings is nothing more than an expression of ego and vanity by the founder of ARCH who was unable to secure any real estate or accomplish much of anything in the North Valley where these units are really needed. At least some affordable rentals appear to be in the pipeline up north.

If a legitimate need and pressing demand for affordable housing really existed in Hailey, it would make far more sense to apply available resources to converting the Courthouse into a multiple family dwelling. Taxpayers are paying the upkeep on this large building for just three County Commissioners who could easily squeeze into the annex building.

Ketchum continually circulates billionaires through its City Council who are apparently incapable of finding their asses with both hands, much less make an intelligent decision regarding community development. It would be nice if these investment bankers and Wall Street pirates would devote their energies to filling the huge hole their corrupt manipulations created for working taxpayers and the generations that follow.

Hailey doesn't need the meddling of elitists. We would appreciate them confining their ineptitude and incompetence to the North Valley, which we abandoned to them long ago.

Mr/Ms Hearing Examiner, there has never been a more unnecessary and irrational request presented for your consideration. Tell these people no, and to go away and not bother us anymore! This request is nothing more than ego. Truly pathetic. Please tell these folks to get over themselves.

RECEIVED

william f. hughes
241 eureka

JUL 10 2009

.....

LAST FALL (AUTUMN)

TO: HAILEY HEARING EXAMINER and P&Z.

Almost every community development decision proposed and/or executed in the North Valley has created more problems than solutions. I am experiencing considerable anxiety at the thought that some of these folks have diverted their attention and resources to Hailey, when obviously the most pressing demand for affordable housing is up north where the majority of jobs are located and associated relief from traffic congestion might be achieved.

It is not Hailey's obligation to in any way mitigate the absolute failure of the North Valley to provide solutions for problems they willingly created.

Perhaps I should not be surprised at a request that would enable the 'new construction' of two single-family dwellings for affordable housing when hundreds of such dwellings are already available at accessible prices that continue to plummet. Why would any competent group whose mission is to provide affordable housing, spend considerable money to do so for two applicants when that same money might provide entry for a dozen or more in today's real estate environment?

In the early 90s when the first murmurs regarding affordable housing finally became audible, I engaged in a heated discussion with my friend Len Harlig. I disagreed with his position that public service sector employees - police, firemen, teachers, city workers - were more deserving of what is in essence a subsidy, than employees cleaning toilets or mowing lawns in the private sector. At that time a teacher or cop could afford an entry-level residence. Some chose instead to have a vehicle payment, a season's pass, and dine out twice a week. Others were apparently too fine to live in Woodside.

Home ownership *is not* an entitlement. If home ownership *is* a priority, many opportunities are becoming available in today's struggling market. In time, the banks are going to be scrambling for some return on the abundant properties they will own. Like the house I saved every penny for a decade to buy seventeen years ago, some may need considerable fixing up. This activity is a true measure of commitment to both home ownership and the community. The reality is that when you are simply attempting to qualify for financing, you don't get the luxury of choosing your neighborhood. I personally would love to have a brand new house on the bike path in Hailey. That is an unrealistic expectation. I understand I can't afford one. I am grateful for the home I have.

'New construction' of affordable housing is sensible in the North Valley where the need is greatest but little of consequence has been accomplished.

'New construction' of affordable housing in Hailey is entirely irrational. The excess of inventory that exists in Hailey is becoming a liability to creditors, offering significant leverage to BCHA & ARCH in negotiating prices.

The County and North Valley appear incapable of ever seriously considering the often abundant alternatives to spending as much money as they can get their hands on. I cringe at Blaine County School District spending more than twice as much per student as any other District in the State. The empire building at the Sheriff's Department is out of control.

This desperate little land-grab by the County at the behest of affordable housing interests is pathetic. Instead of making intelligent use of what they have, the County is always asking for more. Since Dennis Wright departed, the Blaine County Board appears incapable of any fiscal restraint. I hope this changes with the appointment of Ms. McCleary.

The County insisted that consolidation of dispatch services would increase efficiency. To me increased efficiency implies lower costs. Why then has Hailey suddenly been assessed additional costs for this service? Because Ketchum could not effectively provide itself this service for much less than a million dollars a year, anymore than they can provide affordable housing. Ketchum's savings with consolidated dispatch are being passed on as an expense to Hailey by the County, for whom '*consolidation*' and '*efficiency*' are empty buzz words. Similarly, for thirty years a heinously corrupt global economic paradigm (profit privatized/risk socialized) has benefited the privileged in this country at the expense of everyone else on the planet, and the environment. If Sun Valley Mayor Wayne Willich possessed the requisite intellectual capability we could debate this "transfer of wealth" nonsense he keeps bringing up. Consistent with the consumptive patterns of his constituency, Mr. Willich takes the most time to say the least.

The City of Hailey is wisely and painfully adjusting to diminishing revenue. The County should consider doing likewise. The proposed area of abandonment stores considerable snow in the winter and should continue to do so. Hailey might find some legitimate purpose for this piece of real estate in the future.

Sincerely,
William F. Hughes
241 Eureka