

Presentation of Hailey.Recovers.Org

Hailey City Council

December 16, 2013

Updates:

- New features including organizational structure and resource mapping
- New alert system via email
- Recovers is now present in 28 communities, in differing situations and capacities
- Hailey is a reference for the Recovers program including Monterey, Cape Cod & Colorado Springs
- Approximately 150 volunteers

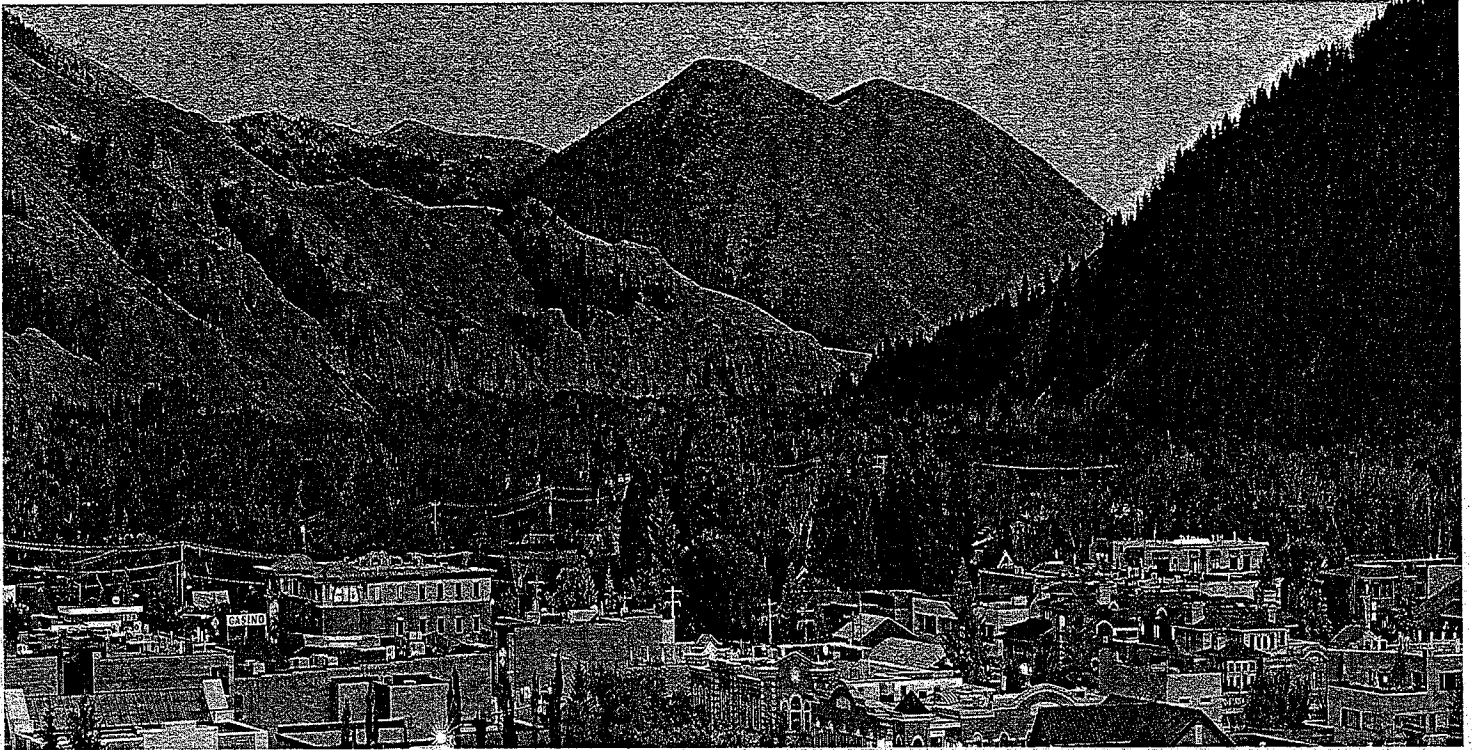
There has been some activity on the site since the Beaver Creek Fire. Four more volunteers have registered and a need was recorded. The need was a transportation request for medical purposes. Lack of transportation outside of the valley continues to be a challenge for some members of our community.

I met with Chief Aberbach, Chief Gunter and Chris Corwin from the county. Chris Kuryak from Recovers was present via Skype to perform a brief overview of the site.

I was asked by Commissioner Greenburg to speak at the Blaine County Commissioners meeting held on December 10, 2013. Because of a poor internet connection, I was unable to present the twenty minute video highlighting key points of the site. Instead, I took them on a virtual tour of the Hailey.Recovers.Org site. After that walk through, we were able to conference call with Chris Kuryak. He fielded questions from the commissioners. The main concerns coming from the county include liability and the use of waivers, commercial entities signing up as volunteers, and overall need. No decision was made at that meeting as to how to proceed.

Recommendations for moving forward:

- Annual renewal of Hailey.Recovers.Org will be due in July 2014. If the county decides to not pursue this, I recommend that the City of Hailey continue with the site.
- If the county is not interested, I would like to approach the other cities and present this valuable tool.
- Resources need to be combined countywide. Even the smallest incidents and emergencies can grow. There is always potential that cities and counties would combine during an emergency and even include the state or federal resources depending on the situation.
- If one county site is established or if sites were merged, a team or committee should be created. The team should include members from each interested entity.
- Ham radio users are an established group and many have signed up already as volunteers.
- Determine future usage
- Create standards
- Educate the public



**BLAINE COUNTY
HOUSING AUTHORITY**

FY 2013

ANNUAL REPORT

to the community



Mission Statement

The Blaine County Housing Authority's mission is to advocate, promote, plan, and preserve the long-term supply of desirable and affordable housing choices in all areas of Blaine County in order to maintain an economically diverse, vibrant, and sustainable community.

Board of Commissioners

Heather Filgate, Chair

Chase Hamilton, Vice Chair

Chiffenli Ramsay, Secretary/Commissioner

Donnie Moore, Sun Valley Commissioner

Rick Davis, Hiley Commissioner

Junda Johnston, Bellevue Commissioner

Suzanne Miller, Blaine County Commissioner

Staff

David Patrie, Executive Director

Bob Ballhays, Manager, Program Administrator

Nick Quaglin, Annual Outreach Director

Blaine County Housing Authority

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From the Chairwoman & the Executive Director

From the beginning, BCHA was built on the idea that a family should be able to live in the community in which they work. This idea, in turn, will build a strong community by creating engaged citizens, coaches and volunteers and is critical to our community's economic success. Not only do local businesses require decent affordable housing for their workers, they rely on a year-round population for maintaining and growing their businesses.

When you look through the facts and figures on the pages of this report, it is easy to get lost in the data and the numbers. To keep our perspective, we here at BCHA begin every day reminding ourselves that the work we do is about people. "Housing units" are just empty shells. The families that live inside give life to the structure and enliven our community. The individuals living in Community Housing are part of the fabric of our community. They are the backbone that supports our economy. Collectively, we refer to them as the "workforce" and it is easy to lose sight of the individual contributions this workforce makes every day.

We thank you for your past support, and also ask for your continued support. As we do each and every day, please keep in mind the thousands of individuals who make up the Blaine County workforce and how they contribute to the health of our community. By supporting BCHA, you actively support each individual helped by BCHA.

Heather H. Filgate

BCHA Chairwoman

David Patrie

Executive Director

In 2013, **123 households** representing **209 individuals** worked with the **BLAINE COUNTY HOUSING AUTHORITY** and our housing programs.

"We cannot thank the program enough, and could not have made such a smooth, healthy and financially strong relocation without [BCHA's] help. Because of the program, Blaine County is gaining a payback tenfold of what was invested in us and has gained two citizens that are succeeding in work. We have invested in the area with a home and able to live and spend our money close to home. Our groceries alone [are] as much as our rent. [We] spend that here in Ketchum every month."

*Patricia and David
Ketchum, Idaho 2010-2013*

Diversity of Re-Sales

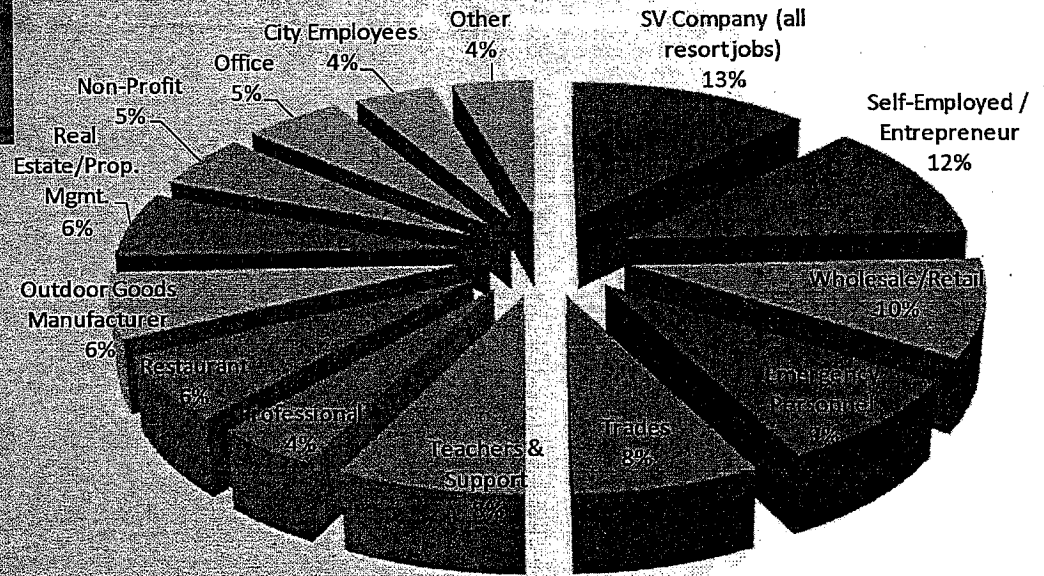
• **7 Located in Ketchum** • **2 in Hailey** • **2 in Sun Valley**

★ **(5) Income Cat. 3** ★ **(5) Cat. 4** ★ **(1) Cat. 5**

⇒ **(5) 1-Bedroom** ⇒ **(3) 2-Bedroom** ⇒ **(3) 3-Bedroom**

WHO ARE WE?

The Professions of BCHA Homeowners & Renters
September 2013



**based on residents' occupation at the time of purchase or lease*

11 Community Homes have been **re-sold** in the past **12 months**,

Representing **\$1.5 million** invested in our **Community**

by our **WORKFORCE**.

BILALINE COUNTY HOUSING AUTHORITY

2013 Financial Statements

Statement of Financial Position

ASSETS 2013:

CURRENT ASSETS

Unrestricted Cash \$37,115
 Restricted Cash \$50,608

Other Current Assets

Property/Housing \$76,000
 Prepaid Insurance & Un-Deposited Funds \$434

TOTAL ASSETS \$164,157

LIABILITIES & EQUITY

LIABILITIES

Accounts Payable \$2,715
 Security Deposits \$300
 Accrued Compensated Absences \$1,325
 Accrued Payroll \$5,370

TOTAL LIABILITIES \$9,710

EQUITY

Unreserved Fund Balance \$46,628
 Retained Earnings \$81,868
 Net Income \$25,950

TOTAL EQUITY \$154,446

TOTAL EQUITY & LIABILITIES \$164,156

Statement of Activity

REVENUE:

Capital Replace Revenue \$500
 Community Housing Administration Fees \$22,598
 Contracts for Service \$147,500
 Rental Management Income \$3,843
 Interest Income \$254
 Grants/Other Income \$7,270

TOTAL REVENUE \$181,965

EXPENSES:

Operating Expenses \$113,114
 New Program, Initiatives & Capacity Building Expenses \$40,686

TOTAL EXPENSES \$153,800

NET INCOME \$28,165

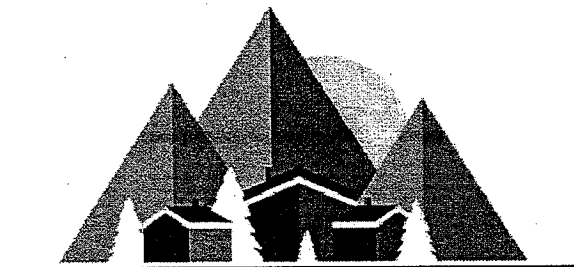


BCHA Outreach Intern, Nick Quaglia, connects with a family at the Hailey Children's fair.

REPORT TO STAKEHOLDERS

Annual Report - Fiscal Year 2013

For the Period
October 1, 2012 - SEPTEMBER 30, 2013



**BLAINE COUNTY
HOUSING AUTHORITY**

AFFORDABLE HOUSING • STRONG COMMUNITY • STRONG ECONOMY

PREVIEW
HIGHLIGHTS IN THIS REPORT

- ★ The Community Housing market rebounded strongly with six (6) Community Homes re-sold in FY 2013.
 - 4 more Community Homes were under contract and closed in October.
- ★ BCHA more than doubled the number of rental units in its stewardship from 5 to 12.
- ★ BCHA worked directly with one-hundred and twenty three (123) households in the database.
 - Sixty-five (65) new applicants.
 - Fifty-eight (58) households placed in housing or removed from the database.
- ★ BCHA entered the property management business in FY 2013 and generated over \$5,000 in income for the year and we are forecasting approximately \$15,000 in income in FY 2014.
- ★ Workforce and unemployment data continue to fluctuate indicating a weak and fragile recovery in Blaine County.
- ★ The affordability gap in the Ketchum / Sun Valley market continues to widen with the median single-family home affordable to a household earning 240% of the Area Median Income (AMI) and condos & townhouses affordable to households earning 170% of the AMI.
- ★ The gap in the Hailey / Bellevue market is significantly lower with single family homes and condos & townhouses affordable to households earning 100% AMI.
- ★ The percentage of applicants in the BCHA database who are employed in Hailey increased by 9% over the course of the year despite the relative affordability in the statistics noted above.
- ★ We were successful in achieving a Fannie Mae exception to allow lending in mixed-use developments with more than 20% commercial space.
- ★ BCHA expanded the services we provide to the City of Sun Valley and increased the value of our contract for service.
- ★ BCHA Staff gained multiple certifications in pursuit of BCHA becoming certified by IHFA to manage Low Income Housing Tax Credit (LIHTC) developments.

SECTION I EXECUTIVE SUMMARY

Employment Analysis

The employment data from the Idaho Department of Labor reflects the sentiment of Wood River Valley businesses and its workforce. The signs of economic recovery are weak and any positive indicators remain fragile. The unemployment rate in Blaine County is essentially flat when compared to a year ago. Both the total labor force and the total number of jobs in Blaine County are down slightly from the same period last year. While this may not be the most positive news, these data indicate stabilization in what was a rapid deterioration of the employment landscape in the previous years.

Affordability Analysis

We have noted in past reports and continue to note in this report that housing costs are only one side of the affordability equation. The other side of the equation is wages and income. For many families in Blaine County their loss in wages and income is equal to the drop in housing costs. This means that for many households there has been no net gain in affordability due to lower housing costs. Only those households whose income remained steady, and are not saddled with underwater mortgages, have been able to take advantage of lower housing costs.

Our affordability analysis shows that, statistically speaking, single-family homes and condos and townhouses in the Hailey / Bellevue market are affordable to households earning 100% of the Area Median Income (AMI). This is an improvement over the affordability data during the housing boom. However, moderate-income households (those earning 80% or less of the AMI) in this market are priced out of homeownership. Reporting from the U.S. Census categorize over 1,700 households in Hailey and Bellevue as moderate income. Job titles that fall into the moderate income category in Blaine County include police officer, firefighter, city or county staff, teacher and start-up entrepreneur among others. The U.S. Census also reports just over 1,400 rental units in this market. The gap between the number of households that are unable to afford to purchase a home and the number of rentals puts pressure on the quality and the affordability of housing in the rental market.

The affordability gap in the Ketchum / Sun Valley market is extreme in comparison to the Hailey / Bellevue market. Our affordability analysis indicates that single-family homes are only affordable to those households earning 240% of the AMI, or \$191,000/year. Condos and townhouses are affordable to households earning more than 170% of the AMI.

These gaps in affordability stretch beyond moderate-income households into the middle and the upper-middle classes. It affects resort workers and professionals alike. The affordability gap forces workers to other parts of the county, or out of the county altogether. This puts pressure on our other critical resources. Finally, it negatively affects Blaine County businesses as their workers travel longer distances each day and there are fewer full-time residents to support our local economy.

Blaine County Housing Activities

Despite the weak employment data and possibly bolstered by increasing affordability gaps, the Community Housing market rebounded strongly in 2013. Six (6) Community Homes were resold in 2013 compared to just one (1) in 2012. Four (4) additional Community Homes were under contract at the end of the fiscal year and all closed in October 2013 establishing a solid foundation for FY 2014.

BCHA rental units are fully occupied. We more than doubled the number of rental units in our stewardship from five (5) at the beginning of the year to a total of twelve (12) at the year's end. The demand for the additional units was strong and there were no lease-up concerns.

FY 2013 was an eventful year internally for BCHA. We hired a new Program Administrator named Bobi Bellows early in the year. In March we launched an outreach campaign to the Spanish-speaking community and other underserved populations in Blaine County by contracting with Nick Quaglia, our Bilingual Community Outreach and Research Specialist. Also in March, BCHA moved its office from Hailey to Ketchum. The strategy behind this move was to make BCHA more accessible to more of the Blaine County workforce and is proving successful.

Community Housing Applicant Analysis

The percentage of Income Category I applicants (41%) remains at historic highs. The percentage of these low-income households has been climbing steadily since December of 2009 when the percentage was about 25%. Considering the slow and fragile recovery this may be the new normal for the foreseeable future.

BCHA interacted with one-hundred and twenty-three (123) unique applicants during FY 2013. Sixty-five (65) households were new applicants and fifty-eight (58) were either placed in affordable housing or removed from the database. Of the households removed from the database forty-three percent (43%) were placed in BCHA units or units developed with our development partner ARCH. We were unable to contact thirty-four percent (34%) which we presumed have moved out of Blaine County. Fourteen percent (14%) of those removed found market-rate housing solutions.

BCHA Efficiency & Impact

The summary of the data above and the data cited throughout this report clearly demonstrates the positive impact BCHA has on the Blaine County workforce and its employers with very limited resources. We are a two-person operation working with a very small budget.

It is hard to quantify the financial and social benefits BCHA provides the community. We know that there are ninety-five families living in Community Housing that would not exist without BCHA and our partners. We know that the families living in these Community Homes are the backbone of the Blaine County economy. We know that we are proud to have them as citizens, voters, coaches, volunteers and customers!!