

**AGENDA ITEM SUMMARY**

**DATE:** 09/22/08 **DEPARTMENT:** Legislative **DEPT. HEAD SIGNATURE:** HD

**SUBJECT:**

Discussion of the City of Hailey's reply to the Blaine County Commissioners' and Blaine County Housing Authority's request for definition and refinement of expectations of the housing authority (BCHA)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

A meeting was organized by the Blaine County Commissioners, during which a frank discussion of the role and definition of the Blaine County Housing Authority was discussed. All cities were represented at the meeting, although only Ketchum and Sun Valley representatives held dialogue with the Blaine County Commissioners and the Blaine County Housing Authority representatives who were present. BCHA representatives recommended that the Authority be dissolved as it currently exists. Cities were asked to do some thinking, research, and discussion of the matter, and to be prepared at the next meeting of the same group to state specifically what their needs and hopes are for BCHA.

We've attached ARCH's comparative thinking from that meeting, as well as Hailey's 2007 Summary Report on Community Housing in Hailey.

Also attached is a list of Hailey's required community housing. The list contains a sufficiently small number of units that Hailey anticipates being able to administratively monitor those units during a transition period of the BCHA. When the new format for BCHA is redefined, we look forward to participating with the organization cooperatively at the redefined level.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS**

Caselle # \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: \_\_\_\_\_ Phone # \_\_\_\_\_  
Comments: \_\_\_\_\_

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IF APPLICABLE)

___ City Attorney	___ Clerk / Finance Director	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	___
___ Safety Committee	___ P & Z Commission	___ Police	___
___ Streets	___ Public Works, Parks	___ Mayor	___

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Discuss and give staff and council representative directional guidance relative to steering BCHA toward new solutions and a new definition of itself.

**FOLLOW-UP REMARKS:**

\*

Project Name	Approval Date	Required # CH Units	# Bedrooms Proposed	Estimated Sale Price	Income Category (per agreement)	Available By (per agreement)	PUD Agreement Executed	Date BP issued & BP number	Date CO issued	Actual Sales Price	Other
Winter Fox	7/14/2003	2	3 in each	\$150,000	3	prior to BP for unit #11 or w/in 1 year.	8/26/2003	08/19/2004 04-239			Other
Edgewood	4/12/2004	1.5	3	\$141,000	2	prior to BP for unit #12 or w/in 1 year. (see "other" column)	6/25/2004	06/03/2004 04-173			2810 & 2820 Shenandoah built in conjunction with Ridgerock CHU 2420 & 2430 Winterhaven Dr
Frosty Acre	6/28/2004	1	2	\$120,000	3	prior to BP for last unit on property/or w/in 1 year					
Ridgerock	8/9/2004	1.5	3	\$176,000	4	prior to BP for unit #12 or w/in 1 year. (see "other" column)	4/15/2005	06/03/04 unit 3 11/15/2004			built in conjunction with Edgewood CHU & 2430 Winterhaven Dr 2420
Silverstone	8/23/2004	2	2 in each	\$120,000	3	3rd unit and 17th unit built prior to BP for last unit on property/or w/in 1 year	11/8/2004	04-337			unit 3--861 Silverstone Dr.
Mountain Sage II Old Cutters	1/24/2005 7/23/2007	1 25	3	\$150,000	3						
Woodside Elementary	9/12/2005	8 total (2 City of Hatley, 6 BCSD)									
Quic / View Condos Cop 1 Ranch Swe Over	1/8/2007	2	2		1 unit @ 5 w/ officer priority, 1 unit workforce deed						
Sweetwater (cont)		River St. property conveyance									
Sweetwater (cont)		In lieu payment of 2,230,000 (in 3 payments)									
Sweetwater (cont)		Phase 1 - 10									
Sweetwater (cont)		Phase 2 - 10									
Sweetwater (cont)		Phase 3 - 10									
Sweetwater (cont)		Phase 4 - 10									

Does ZHFA have authority to bond in the same manner that the housing authority is the statute?

## Summary Report

### Community Housing in Hailey, Idaho

*A summary of findings and discussion revolving around solutions for the management of and development of Community Housing in Hailey, Idaho*

Prepared by Gates Kellett Dunaway August 27, 2007 for the City of Hailey

#### 1. Context

The City of Hailey has been asked to appoint a board member to the newly reformed Blaine County Housing Authority (BCHA), formerly the Blaine Ketchum Housing Authority (and four years earlier, it was originally the Blaine County Housing Authority). The reorganization is being made in part to promote a regional approach to the issue of Community Housing in Blaine County. Appointment of a board member ensures that Hailey is represented on the volunteer board. Blaine County has suggested that the BCHA intends to be self-sufficient in the coming years but may require support from the cities and/or county.

#### 2. History of the BCHA

The BCHA was formed under Idaho law to handle issues related to the provision of Community Housing. Housing Authorities are allowed to borrow funds and issue bonds, which is a reason for creating this separate entity (rather than house the functions within the county or a city).

The original purpose of the BCHA appears to have been to build support for and to educate about Community Housing. Many years were spent by the BCHA visiting with the municipalities and citizens to demonstrate the need for community housing and ways it can be achieved.

In the years since the BCHA became active, Blaine County and the cities of Ketchum, Sun Valley, Bellevue and Hailey have created a variety of zoning ordinance changes that allow for and require Community Housing in new developments. As a result, there is a growing pipeline of projects that will contain new CH units, growing pots of "in lieu" fees, and growing availability of land set aside for the purpose of creating CH units.

#### 3. Duties of the BCHA today

Regardless of the chartered purpose of the BCHA, today the BCHA appears to be responsible for the following, based on conversations with the local community and observations:

- a. **The List** - Responsible for the list of potential Community Housing purchasers. This includes marketing to these buyers so that they will apply, reviewing and approving applications so that they are valid applicants, maintaining a database of the applicants so that developers can depend on a pool of buyers, communicating with the applicants about opportunities and how to purchase a CH unit, and annually updating the list.
- b. **Sale of Units** - Responsible for matching buyers to units available, and then assisting the buyers with their purchase of the CH units.
- c. **Review and Comment** - Responsible for reviewing and commenting on potential CH units proposed in projects throughout the County. It is unclear how formal this process is at any one location, but it is understood that recently the BCHA has been submitting letters of support and/or comment on

proposed projects containing CH units. It is also reported that the BCHA does not typically attend various P&Z meetings or speak directly to the P&Z departments or commissions.

- d. **Housing Guidelines** – Responsible for the updates of the Blaine County Housing Guidelines, which are referenced by most of the cities and the county in their applicable zoning ordinances.
- e. **Housing Studies** – Responsible for commissioning regular studies related to the need for Community Housing. These same studies often suggest appropriate in-lieu fees, etc.

#### 4. **Roles that the BCHA is not playing today**

While the overall duties of the BCHA do not necessarily spell out that it should be responsible for any of the following, it is Hailey's observation that the BCHA is not working on the following roles that deal with Community Housing:

- a. **Development of Community Housing** – While the BCHA is capable of borrowing money to leverage for the development of CH, there are no known projects in the works. Additionally, without a track record or a specific staff focus on this task, it is unlikely that the BCHA would be an appropriate developer at this time.
- b. **Advocate and Educator** – While the BCHA has served this role well in the past, it appears that the BCHA has scaled back on this duty, which is evidenced by their lack of presence in each of the city halls and with community forums. The good news is that ARCH appears to have taken some piece of this role over well.

#### 5. **Hailey's Community Housing Needs**

The City of Hailey, being the largest city in the County and being close to Ketchum and Sun Valley, has established a need for CH units that are for-sale. In addition to these for-sale units, the City also has a large supply of subsidized and un-subsidized rental units. These rental units for now are managed by private companies that work for the owners of the property.

With the creation of Hailey Ordinance No. 929 Hailey has created a requirement and mechanism for the creation of for-sale CH units in new and converted developments. Since this ordinance, the City has a number of new projects with CH units in the pipeline, as well as a projection for CH in-lieu fees to be collected, and at least one parcel of land that will be for CH units. As such, Hailey is examining the current resources available to manage the units approved to be developed and to develop on the available land with the available funding.

The City has identified the following important questions related to Hailey specific CH issues:

- a. Who should manage the sale of the CH units?
- b. Do the Guidelines have to be so complicated? Is there another way to prioritize and administer who gets to purchase CH units?
- c. Who should manage the ongoing compliance of the CH units?
- d. Who should gather and maintain the list of potential CH unit buyers?

- e. Who should advise on CH units proposed to meet City requirements, including setting and reviewing design thresholds?
- f. Who should develop CH units with City money and land?
- g. Who should oversee the development of these units?

## 6. Recommendations for moving forward

The list of questions above comes from discussions within the City and conversations with various users of the BCHA services. In a roundtable meeting on August 8, 2007, various local interested persons discussed these issues and ways for Hailey to best go about addressing them. The following is the result of this meeting.

### a. Who should manage the sale of the CH units?

There are inherent problems with the BCHA being responsible for handling the role of real estate agent for the CH unit buyers. They are not licensed as such, and they are not experts on the general process of purchasing real estate. Additionally, while they receive funding from the sale of units, as a government agency they do not have the same incentives as market real estate agents to move quickly to a sale.

**RECOMMENDATION #1** – Utilize the existing structure of real estate agents to match buyers with CH units. Key points to this strategy:

- i. Buyers must be pre-qualified by another, preferably governmental entity before they can purchase a unit (see Recommendation #5 below);
- ii. Specific agents and brokers for a particular development should have some training in dealing with the sale of the CH units. This can be handled by annual workshops or case-by-case training seminars, conducted by BCHA or another appropriate agency.
- iii. Developers of CH units and their agents would be responsible for at least one direct mail to the list of qualified buyers to directly market the available units. Timelines would be established by the City for the first date of marketing that must be done, so that buyers have sufficient time to decide to make an offer. Evidence that the marketing was done according to the City's direction will be required for final City approval of developed projects.
- iv. The BCHA would not earn a fee for these transactions in Hailey.
- v. Buyers would be encouraged to utilize their own real estate agent, rather than rely on the seller's agent to represent them.
- vi. The issue of how to prioritize buyers needs to be handled (see 6.b below). It is recommended that once a buyer is qualified, the units are sold on a first come, first serve basis to the first qualified buyer that offers a contract.

### b. Do the Guidelines have to be so complicated? Is there another way to prioritize and administer who gets to purchase CH units?

Hailey believes the current Housing Guidelines to be too complicated. The focus of the current guidelines is to create and describe a point system so that potential buyers can be ranked according to various criteria. This inherently requires a complicated set of guidelines which need to be tweaked often. Additionally, the

need for the guidelines to be "one size fits all" across the county results in complication.

**RECOMMENDATION #2** – Hailey should create its own set of Housing Guidelines to be utilized for any development in the City. The existence of more than one set of Guidelines in the County should not be confusing to developers or the BCHA; each municipality has its own zoning and planning ordinances, and this would be another version of that type of specific guidance. These guidelines would need to address the following:

- i. What are the minimum thresholds to qualify for housing?
  - ii. What is the process to qualify?
  - iii. How to prioritize buyers if needed? (points or lottery) (refer to 6.a.vi.)
  - iv. Timelines for updates to the Guidelines, etc.
  - v. What product types best meet the need and market demand in Hailey
- These Guidelines would need to be in place by the arrival of Hailey's first CH units, even if they fall under the older Blaine County Guidelines; the new Guidelines will at a minimum outline an updated process.

**c. Who should manage the ongoing compliance of the CH units and the resale process?**

Once units are purchased there is a minimum level of compliance that must be monitored. For the most part, ongoing compliance is concerned only with the instance of CH buyers renting their units in such a way that is not compliant with the Guidelines. There is not typically on-going compliance monitoring as it relates to the other threshold aspects of the current Guidelines (such as income, where they work, etc).

**RECOMMENDATION #3** – The BCHA should be contracted with to monitor ongoing compliance of the CH units, once sold to qualified buyers.

**RECOMMENDATION #4** – When a CH unit is up for resale, Recommendation #1 should be followed for managing the sale of the unit. The seller will be instructed to notify the BCHA of the unit's availability, the real estate agent contracted with by the seller would be responsible for the direct mailing to the current list of qualified buyers, and the unit would be sold on a first come, first serve basis.

**d. Who should gather and maintain the list of potential CH unit buyers?**

There is much discussion around this issue. It was determined that the most important point surrounding this issue is that buyers and residents of the County have one point of contact for becoming qualified for CH units and for learning of new opportunities. The discussions revealed that this role of being the central agency to market to and maintain a list of CH buyers is perhaps the most important role of the BCHA at this time. There was also some discussion about BCHA's policy not to disclose the list of potential CH unit buyers. This policy has created some distrust with BCHA and a perception that the demand for CH is not as great as publicly stated.

**RECOMMENDATION #5** – The BCHA should be contracted with to gather and maintain a list of approved CH buyers that conform to the Hailey Housing Guidelines rules and standards. The expectations for these services, along with provisions for disclosure of the list, should be outlined by the City in a services agreement with the BCHA, and Hailey should pay an annual fee for this service. A list of the services that the BCHA may be required to offer by the City could include:

- Annual written update with a presentation regarding various aspects of the waiting list, including what is the largest income group on the list, and what are the desires of the folks on the list in terms of housing types;
- Annual results of a survey of the folks on the list and who have recently bought units, to indicate the level of service these people experience;
- Regular reporting to the City of recent purchases that have been closed in the City to be used to check for compliance of the various developments.

**e. Who should advise on CH units proposed to meet City requirements, including setting and reviewing design thresholds?**

A role that BCHA used to play in helping the City's P&Z staff determine if a particular proposed CH plan fulfills the CH goals and objectives has diminished in recent years. The good news is that in the meantime the P&Z department has become used to and well versed in the CH requirements, thereby diminishing the need for BCHA input.

**RECOMMENDATION #6** – Utilize existing P&Z staff and board to review and approve proposed CH plans to meet the Hailey CH requirements. This review and approval includes design thresholds, affordability of proposed units, and size and number of units. This recommendation hinges on the creation of the Hailey Housing Guidelines, the creation of which would presumably involve the P&Z staff and board.

**f. Who should develop CH units with City money and land?**

The City is gathering both in-lieu fees and land for the creation of CH units. The City is not set up to be a developer, in that it doesn't have existing staff that are expert in this area, nor does it have the ability to borrow the funds necessary to finance such projects. The following recommendation is based on observations of how other similar cities handle this need.

**RECOMMENDATION #7** – When the City has development opportunities, the City is recommended to utilize a "Request for Proposal" process that seeks qualified developers with appropriate financial capabilities and experience to develop CH units and property. The City may choose to retain ownership of the land on which the CH is built, or it may want to offer lower tier loans to either the chosen developer or the eventual CH owners in an effort to use its land and in-lieu fees to reduce the purchase prices of the units.

**g. Who should oversee the development of these units?**

Utilizing an RFP process and hiring an outside developer to develop new CH units for the City still demands expert oversight by the City. It has been reported that CH units have been developed without certain basic amenities and that the lack of these amenities has resulted in little or no interest to purchase the units.

**RECOMMENDATION #8** – For the City to utilize a RFP process to have its CH units developed, it will need to appoint or hire staff to oversee the process, from the creation of the RFP, selection of a developer, collaboration with the developer on the plans, and oversight of the development and sales process. It is possible for the City to contract to a third party Development Consultant to handle this responsibility.

**7. Conclusions**

The City of Hailey is at an important milestone in that it is now seeing the fruits of the new Community Housing inclusionary zoning ordinance. As such, it is right for the City to think about and retool the way in which CH units are handled in the City. This Summary Report attempts to outline the questions the City has had, and recommendations for addressing each question. The recommendations are based on utilizing as much as possible the current infrastructure in place, and on using minimum levels of additional staff or staff time to accomplish the goals.





PO Box 1292, Ketchum, Idaho 160 2<sup>nd</sup> Street, Suite 217

[www.archbc.org](http://www.archbc.org) (208) 726-4411

## ARCH Thoughts and Proposals on BCHA Workshop

### Background

2 organizations working for affordable housing  
Different strengths and different missions  
Both important

### Present

Good opportunity to analyze how we can work together by allocating different tasks and responsibilities to each. This avoids duplication of efforts, and allows each to focus in area of expertise

### BCHA –

Purpose - As stated on its website is to "develop and implement various methods for providing housing at affordable sales prices." Its primary interface as stated is "advising governmental staff and agencies on possible changes to zoning and land use policies" and "work[ing] with local governments and planning entities to encourage the development of and minimize constraints to affordable housing development."

Strengths – administration and documentation , eg. creating guidelines, assessing needs and ordinances, interfacing with developers, cities and agencies.

### ARCH –

Purpose - Is to "ensure a diverse and livable community by providing permanently affordable homes" which it does through education, outreach to the local workforce, mobilization of public support and available resources, and creation of housing opportunities.

Strengths – education and outreach into the community; ability as a CHDO to obtain financing for projects and create homes, a powerful relational data based computer system.

#### Current functions of BCHA and difficulty

BCHA presently functioning in 3 very broad and disparate areas:

- (1) dealing with developers on implementing PUD and inclusionary zoning ordinances, and determining the appropriate product to meet needs of community
- (2) managing a data base of potential homeowners
- (3) selling homes to qualified buyers

Result:

- (1) scope of responsibilities too large and divergent as expected to deal with interests of both developers on one end and homeowners on other
- (2) does not include work in stated important mission of advising governmental entities on zoning and land use changes and assisting those entities with creation and implementation of appropriate ordinances to encourage and facilitate affordable housing
- (3) breadth and scope of responsibilities prevents focusing in areas of greatest expertise, that is dealing with developers and governmental entities

#### Thoughts and Proposal

BCHA –

- (1) continue monitoring and modifying needs assessment
- (2) continue working with developers on design and specification of housing to meet needs of county
- (3) research and pursue zoning and ordinance changes that encourage and favor development of affordable housing
- (4) work with cities and county to fashion enforcement procedures and authority to enforce ordinances
- (5) enforcement of ordinances, and instigating legislation to provide them strong enforcement authority

ARCH –

- (1) educate public and potential homeowners, through outreach programs, eg, employer assisted housing, seminars to lenders and realtors, credit counseling
- (2) maintain and expand data base in numbers and categories of potential homeowners through its various outreach programs
- (3) create homes individually and in partnership with government entities
- (4) obtain financing for home creation

- (5) use data base with credit counseling to match homes with homebuyers to handle sale and resale of homes
- (6) report to BCHA on monthly basis composition of homebuyer data and readiness of homebuyers

**ARCH COMMUNITY HOUSING TRUST, INC.**

General information concerning ARCH and its ability to perform its mission and the additional responsibilities it is proposing to assume –

Experienced Board of Directors

List of directors and areas of expertise attached

Full time employee whose primary responsibility is the Homeownership Program

Job responsibility description for Director of Homeownership attached

Outreach program for education and assistance to and for home buyers

Flyer describing services attached



## **Director of Homeownership**

- **70% Homeownership Program Manager**
  - Responsible for creating, overseeing and administering the system and processes for getting new homeowners into ARCH homes.
    - Generating list of perspective ARCH homeowners
    - Helping get potential applicants ready for homeownership
    - Executing sales
    - Administration of ARCH assets
  - Responsible for establishing and maintaining working relationships with member CLTs, the Ketchum CDC, BCHA and other non-profit community based organizations.
  - Responsible for ARCH public relations and its continuing advocacy role in the community
  
- **15% Fundraising support**
  - Assist Executive Advisor with grant writing and organizational funding opportunities
  - Oversee donor management program and follow-up
  - Assist Community Relations Director on donor cultivation opportunities as needed.
  
- **10 % Administrative Support**
  - Oversee general organizational administration including:
    - Bookkeeping (through outside bookkeeper) and financial reporting
    - Board reporting requirements
    - Grant tracking
    - Developing organization knowledge and research on relevant topics for CLTs
    - Maintenance of website and overseeing creation of marketing/organizational materials.
  
- **5 % Project Management Support**
  - Assist Executive Advisor and/or project managers with reporting and other tasks related to ongoing development projects as needed.

# Trying to Buy A Home in The Wood River Valley?

Buying a home can be an overwhelming process—so many questions, so many decisions. Let us help you. Visit our web site where we provide you with the resources you need to make buying a home easier.

- Determine whether it makes more sense for you to rent or buy
- Use our calculator to figure out what size mortgage you can afford
- Obtain general information about how to buy a home
- Learn about lenders and first time home buyer programs
- Find out about available ARCH homes
- Sign up for email alerts about newly available affordable homes
- Sign up for personal credit counseling



**ARCH Community Housing Trust**  
a 501 c3 non profit corporation

*Building community one family at a time.*

**ARCH COMMUNITY HOUSING TRUST, INC.**

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List of directors and areas of expertise attached

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Job responsibility description for Director of Homeownership attached

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**ARCH Community Housing Trust**  
a 501 c3 non profit corporation

*Building community one family at a time.*



AGENDA ITEM SUMMARY

DATE: 9-22--08      DEPARTMENT:      DEPT. HEAD SIGNATURE: \_\_\_\_\_

SUBJECT:      Quigley Annexation

AUTHORITY:  ID Code \_\_\_\_\_       IAR \_\_\_\_\_       City Ordinance/Code \_\_\_\_\_  
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

In accordance with Hailey Annexation Ordinance, the Planning and Zoning Commission's Findings of Fact, Conclusions of Law and Decision for the Quigley annexation will be forwarded to the Council on Monday. In addition, the Planning Director will be outlining certain issues and procedures.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS

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Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___ City Attorney	___ Clerk / Finance Director	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	_____
___ Safety Committee	___ P & Z Commission	___ Police	_____
___ Streets	___ Public Works, Parks	___ Mayor	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

No action required.

FOLLOW-UP REMARKS:



# City of Hailey Planning Department

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## MEMORANDUM

**TO:** Hailey City Council and Mayor  
**FROM:** Mariel Platt, Planner  
**RE:** Creation of Sustainable Planning and Building Ad Hoc Advisory Committee  
**DATE:** September 22, 2008

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H.E.L.P. has been discussing where our efforts as a committee can be most efficiently directed. As you may already know, buildings (both commercial and residential) account for 38% of the U.S.'s overall energy consumption; on average more than transportation. Therefore, it makes sense to curtail impacts where consumption is greatest.

H.E.L.P. has been working towards creating incentives for commercial and residential buildings hoping to make green building easier and more attractive in Hailey, while promoting and incentivizing buildings and buyers to build to a higher standard of energy efficiency and sustainability than what is currently required. In addition to the recently passed ENERGY STAR for residential building program, it is H.E.L.P.'s recommendation that more incentives be created, while moving in the direction of requiring sustainable building and development standards, much like communities such as Aspen, Teton County, and Boise, which have all adopted or are in the process of adopting various policy mechanisms and standards.

In an effort to create fair, feasible, and supported incentives and requirements, H.E.L.P. feels that an ad hoc advisory group made up of professionals throughout the community is essential to effectively create these types of programs. Developing a broader, more comprehensive range of green development incentives and requirements is a large task and will require buy-in from the building and development industries. Therefore, it is more appropriate to create a temporary committee made up of representatives, which are not affiliated with City operations, to address these concerns.

In summary, H.E.L.P. is requesting the Council's approval of an ad hoc committee to support efforts to fully develop incentive programs, with the intent to move towards mandatory requirements.

*For more information and specifics, please refer to the attached drafts of a letter requesting participants and the Committee Guidelines document.*

## **Hailey City Sustainable Planning and Building Ad Hoc Advisory Committee Guidelines**

### **The Mission:**

To promote an awareness of climate change, and improve building and development strategies to reduce greenhouse gas emissions and improve water conservation for the community. The city of Hailey Ad Hoc Advisory Committee will assist by:

- Serving as a sounding board for sustainable building and development strategies
- Serving as the line of communication between the City and citizens
- Recommending sustainable or “green” updates to the building, zoning, and subdivision codes
- Providing input to the update of the City’s Comprehensive Plan
- Researching various options and policy mechanisms and determining their feasibility
- Serving as an advocate for policy changes

Together, the advisory committee will provide guidance to policy makers on how to raise awareness of climate change and how to showcase Hailey as a leader in sustainable development.

### **Objectives/Tasks:**

- Conduct background research
- Identify and prioritize goals/policies and corresponding actions /implementations
- Develop a timeline for achieving goals
- Develop and implement community involvement and information strategies
- Communicate regularly with HELP committee members and/or Building and Planning Staff
- Present information to the Council as necessary

### **Committee Structure:**

- Committee will be ad hoc and appointed in an advisory capacity
- Committee make up will include professional from diverse fields, related to or having an interest in sustainable building and planning
- Initially, meetings will be held twice a month
- A chair, vice chair, and secretary will be established
- Meetings will be open to the public
- Meetings will be held in the Council’s chamber
- A HELP member from the City will be in attendance at each meeting
- Committee will conduct quarterly reports to the City Council



# City of Hailey

115 MAIN STREET SOUTH, SUITE H  
HAILEY, IDAHO 83333

(208) 788-4221  
Fax: (208) 788-2924

Date \_\_\_\_\_

Dear \_\_\_\_\_:

Hailey's Environmental Leadership Program (H.E.L.P.) is an advisory committee providing practical information, leadership, and the means of measurable change for city government and the community, in ongoing efforts to combat climate change and protect the environment. H.E.L.P. has been meeting on a regular basis to determine how to develop and implement incentives and standards related to the goals of the U.S. Mayor's Climate Protection Agreement.

H.E.L.P. has been discussing where our efforts as a committee can be most efficiently directed. As you may already know, buildings (both commercial and residential) account for 38% of the U.S.'s overall energy consumption; on average more than transportation. It makes sense to curtail our impacts where we are the most consumptive. Therefore, H.E.L.P. has been working towards creating incentives for residential and commercial buildings hoping to make green building easier, while promoting and incentivizing buildings and buyers to build to a higher standard of energy efficiency than what is currently required.

The City recently passed an Ordinance incentivizing residential buildings that are proposed to be built to Northwest ENERGY STAR standards. The incentive allows an applicant to defer up to 74% of the permit costs for a residential building to the time a Certificate of Occupancy is issued and gives priority to ENERGY STAR applications; ENERGY STAR projects are reviewed before other projects, a time savings of three to five weeks.

H.E.L.P. recognizes the importance of developing and implementing a broader, more comprehensive range of green building incentives and requirements; however, we feel an ad hoc advisory group is essential to effectively create these types of programs. It is our hope that interested architects, contractors, builders, energy and water conservation experts, and other professionals will become a part of this committee to initially, help develop a green building program, for both residential and commercial building, while providing valuable input to ensure an effective, thoughtful recommendation is made to the Council for their consideration.

It is anticipated that the group would hold meetings on a regular basis (possibly twice a month to start), identify goals, develop a timeline for achieving these goals, and other activities pertaining to the mission and role of the ad hoc advisory committee. We hope to have the committee members selected and an introductory meeting sometime in early November. If you are interested please contact me at 788-9815 x 24.

Mariel Platt  
H.E.L.P. Chairperson



**AGENDA ITEM SUMMARY**

DATE: 09/22/08

DEPARTMENT: Planning

DEPT. HEAD SIGNATURE: ER

**SUBJECT:** Resolution to endorse the U.S. Public Interest Research Group's (PIRG) federal transportation funding reform, known as "21<sup>st</sup> Century Transportation for America."

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code \_\_\_\_\_  
(IF APPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

In February of 2007, the City approved the U.S. Mayors Climate Protection Agreement, which urges federal and state governments to enact policies and programs that reduce global warming pollution. "Twenty-first Century Transportation for America" supports prioritizing new federal capital funds for public transportation and dedicating federal highway money to fixing existing roads and bridges, rather than building new highway projects. See attached resolution and U.S. PIRG documents.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Casele # \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: \_\_\_\_\_ Phone # \_\_\_\_\_  
Comments: \_\_\_\_\_

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IF APPLICABLE)

___ City Attorney	___ Clerk / Finance Director	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	___
___ Safety Committee	___ P & Z Commission	___ Police	___
___ Streets	___ Public Works, Parks	___ Mayor	___

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

If the U.S. PIRG's federal transportation reform is acceptable, pass the resolution supporting "21<sup>st</sup> Century Transportation for America."

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_

City Clerk \_\_\_\_\_

**FOLLOW-UP:**

\*Ord./Res./Agmt./Order Originals: Record  
Copies (all info.): \_\_\_\_\_  
Instrument # \_\_\_\_\_

\*Additional/Exceptional Originals to: \_\_\_\_\_  
Copies (AIS only)

Draft 12-30-03

**CITY OF HAILEY**  
**RESOLUTION NO. 2008-**

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY ENDORSING THE U.S. PUBLIC INTEREST RESEARCH GROUP's (PIRG) FEDERAL TRANSPORTATION REFORM.

WHEREAS, the Mayor and City Council signed the US Mayors Climate Protection Agreement; and

WHEREAS, the U.S. Mayors Climate Protection Agreement reads: "Urge the federal government and state governments to enact policies and programs to meet or beat the target of reducing global warming pollution levels to 7 percent below 1990 levels by 2012, including efforts to: reduce the United States' dependence on fossil fuels and accelerate the development of clean, economical energy resources and fuel-efficient technologies such as conservation, methane recovery for energy generation, waste to energy, wind and solar energy, fuel cells, efficient motor vehicles, and bio-fuels;" and

WHEREAS, the Hailey City Council recognizes the need to support efforts, which prioritize funding for public transportation, which improves existing roads and bridges, as opposed to building new ones, and which promotes a more multi-modal community; and

WHEREAS, the Hailey City Council understands the environmental, health, and financial benefits to a reduction in vehicle miles traveled; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY that the City of Hailey will sign the letter of support, endorsing a reform in the way federal transportation funding is allocated to reflect the above principles.

Passed this \_\_\_\_\_ day of September, 2008.

\_\_\_\_\_  
RICHARD L. DAVIS, Mayor

ATTEST:

\_\_\_\_\_  
MARY CONE, City Clerk

August 13, 2008

The Honorable Rick Davis  
City of Hailey  
115 Main Street South, Suite H  
Hailey, ID 83333

*M. Platt*

**RECEIVED**

AUG 13 2008

*(RD)*

**“21<sup>st</sup> Century Transportation for America”**

Dear Mayor Davis,

I'm writing to ask you to support improvements to the way the federal government funds transportation, and in so doing, better fund your city's and state's transportation needs.

Idahoans are spending more time than ever stuck in congestion, more money than ever at the pumps, and we are increasingly concerned about our sluggish economy, our dependence on foreign oil, and our aging bridges and overpasses. Clearly, the time is now for intelligent investment that addresses these challenges and gives people more clean and efficient alternatives to driving.

Nationally, public transportation saves 3.4 billion gallons of oil each year, prevents 541 million hours of traffic delay and reduces global warming pollution by 26 million tons. In Idaho alone, public transportation saves 100 thousand gallons of oil.

In 2007, hundreds of your colleagues, including your predecessor, showed remarkable vision and leadership by signing The U.S. Conference of Mayors' Climate Protection Agreement, a pledge to reduce carbon dioxide emissions by 7 percent below 1990 levels by 2012. This objective cannot be realistically accomplished without addressing the transportation sector, which is responsible for one third of our global warming pollution.

U.S. PIRG supports a three-point federal transportation reform platform that will enhance our economy, national security, public health, environment, and overall quality of life.

This means:

- Prioritizing new capital funds for light rail, commuter rail, rapid bus service, high-speed intercity rail, and other forms of modern public transportation.
- Dedicating more federal highway money to fixing crumbling roads and bridges, rather than building massive new highway projects.
- Spending taxpayers' money more wisely by focusing transportation dollars on projects that produce real results, such as reducing dependence on oil, curbing global warming pollution, alleviating congestion, and improving public safety.

We are building support for these principles by asking mayors, planning organizations, business interests, and other key constituencies to pledge support. Your endorsement will encourage our Congressional delegation to be advocates for transportation reform.

Early next year, debate will begin on the next federal transportation bill. In the past, this bill has been written behind closed doors with little regard for local interests, and federal transportation funds have prioritized new highway projects and rewarded states and municipalities for high gasoline consumption, more highway lane-miles, and more vehicle miles traveled by car and truck. These formulas effectively punish states with reduced federal funds if they lead the effort to reduce America's dependence on oil and global warming pollution.

We hope you will endorse a simple statement that champions changing the way federal transportation funding is allocated to reflect our principles.

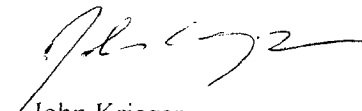
Idaho would benefit greatly if federal funding better focused on states that have aging infrastructure and want more public transportation.

Attached you will find our *21<sup>st</sup> Century Transportation for America* principles. We hope that you will join your fellow mayors nationwide in a unified call to reform the federal transportation funding system by signing these principles and sending them to:

U.S. PIRG  
Federal Advocacy Office  
218 D Street SE  
Washington, DC 20003

We look forward to working with you and your staff on this issue. Please feel free to contact me at 202-546-9707. We greatly appreciate your consideration.

Sincerely,



John Krieger  
Advocate



# 21<sup>st</sup> Century Transportation For America

iStockphoto.com

**Advancing Solutions To America's Transportation Problems:** The nation's transportation system is in trouble. America's dependence on cars for transportation is the number one cause of our addiction to oil and a major contributor to global warming and air pollution. Americans waste millions of hours each year on congested roads – many of which are in increasingly poor repair. At the same time, we spend billions of taxpayer dollars each year on wasteful projects that should go to basic maintenance, modernization and investments in better transportation choices.

America must move toward a new transportation future for the 21st century that enhances our economy, national security, public health, environment, and quality of life. To get there, we need a new federal transportation policy that does the following:

**Expands clean, efficient transportation choices for Americans** by prioritizing investment of new capital funds for light rail, commuter rail, rapid bus service, high-speed intercity rail and other forms of modern public transportation. At the same time, federal policy should encourage transportation investments that build dynamic and accessible communities, where more Americans can walk, bike or take transit to get where they need to go.

**Fixes our crumbling roads and bridges** by investing more federal highway money in maintenance, not massive new highway projects. It's time for the federal government to embrace an approach to highway spending that prioritizes maintaining and modernizing our existing highways over building more.

**Spends taxpayers' money more wisely** by focusing transportation dollars on solving our nation's biggest problems. For decades, the federal government has spent billions of dollars on highway projects with little evaluation and no accountability. That must change. Federal transportation money should be spent only on projects that produce real results over the long haul – for example, by reducing our dependence on oil, curbing global warming pollution, alleviating congestion, improving safety, and supporting healthy, sustainable communities.

***I support 21st Century transportation solutions.***

**Signed:**

**Name:**

**Affiliation:**

**U.S. PIRG**  
Federation of  
State PIRGs

218 D St., SE | Washington, DC 20003  
202-546-9707 ph | 202-546-2461 fax  
uspig@pirg.org

