

Jackson/Teton County Housing Authority
Meeting Minutes
June 3, 2020
Teton County Old Library

1. Call to Order

The regular meeting of the Jackson/Teton County Housing Authority Board was called to Order on June 3, 2020 at 2:00pm via ZOOM. Attendees were Amy Robinson, Estela Torres, Annie Kent Droppert, housing staff Stacy Stoker, Julia Johari, and April Norton, Deputy County Attorney John Graham, and members of the public Nathan Nicholas and Clare Stumpf.

2. Pronouncement of Quorum

Board Chair, Amy Robinson, Vice Chair, Annie Kent Droppert and Clerk, Estella Torres were present. Amy Robinson declared a quorum.

3. Public Comment

There was no Public Comment having to do with anything not otherwise on the agenda.

4. Approval of Regular Meeting Minutes for May 6, 2020

Amy Robinson made a motion to approve the regular meeting minutes from May 6, 2020. Estela Torres seconded the motion. The motion was approved unanimously.

5. Review of April Financials

The Board reviewed the April Financials. No discussion occurred. No action was taken.

6. Covid-19 Update

a. Requests for Reduced Rent / Rent Assistance:

a. Staffing, Level of Service:

Staff explained that there is no change from the last meeting.

b. Requests for Reduced Rent / Rent Assistance:

I. Grove Phase 1 Residential: There have been no new requests for rent assistance for June.

II. 260 W. Broadway Commercial:

a. Healing Waters: Nathan Nicholas, an attorney, spoke on behalf of Healing Waters. Healing Waters was intending to sell their business, but the sale fell through during the Covid-19 pandemic. They are in a lease for two more years, but are looking for an amicable arrangement and consideration of letting Gina Hoogendoorn out of her Personal Guarantee. Staff let Nathan know that a decision cannot be made until the next Board meeting because the item was not on the agenda. Staff and John Graham agreed to have a separate conference call to discuss further. A discussion occurred. No action was taken.

b. Fine Dining:

Motion: Annie Kent Droppert moved to reject Fine Dining's request to reduce their rent to 50% of their rent through

November. Amy Robinson seconded the motion. The motion was approved unanimously.

7. Grove Phase 1 Building Refinance

The Town Council and Board of County Commissioners heard this item on June 1, 2020, and directed the Housing Authority to move forward with refinancing using First Republic Bank.

8. Housing Rules and Regulations Clean-up

Staff let the Board know that there were recommended changes and additions made to the Housing Department Rules and Regulations.

Highlighted Changes:

Section 3-2: Reasonable Accommodation. This is language from Fair Housing that explains Reasonable Accommodation and reasons for denying Reasonable Accommodation that are allowed by the ADA.

Section 4-2: Town and County Options. These come into play when the Town or the County provides funding or land for restricted housing in exchange for their employees to have the first option to purchase or rent a restricted unit.

Section 6.3.B.3: Rental Rates. This is a change from using Fair Market Rents as the maximum rent rate to 30% of the low end of the income range for owners who request to rent their restricted homes when they are approved for a leave of absence.

Section 7-2: Multiple Defaults. In the case where the same homeowner has been in default three times, upon the fourth default they are not given the opportunity to cure and must sell their home. An example of this is a homeowner who consistently fails to pay property tax.

A short discussion occurred. Staff let the Board know that these changes will go to the next JIM (Joint Information Meeting) in July, go to a 45-day public comment period, 3 readings at the Town and then back to the JIM if there are any updates.

9. Matters from Staff

None

10. Matters from the Board

Estela mentioned that when we use on line translation services such as Google, it sometimes doesn't get it right so we should have someone review our translations to catch any mistakes.

11. Adjourn

Amy Robinson motioned to adjourn at 2:42pm. Annie Kent Droppert seconded. The motion passed unanimously.

Respectfully Submitted:

Estela Torres, Clerk


