



---

# TETON COUNTY IDAHO JOINT HOUSING AUTHORITY

---

## **2020 ANNUAL REPORT TO CITY & COUNTY CLERKS**

*Submitted in accordance with Idaho Statute 50-1921*

### **HOUSING AUTHORITY MEETING MINUTES**

All meeting minutes for the Teton County Idaho Joint Housing Authority are uploaded upon approval to: [www.driggsidaho.org/ha-minutes](http://www.driggsidaho.org/ha-minutes) .

### **2020 HOUSING AUTHORITY ACTIVITIES**

Below is a summary of the activities undertaken by the Teton County Idaho Joint Housing Authority in 2020:

1. **Public Engagement** – the Authority has continued to regularly communicate with members of the public, nonprofit representatives, other agencies and private parties involved in housing. Each meeting agenda provides time for open public comment. A new website is being constructed for the url TetonValleyHousing.org. The Teton Valley News has consistently provided thorough coverage of the Authority’s activities to help keep the public informed.
2. **Strategic Plan Implementation** – the Authority has pursued the following strategies of the adopted Affordable Housing Strategic Plan:
  - a. **Low Income Housing Tax Credit Project** – The Authority initiated a LIHTC project with the City of Driggs and Driggs Urban Renewal Agency, which has received a tax credit award and is scheduled to be completed in the fall of 2022.
  - b. **Other RFP Projects** – The Authority has identified other public properties that can attract affordable housing development through the donation of land.
  - c. **Land Trust** – The Authority has partnered with LEAP Housing Solutions and the LEAP Housing Trust to pursue a project in the Gemstone Subdivision to create affordable ownership housing utilizing IndieDwell units.
  - d. **ADU Guide** – The Authority has budgeted and secured funding for the production of a guide for accessory dwellings and outlined an incentive program to encourage homeowners to construct ADUs on their property to meet local housing needs.
  - e. **Volunteer Home Construction** – The Authority continues to explore partnership options for a home construction program utilizing owner sweat-equity, volunteer labor and donations along with a possible construction trades training program with education partners.
3. **Planning** –

- a. The Authority is beginning to craft a Housing Supply Plan that would identify the target income levels and housing types for each project to ensure that the full range of the community's housing needs are being addressed.
  - b. The Authority is reviewing the need for an update of the Housing Needs Assessment in conjunction with an update planned by Teton County Wyoming.
4. Organization –
- a. The Authority was expanded from 5 to 7 members and currently has a fully-appointed board.
  - b. The Authority adopted bylaws at its first meeting.
  - c. The Authority is considering including a part-time staff member in its FY22 budget and funding requests. Currently all staff support is being provided by the City of Driggs Community Development Director.

#### **RECOMMENDED LEGISLATION OR ACTION**

The Authority recommends consideration of the following action items:

- 1. Victor:
  - a. Amend the Resort Tax ordinance to include Affordable Housing as an eligible use for Resort Tax funds. The Authority suggests that a portion of the lodging tax being collected from short-term rentals be allocated to support affordable housing projects.
- 2. All:
  - a. Identify surplus land that may be suitable for donation for an affordable housing project.
  - b. Prioritize implementation of Comprehensive Plan actions related to affordable housing.
  - c. Consider adopting a policy requiring those applying for annexation by the city to include an affordable housing mitigation proposal with their application.

#### **FINANCIAL REPORT**

The Authority's adopted FY21 budget is attached. The Authority has yet to establish its own bank account and all expenses continue to be paid directly by the funding jurisdictions. This is expected to change in 2021 with the establishment of a checking account by the Authority and the hiring of an accountant.

#### **CLAIMS AND CAUSES OF ACTION AGAINST THE AUTHORITY**

None.

#### **EMPLOYEE POLICY HANDBOOKS & UPDATES**

None.