

Monthly LOT Comparison for September 2013 Receipts

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	Increase/ Decrease of FY13 as Compared to FY12
Retail	52,960	61,140	61,763	57,049	74,778	31%
Lodging	30,907	39,534	44,818	32,872	45,171	37%
Liquor	4,618	5,488	17,854	5,595	2,381	-57%
Totals	88,485	106,162	124,435	95,516	122,331	28%

Detail Summary of Comparative YTD Receipts for the months of October - September.

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	Increase/ Decrease of FY13 as Compared to FY12
October	70,188	69,432	75,542	49,847	56,260	13%
November	40,073	50,477	34,116	46,298	41,355	-11%
December	101,370	97,420	106,190	114,930	126,671	10%
January	97,176	96,559	89,043	82,380	95,770	16%
February	116,838	101,944	115,014	101,797	113,281	11%
March	98,814	91,122	110,729	90,809	113,200	25%
April	44,149	46,747	37,056	42,642	38,852	-9%
May	50,306	40,743	47,475	52,181	44,172	-15%
June	87,956	94,222	92,378	101,367	98,969	-2%
July	195,673	196,552	229,127	215,845	228,946	6%
August	195,416	204,474	192,799	229,256	168,716	-26%
September	88,485	106,162	117,748	95,516	122,331	28%
Fiscal Year Total	1,186,445	1,195,854	1,247,217	1,222,868	1,248,522	
Year-To-Date Receipts Comparison (October - September)	1,186,445	1,195,854	1,247,217	1,222,868	1,248,522	2%

Local Option Tax receipts for the month of September 2013 totaled \$122,331 representing a 28% increase in receipts in September 2012.

CITY OF SUN VALLEY

LOT Retail Receipts Figures

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	Increase/ Decrease of FY13 as Compared to FY12
October	41,629	40,952	46,790	26,180	30,436	16%
November	26,136	21,218	22,367	29,001	25,537	-12%
December	52,776	56,371	62,823	65,920	71,156	8%
January	43,349	46,260	47,097	41,884	47,746	14%
February	47,931	46,369	57,260	50,924	51,566	1%
March	41,979	40,818	51,052	41,019	53,430	30%
April	30,284	28,670	21,899	26,465	27,301	3%
May	38,409	29,790	39,678	37,816	31,877	-16%
June	51,429	58,265	56,498	62,166	57,884	-7%
July	105,898	106,899	121,472	112,979	121,980	8%
August	106,555	108,495	97,834	122,555	93,909	-23%
September	52,960	61,140	61,763	57,049	74,778	31%
Fiscal Year Total	639,334	645,246	686,532	673,960	687,600	
Year-To-Date Receipts Comparison- (October - September)	639,334	645,246	686,532	673,960	687,600	2%

CITY OF SUN VALLEY

LOT Lodging Receipts Figures

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	Increase/ Decrease of FY13 as Compared to FY12
October	25,475	23,982	24,627	19,946	21,712	9%
November	10,878	7,134	9,462	14,358	13,014	-9%
December	40,639	34,593	36,247	40,756	46,347	14%
January	46,473	43,833	35,394	34,636	41,194	19%
February	60,536	48,303	50,052	43,826	54,235	24%
March	49,522	44,285	55,640	43,588	52,824	21%
April	12,159	15,948	12,695	13,948	9,715	-30%
May	9,179	8,728	6,205	12,456	9,152	-27%
June	29,676	32,176	31,711	34,758	36,811	6%
July	80,683	82,858	95,637	92,511	96,446	4%
August	78,399	84,923	76,779	93,537	70,471	-25%
September	30,907	39,534	44,818	32,872	45,171	37%
Fiscal Year Total	474,526	466,296	479,267	477,191	497,094	
Year-To-Date Receipts Comparison (October - September)	474,526	466,296	479,267	477,191	497,094	4%

CITY OF SUN VALLEY

LOT Liquor Receipts Figures

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	Increase/ Decrease of FY13 as Compared to FY12
October	3,085	4,499	4,126	3,721	4,112	11%
November	3,059	22,125	2,287	2,939	2,804	-5%
December	7,955	6,456	7,120	8,254	9,167	11%
January	7,354	6,466	6,552	5,860	6,830	17%
February	8,372	7,272	7,702	7,046	7,479	6%
March	7,313	6,019	4,036	6,202	6,946	12%
April	1,705	2,129	2,462	2,229	1,837	-18%
May	2,718	2,224	1,592	1,909	3,142	65%
June	6,851	3,781	4,170	4,443	4,273	-4%
July	9,092	6,795	12,019	10,355	10,520	2%
August	10,462	11,057	11,499	13,164	4,336	-67%
September	4,618	5,488	17,854	5,595	2,381	-57%
Fiscal Year Total	72,585	84,312	81,418	71,717	63,828	
Year-To-Date Receipts Comparison (October - September)	72,585	84,312	81,418	71,717	63,828	-11%



CITY OF SUN VALLEY
REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council
FROM: Angela Walls, Treasurer/Finance Manager
SUBJECT: Treasurer's Oath for Accounts Payable
DATE: November 27, 2013

After review, I have determined that the attached "Approval of Payables, On Hand, As Of November 21st, 2013" report is correct as to payee and amount, and are for a proper and authorized purpose, except as otherwise explained below.

Exceptions: None OR See Below (circle one)

Angela M. Walls Signed
Treasurer/Finance Manager Title
November 27th, 2013 Date

CITY OF SUN VALLEY
 APPROVAL OF PAYABLES, ON HAND, AS OF NOVEMBER 21ST, 2013

#	Vendor Name	Invoice #	Description	Account #	In Line Item	Line Item Over-spent	Within Dept. Budget	Dept.	Amount
1	A. W. Enterprises, Inc.	155042	6 Motorola's compatible radio Holders brackets for duty belts - replacements and Wait Femling	10-421-340	Y	N	Y	PD	\$ 131.63
2	AK Pest Management Animal Shelter Of WRV	2728	City Hall and Elkhorn Fire Station mice control	10-431-614	Y	N	Y	SD	\$ 345.00
3	Arborcare Resources, Inc.	468	For services rendered March - May 2013 & June- August 2013	10-421-770	Y	N	Y	PD	\$ 1,000.00
4	Association of Idaho Cities	29458	Fall tree and shrub maint at City Hall/Elkhorn Fire Station	10-431-620	Y	N	Y	SD	\$ 694.75
5	Bird and Company/Kellrina B	11.2013	Membership Dues for Susan Robertson, Hannah Stauts, and Angela Walls	10-415-480	Y	N	Y	AD	\$ 135.00
6	Blaine County Emergency Communications	40007974	Badge, etc. for gifts, frames for Cam Daggett and Conor Cunningham	10-421-321	Y	N	Y	PD	\$ 251.97
7	Blue Heron Workshop	216	RMS/LOGISYS/MOTOROLA ANNUAL MAINTENANCE EXPENSES	10-421-347	Y	N	Y	PD	\$ 20,443.00
8	Building Material Thrift Store	12806	Poster board and fit for two updated Zoning Maps for the City Council Chambers and City Hall hallway. The two existing frames were reused and the new poster board is for solid backing of the paper maps.	10-418-310	Y	N	Y	CD	\$ 142.56
9	C Ward Construction	103721	Sink for Street facility bathroom	10-431-614	Y	N	Y	SD	\$ 20.00
10	Carlson, Gary	13-037	Repair fascia above police garage and repair fire bay trim	10-431-614	Y	N	Y	SD	\$ 240.00
11	Central Drug System	1.1.26.2013	Band for Holiday Party	10-415-476	Y	N	Y	AD	\$ 600.00
12	CH2M Hill	228173	Company Fee - Quarterly/Random Processing Fee	10-415-420	Y	N	Y	AD	\$ 3.50
13	CH2M Hill	3867750	City Engineering work through September 30, 2013 for a final plat application engineering review and comments (White Clouds Townhomes Phase II).	10-418-422	Y	N	Y	CD	\$ 134.50
14	CH2M Hill	3867750	City Engineering work through September 30, 2013 for a plat amendment application- engineering review and comments (White Clouds Corrected Lots 20A, 21B, 29A, and 30A).	10-418-422	Y	N	Y	CD	\$ 337.65
15	CH2M Hill	3867750	City Engineering review work through September 30, 2013 for the 2013 Juniper Road Safety Evaluation Study and ensuing Grading Plan requested by the City Council. The CH2MHill work for this invoice is for follow up design work on the south side (Sunrise) of Juniper Road as per the City Council's direction to augment the existing berm on that side of the road if wanted by the adjacent property owners.	10-419-800	Y	N	Y	CD	\$ 550.20
16	CH2M Hill	3863085	Sinclair path wall review and solution/ITD grant application support-Trail Creek Path/ White Clouds roads warranty and inspection	10-431-780	Y	N	Y	SD	\$ 3,318.17
17	CH2M Hill	3867750	Trail Creek Path rebuild and extension grant application.	10-431-780	Y	N	Y	SD	\$ 665.80
18	Chief Supply Inc.	340104	Pants belt (Wait Femling)	10-421-665	Y	N	Y	PD	\$ 34.99
19	Clearwater Equipment, Inc	W5914	Service plow - change oil and new power cord. (Fire department plow 2014 service)	10-423-595	Y	N	Y	FD	\$ 209.31
20	Copy & Print	0000629-001 0000635-001	Stapler and staples sharpie for Jim	10-423-310	Y	N	Y	FD	\$ 26.65
21	Copy & Print	52339	Case of printing paper for fire department.	10-423-310	Y	N	Y	FD	\$ 36.99

Line	Vendor	Account Number	Description	Quantity	Unit Price	Total Price	YTD	PO	YTD	PO
22	Cop	0000635-001	Three (3) large scale year calendars for 2014 for the CD Dept.- CD Director, Building Official and Associate Plan							
23	Col	614-001	Stapler for police rec. desk							
24	Copy & Print	54922	3 each, 2014 Wall calendars							
25	Copy & Print	various	Colored paper, sharpies, file folders, and printed envelopes							
26	Copy & Print	54724	Rubber Stamp (City of Sun Valley Seal) for Hannah Stautes - City Clerk							
27	Copy & Print	54923	Wall Planner for Hannah Stautes							
28	Copy & Print	54988	Sheet protectors, pens, file folders, and 2 cassette tapes							
29	DAVIS EMBROIDERY INC.	21796	7 t shirts, 2 sweatshirts, 2 button up shirts, and 1 vest for Bill Whitesell							
30	DAVIS EMBROIDERY INC.	21868	Carhart vest for Slater Storey							
31	Eagle Engraving & Fire Gifts	2013-2462	Fire fighter ID tags for fire ground accountability new fire fighter							
32	Fastenal	IDJER44996	AAA, AA, and 9 volt batteries for hand held radios and head lamps							
33	Fire Services of Idaho, INC	88131/88134	Service fire extinguishers in all equipment, vehicles, and buildings							
34	Fire Services Of Idaho, Llc	88135	23 fire extinguishers for the city serviced with parts for rebuild							
35	First Responders, C.O.P.S., Inc	39214	4 Stream light Battery Stick - SL20-XP							
36	First Responders, C.O.P.S., Inc	39340	3 Blauer rayon blend grey heather shirts & 3 Blauer Class Act shirts for Chief Femling							
37	First Responders, C.O.P.S., Inc	39658	5.11 Taclite Pro Pant-black 36/36 (Officer Aslett)							
38	First Responders, C.O.P.S., Inc	39410	Tactical Boot 10.5 Waterproof-Insulated for Officer Olsen							
39	First Responders, C.O.P.S., Inc	69859	1 5.11 black 5-in-1 jacket Lrg. 1 5.11 black 5-in-1 jacket-Small, & heat pressed "Police" For Tuyen and Jameson							
40	Fly Sun Valley Alliance	112113115	October, November, December Monthly Contract Fee							
41	Gem State Paper	794649	C-fold towels and paper towels							
42	Gem State Welders Supply Inc	146054	Welding tank rental							
43	Glass Masters	73896	Replace 3 windows in Street facility that lost seal							
44	Granger	9270882732/9270875611	Deicer system repair/plumbing parts							
45	Hawley Graphics	8108	2013 Fire Fighter poster for city fire department							
46	Hendricks, Peter	11.2013	Reimbursement for AIC Academy registration							
47	Houston Lumber	344497/348235	Vehicle coolant storage and chain tightener							
48	Idaho Department of Lands	320-8677-cdk0879	Shirts, pants, gloves for fire dept. wild land inventory							
49	inReach	DL241394	4 Delorme units monthly service charge and balance form last months search							
50	Integrated Technologies	c1U907	Copier Maintenance Contract/ October 2013							
51	Integrated Technologies	C1U938	Copier Maintenance - 10/4/13 - 11/4/13							
52	Integrated Technologies	c1v579	Copier Maint / Black & White and color copies							

International Code Council, Inc	360230	2012 Building Code change summary in electronic form to be used as presentation material for P&Z and City Council to adopt the 2012 Codes in January, 2014	10-418-310	Y	N	Y	CD	\$	29.50
53	Interstate Batteries	3 batteries for power back up on dollar mountain	10-423-615	Y	N	Y	FD	\$	659.85
54	JOE'S BACKHOE SERVICE	Deliver winter road salt and traction sand	10-431-536	Y	N	Y	SD	\$	3,095.00
55	JOE'S BACKHOE SERVICE	Hauled out 1 load sweeper trash	10-431-780	Y	N	Y	SD	\$	85.00
56	Ketchum Computers	Computer Support for 10/15/13 - 10/31/13	10-415-427	Y	N	Y	AD	\$	2,376.70
57	Ketchum Computers	Computer Support 11/6/13 - 11/14/13	10-415-427	Y	N	Y	AD	\$	1,431.24
58	Ketchum Computers	Computer support from September (Vendor forgot to send)	10-415-427	Y	N	Y	AD	\$	562.50
59	King, Adam	Professional Services - Public Matters	10-411-429	Y	N	Y	AD	\$	1,518.00
60	King, Adam	Professional Services - Confidential Matters	10-411-429	Y	N	Y	AD	\$	2,277.00
61	Kustom Signals	Replaced the speaker and audio circuit in speed radar	10-421-340	Y	N	Y	PD	\$	115.84
62	Larsen Fire Apparatus Service Co.	annual Pump testing for sun valley fire trucks Eng. 60 62 AT	10-423-595	Y	N	Y	FD	\$	510.00
63	Les Schwab	New tires for 2002 Ford Explorer Code official Reid Black office	10-423-600	Y	N	Y	FD	\$	763.32
64	Lutz Rentals	sprinkler blowout City Hall/Elkhorn/Festival Meadows	10-431-614	Y	N	Y	SD	\$	130.31
65	MES	EMS tactical Pants for Mal Prior, Reid Black, Taan Robrahn, and Ray Franco duty clothes	10-423-631	Y	N	Y	FD	\$	336.96
66	Napa Auto Parts	DEF diesel additive for new Eng. 65	10-426-600	Y	N	Y	FD	\$	8.78
67	Napa Auto Parts	Door supports for Eng. 62 door	10-423-600	Y	N	Y	FD	\$	68.58
68	Naylor & Hales	Professional Services	10-411-429	Y	N	Y	AD	\$	3,274.00
69	Norco	Cylinder rent for 0/2 bottles	10/423-325	Y	N	Y	FD	\$	55.80
70	OFFICEBRIGHT	Office Cleaning per proposal 11/1 - 11/30/13	10-415-500	Y	N	Y	AD	\$	1,170.00
71	Ohio Gulch Transfer Station	Tree Trimming disposal	10-431-780	Y	N	Y	SD	\$	3.90
72	Station	Service all garage doors City Hall/ Police/ Streets. Replace damaged panel in fire bay	10-431-614	Y	N	Y	SD	\$	926.50
73	Overhead Door Co	Update Police Activity database, software	10-421-320	Y	N	Y	PD	\$	975.00
74	Pressley Consulting, Inc.	Intolyzer solution 6 .080 BAC Simulator Solution and 6 .200 BAC Simulator Solution	10-421-320	Y	N	Y	PD	\$	99.50
75	Repro Marketing, Inc	Repair Sunrise Dr street light	10-431-780	Y	N	Y	SD	\$	220.66
76	Roberts Electric	Petty Cash for Police Dept. (SV Police Dept. ID) / Red Poster Board for posting outside	10-421-320	Y	N	Y	AD	\$	8.27
77	Robin Crotty - Petty Cash	Juniper berm project/ cleaned out borrow ditch and relocated street sign	10-431-780	Y	N	Y	SD	\$	20,379.00
78	S. Erwin Excavation	10 metal street sign posts	10-431-780	Y	N	Y	SD	\$	443.38
79	Safety Supply & Sign Co. Inc.	Reimbursement for AIC Academy registration	10-411-475	Y	N	Y	AD	\$	25.00
80	Saks, Keith	Winter road salt - for the season / depending on snow fall.	10-431-780	Y	N	Y	SD	\$	742.00
81	SHELTON'S	New cabinet for new AED at city hall	10-423-320	Y	N	Y	FD	\$	250.00
82	Shock Inc.	Repair 2 Oshkosh snow plow tires	10-431-595	Y	N	Y	SD	\$	222.50
83	Snake River Tire Factory	Dry clean Police Uniforms	10-421-690	Y	N	Y	PD	\$	133.10
84	Sun Valley Cleaners, Inc	City of Sun Valley Contract - December 2013	10-411-692	Y	N	Y	AD	\$	17,416.67
85	Sun Valley Marketing Alliance								



BLAINE COUNTY HOUSING AUTHORITY

FY 2013

ANNUAL REPORT

to the community

DRAFT
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DRAFT



Mission Statement

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

Board of Commissioners

Heather Filgate, Chair

Clara Hamilton, Vice Chair

Carly H. Ramsey, Executive Commissioner

Bonnie Myers, Sue Walker, Commissioners

Rick Davis, Chair, Board of Directors

Clara Hamilton, Executive Commissioner

Sue Walker, Commissioner

Staff

David Patrie, Executive Director

Bob Belous, Director of Operations

Nick Douglas, Director of Community Development

Blaine County Housing Authority

200 W. River Street, Suite 103

P.O. Box 4045

Medford, Oregon 97504

Phone: (531) 584-1177

Fax: (531) 584-1175



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 a 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 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

DRAFT

In 2013, 123 households representing 209 individuals worked with the **Blaine County Housing Authority** and our housing programs.

"We not 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, have invested in the area with a home and able to live and spend our money close to home. OMG groceries home (and) as much as our rent (we) spend! But here in Ketchum every night."

Pamela and James
Ketchum Renters 2012-2013

Diversity of Re-Sales

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

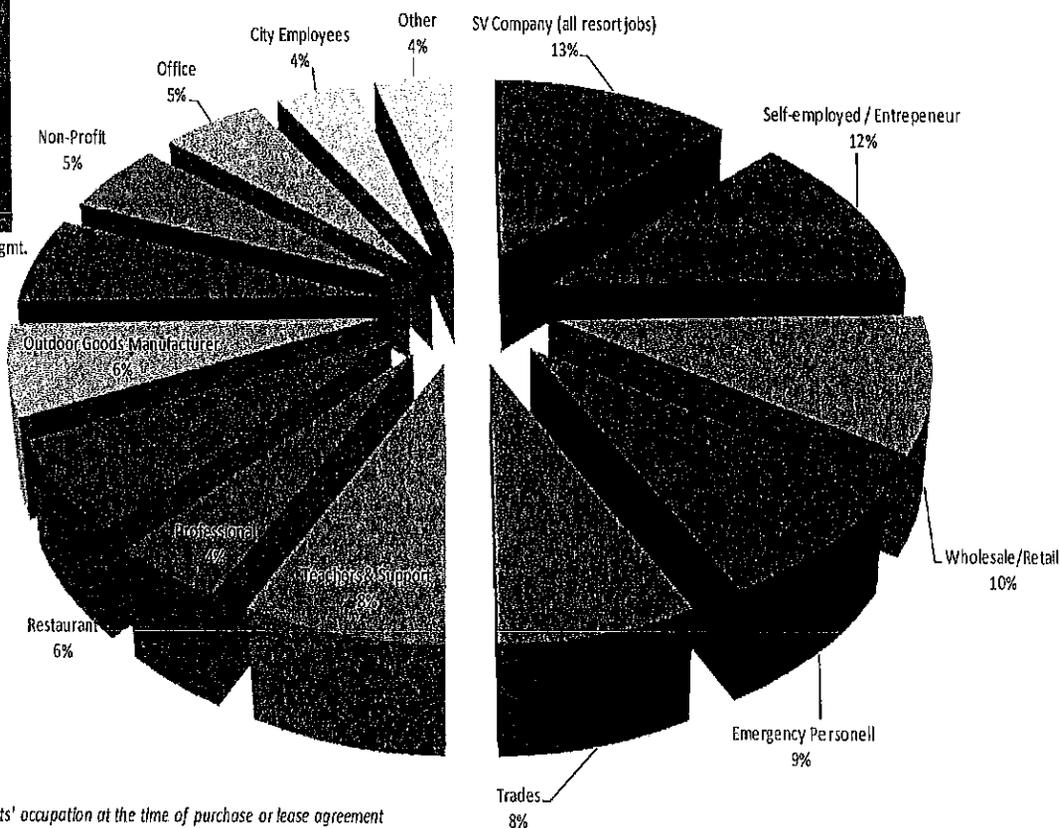
★ (5) Income Cat. 3 ★ (5) Cat. 4 ★ (1) Cat. 5

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

Who are we?

The Professions of BCHA Homeowners & Renters

September 2013



DRAFT

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

3.6 Community Homes

\$1.5 million invested in our Community

Statement of Financial Position

ASSETS 2013:

CURRENT ASSETS

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

Other Current Assets

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

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\$164,157

LIABILITIES & EQUITY

LIABILITIES

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

\$9,710

EQUITY

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

\$154,446

TOTAL EQUITY & LIABILITIES

\$164,156

Statement of Activity

REVENUE:

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

\$181,965

EXPENSES:

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

\$153,800

NET INCOME

\$28,165



REPORT TO STAKEHOLDERS

Annual Report - Fiscal Year 2013

For the Period

October 1, 2012 - SEPTEMBER 30, 2013



AFFORDABLE HOUSING • STRONG COMMUNITY • STRONG ECONOMY

PREVIEW

KEY 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 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 do show stabilization in what could have only been considered rapid deterioration of the employment landscape prior to this period of stabilization.

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.

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 1 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!!

SECTION II
NEED AND ANALYSIS OF LOCAL HOUSING MARKET AND HOUSING
MARKET CONDITIONS

Local Workforce Trends (updated September 30, 2013)

Blaine County Housing Authority tracks population, jobs and unemployment data to anticipate demand for affordable housing in the near and medium terms (6 mo. - 2 years). For the long term, we forecast the high cost of living and the high cost of housing in Blaine County will keep the demand for affordable housing high until a critical mass of affordable housing is attained.

Despite the continuing weakness in the job market as discussed in the following analysis, BCHA has seen increasing interest and activity in Community Homes since the beginning of FY 2013. Six (6) Community Homes have been sold this year. An additional four (4) Community Homes were under contract on September 30, 2013 and closed in October. One (1) additional Community Home is under contract and scheduled to close in mid-November.

The strong demand for Community Housing demonstrated in the data above provides evidence for the need and the value Community Housing brings to Blaine County workers and employers in spite of the struggling economy.

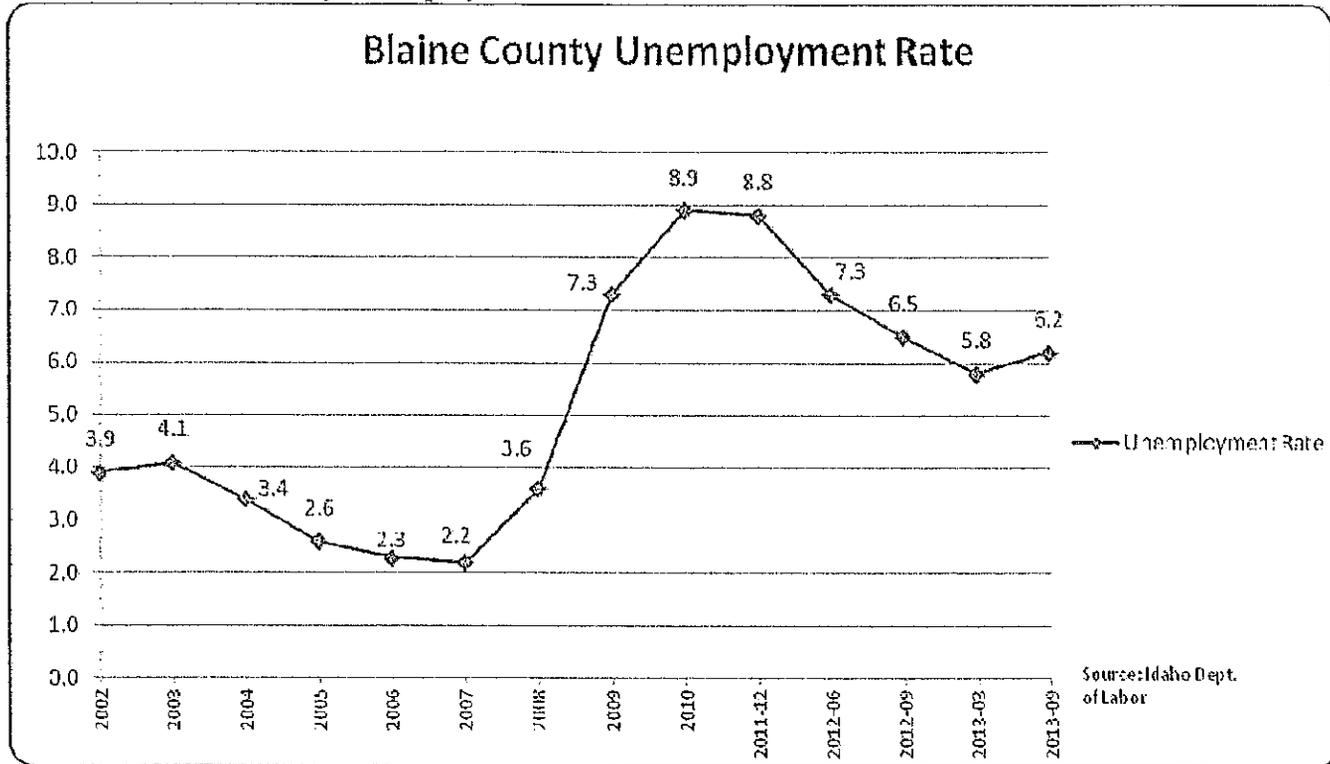
The high cost of real estate in Blaine County remains a hurdle for Blaine County workers. Idaho Department of Labor Regional Economist, Jan Roeser, notes in her September 2013 report for Blaine County that "the labor pool continues to be constrained by a lack of affordable housing." Ms. Roeser also credits efforts by jurisdictions in the county to incentivize developers to provide affordable housing, along with falling home prices, to temporarily lessen the impact of high housing costs in the county.

The housing hurdle for Blaine County workers is also a hurdle for Blaine County businesses and regional economic development, which rely on an adequate supply of decent, affordable housing to support the workforce needed to develop and grow businesses.

"Great communities are intentional. The future isn't something that happens to you. The future is something you create. Decide who you want to be, then go get it."

-Chris Gates-

Chart 2.1: Blaine County Unemployment Rate



In our previous reports, we noted the downward trend in Blaine County's unemployment rate. That downward trend reversed in the latest quarter according to the August 2013 data reported by the Idaho Department of Labor. The (preliminary) August 2013 unemployment rate of 6.2% is flat when compared to the adjusted September 2012 rate of 6.2%. However, the rate is up from the March 2013 rate of 5.8%.

This indication of the slow and troubled economic recovery in Blaine County is expected to soften demand for homeownership across both the affordable and market-rate housing markets. It may also lessen the demand for affordable and market-rate rental housing, which was robust during the summer months.

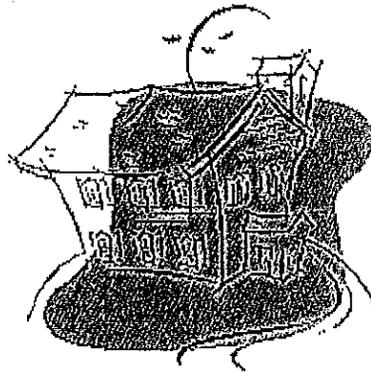
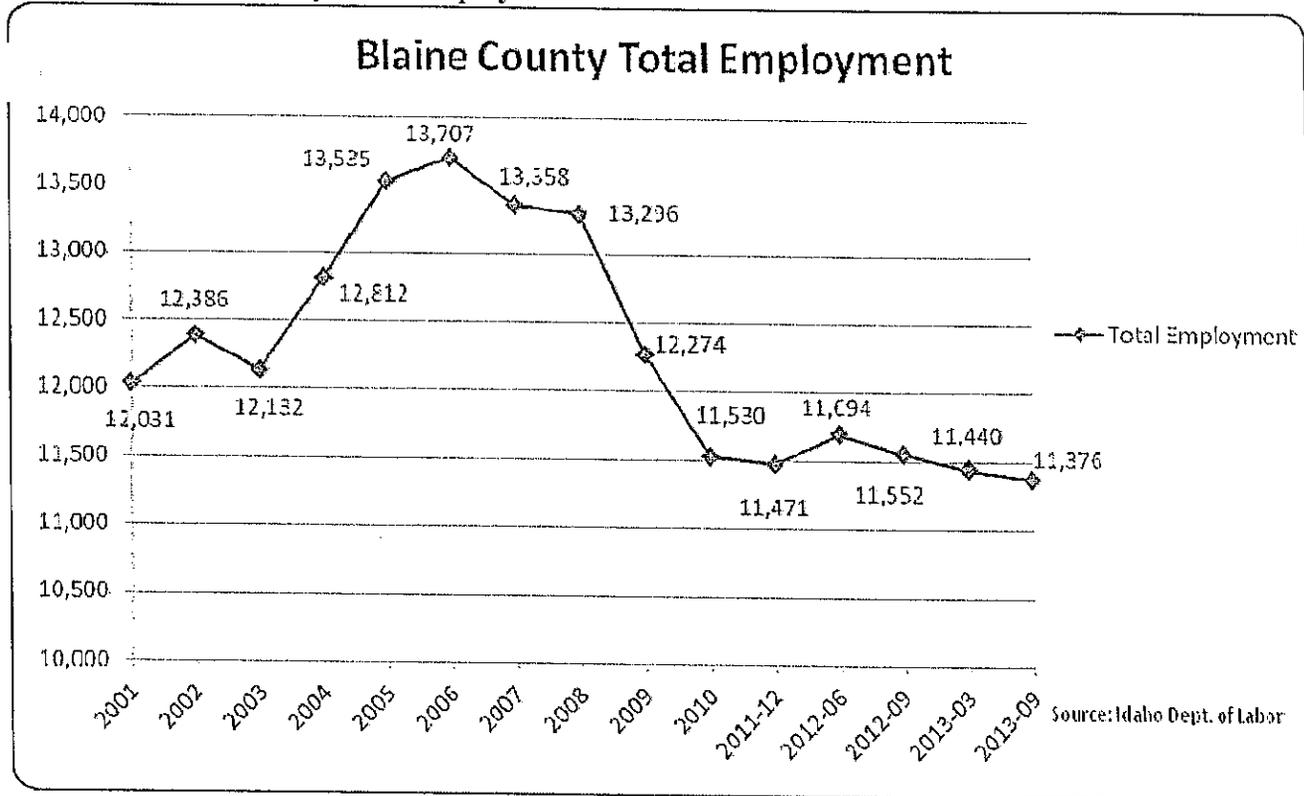


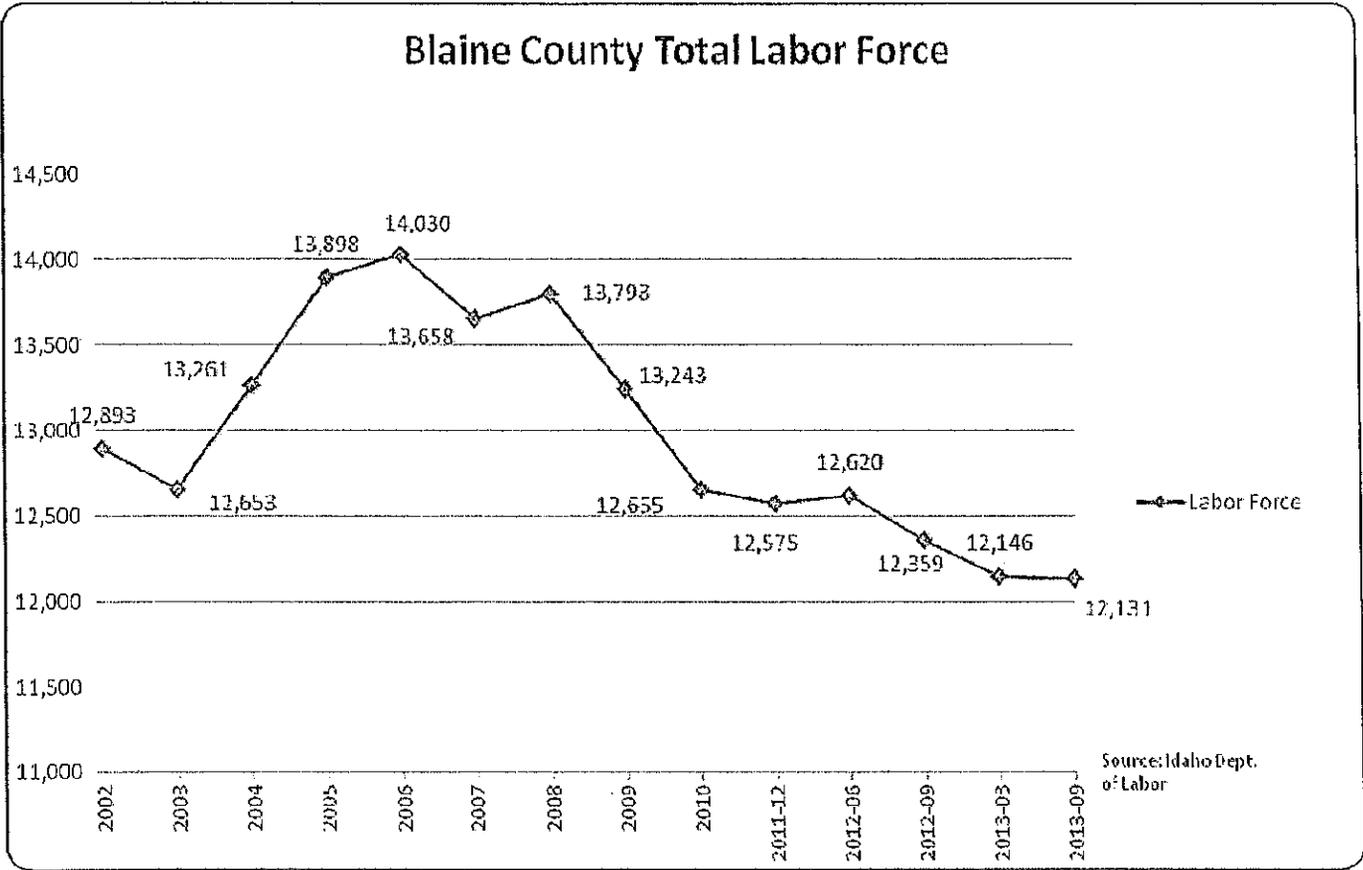
Chart 2.2: Blaine County Total Employment



Like the unemployment rate, the total employment (essentially the Blaine County Workforce) in Blaine County continues to reflect signs of the weak recovery with slightly declining numbers of jobs reported in the county. There was an uptick in employment in June of 2012 but the number of jobs has been decreasing since. (Note the numbers reported below for August 2013 and may reflect the effects of the Beaver Creek Fire.)



Chart 2.3: Blaine County Total Labor Force



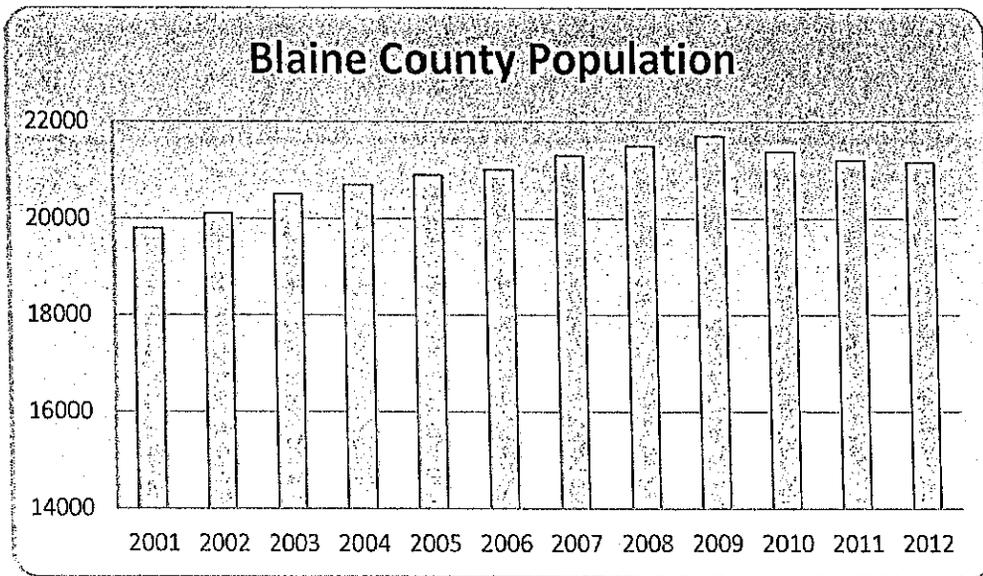
The same trends shown in the unemployment and total employment charts are reflected in the Total Labor Force. Blaine County continues to see its smallest labor force in over a decade. The total labor force in September 2013 is down 13.5% from its peak in 2006.



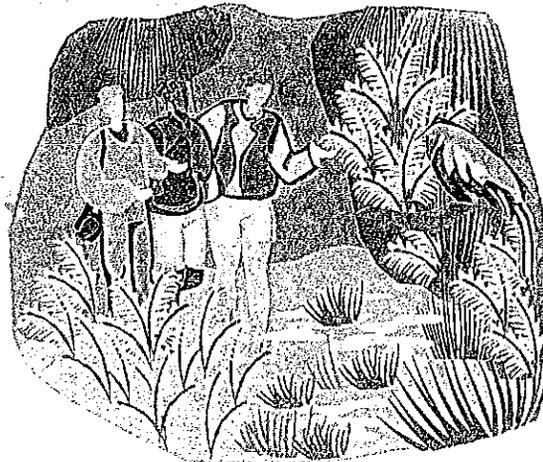
Local Demographics (no new data since ACS 2012 estimate)

The last decade has seen the population in Blaine County increase 5.2 percent from 20,100 in 2002 to 21,146 in 2012. However, this is down from a peak of nearly 21,700 in 2009, representing a 2.6% population decrease in the past three years. The downward trend from 2009-2012 may be stabilizing as evidenced by just a slight decrease in the population from 21,376 in 2010 to 21,146 in 2012, a drop of less than 1 percent. The loss in population is undoubtedly attributable to the loss of jobs in the county. BCHA not only expects the downward population trend to reverse as the local economy recovers but that Blaine County will begin to see increases at a modest to a more rapid pace over the next five years. As the population increases, we anticipate added demand for affordable ownership and rental housing in the county.

Chart 2.4: Blaine County Population



Source: Idaho Dept. of Labor



Regional Housing Market

Affordability Benchmarking

For this analysis we will establish an affordability benchmark to suit the condominium & townhouse and single family housing markets. For the condominium & townhouse market segment we will look at a household size of one. For the single-family home market we will consider a household size of four.

We made the following assumptions (in the box below) and entered them into the MSN Home Affordability Calculator (http://realestate.msn.com/BuyAndSell/Tools/HA_CALC.aspx) to establish an affordable home price. *We will note that this method uses national affordability standards and does not account for the higher cost of living in a resort area like Blaine County where, not just real estate, but everything from gas to groceries carry a premium cost. Consequently, the results are on the high side of the affordability scale and the following analysis is very conservative.

- \$250 Auto payment (\$400 for HH of 4)
- \$200 Credit Cards payment
- \$150 HOA dues
- \$150 Student loans / other expense (\$300 for HH of 4)
- \$ 500 Real estate tax, annual
- \$ 400 Insurance, annual
- \$5,000 down payment
- 4.25% Interest Rate

Household of 1

Annual Income @ 100% AMI = \$55,020*
Annual Income @ 80% AMI = \$44,016*

Affordable home @ 100% AMI = \$179,600**
Affordable home @ 80% AMI = \$112,500**

Household of 4

Annual Income @ 100% AMI = \$78,600*
Annual Income @ 80% AMI = \$62,880*

Affordable home @ 100% AMI = \$262,400**
Affordable home @ 80% AMI = \$166,500**

*Source: HUD

**Source: MSN Home Affordability Calculator

It is important to remember that affordability consists of two measures: housing cost & household income. Falling housing prices are only one side of the equation. It is important to be aware that household incomes and wages in Blaine County have fallen at the same rate as housing prices. Data from the Idaho Department of Labor show that total wages in Blaine County have fallen from \$567 million in 2006 to \$382 million in 2011, a \$185 million loss in wages represents a 33% decrease over five years. This means, that for many households, there has been no net gain in overall affordability that can be attributed to lower housing prices. Only the households whose income has remained steady, and are not saddled with underwater mortgages, have been able to take advantage of lower housing prices.

The charts in Appendix D and summarized in boxes throughout this section highlight the total dollar volume, median sales price, average sales price and unit volume of housing units sold in Blaine County over the past five quarters. This data is divided into sales of single family homes and condominium/townhouses and is reported geographically by the Resort Area and Hailey / Bellevue markets. (Data courtesy of the Sun Valley Board of Realtors)

Hailey & Bellevue - Single Family

The median home price has declined from \$249,500 in our previous analysis to \$236,000 in the most recent quarter. The large gap between the median and the average closed with the average price being \$261,365. There were 53 total single family transactions in the most recent quarter.

Considering the affordable single family home price benchmarked in the section above, the market is providing affordability for households earning 100% of the Area Median Income.

However, when we look at the affordable single family home price for a moderate income household (80% AMI = \$62,880/year) the median home price is \$69,500 above the affordable maximum and the average sales price is \$94,865 above the affordable maximum. These gaps are down from our previous report when they were \$85,000 and \$181,000 respectively. Despite the decreasing gap, moderate income households are largely excluded from homeownership in this market.

Hailey & Bellevue Single Family Q2 2013

Median Price	= \$236,000
Ave. Price	= \$261,365
Units	= 53
Max. Affordable Price 100% AMI	= \$262,400
Max. Affordable Price 80% AMI	= \$166,500

In order to quantify the number of moderate income households in this market we can look at the U.S. Census data from 2010 for the cities of Hailey and Bellevue. According to the US Census 38% of the 3,527 households in Hailey and 35% of the 1,155 households in Bellevue are at or below 80% AMI. This totals 1,745 moderate income households in Hailey & Bellevue. The U.S. Census also reports 1,444 rental units in the two cities. **Comparing the 1,745 moderate income households unable to attain homeownership to the 1,444 total rental units, we conclude there is a shortage of affordable single-family housing in this market.**

Finally, the trend lines for dollar volume, median price and average price all show a relatively steep increase over the past five quarters. The number of units sold trend is relatively flat over the past 5 quarters. The numbers of units sold have been decreasing consistently from the middle of 2012 through the first quarter of 2013. The number of units sold in Q2 2013 is up, however if the number of units sold begin to fall again because of lower inventory it will undoubtedly put upward pressure on prices and affordability.

Hailey & Bellevue - Condo / Townhouse

The median and average prices for condos & townhouses are \$116,500 and \$133,435 respectively indicating that there may have been higher priced units sold in this quarter's dataset. Considering the affordable housing prices benchmarked at the beginning of this section we can see that the market provides affordability for households earning more than 100% AMI. And we also see that the average and median price is above the maximum affordable price for moderate income (80% AMI) households, but with less of a gap, approximately \$4,000 between the median price and the maximum affordable price. The analysis and conclusions bolded in the section above apply to this housing type as well.

It is important to note that while this type of home is more affordable for 100% AMI households and the affordability gap for 80% AMI households is less than it is for single family homes, this housing type represents only 24% of the total market and is limited in its ability to impact affordability significantly.

Hailey & Bellevue Condo/Townhouse Q2 2013

Median Price	= \$116,500
Ave. Price	= \$133,435
Units	= 17
Max. Affordable Price 100% AMI	= \$179,600
Max. Affordable Price 80% AMI	= \$112,500

Resort Area - Single Family

The median single family home price is \$900,000 in this market. The median home in the Ketchum / Sun Valley market is affordable to households of four earning at least 240% of the Area Median Income, or \$1,000/year. It is clear that the Resort Area market has significant entry barriers for families moving to the valley or for those trying to become first time home buyers. This barrier to homeownership has wide ranging economic and social impacts that ripple throughout the county.

Median Price	= \$900,000
Ave. Price	= \$833,607
Units	= 15
Max. Affordable Price 100% AMI	= \$262,400
Max. Affordable Price 80% AMI	= \$166,500

Resort Area - Condo / Townhouse

There is a significant difference between the median and average sale price for this housing type at \$365,000 and \$511,929 respectively. For this analysis we will use the lower value (median) to remain conservative. Using the lower \$365,000 median, condos and townhouses are affordable to a household of one earning more than 170% AMI, or at least \$85,500. This affordability threshold precludes virtually all the middle class from homeownership in the Ketchum / Sun Valley market.

Our conclusion is that homeownership in the cities of Ketchum and Sun Valley remains unattainable for the workforce that drives our economy. This lack of affordability stretches beyond moderate income households into the middle and upper-middle classes. It affects resort workers and professionals alike. The affordability gap forces workers to other parts of the county, or possibly out of the county altogether. This puts pressure on our transportation network and forces local governments to allocate additional resources to this part of the County's infrastructure. It also has a negative effect on Blaine County businesses and Local Option Tax receipts as there are fewer full-time residents to support the local economy.

Median Price	= \$365,000
Ave. Price	= \$511,929
Units	= 41
Max. Affordable Price 100% AMI	= \$179,600
Max. Affordable Price 80% AMI	= \$112,500

SECTION III BLAINE COUNTY HOUSING ACTIVITIES

Affordable Housing Market

In our FY 2012 Annual Report we reported that only one Community Housing unit closed for the year. While the Community Housing market remained strong through much of the recession, BCHA concluded that the characteristics of the affordable market tended to lag the overall housing market. **Despite the sluggish economic recovery, the Community Housing market rebounded strongly in FY 2013.**

We are pleased to report that six (6) community housing units were resold in FY 2013. On September 30, 2013 four (4) additional units were under contract and all closed in October 2013. One (1) more Community Home is under contract and scheduled to close in November.

Table 3.1: Ownership Unit Activity

BCHA Ownership Unit Activity					
	Location	Beds	Income Category	List/Sold Price	Notes
1	Ketchum	2	3	\$150,000	Sold
2	Ketchum	3	4	\$153,625	Sold
3	Ketchum	1	4	\$120,000	Sold
4	Hailey	3	3	\$120,000	Sold
5	Ketchum	1	5	\$179,000	Sold
6	Sun Valley	1	3	\$79,000	Sold
7	Hailey	3	4	\$121,000	Under Contract
8	Ketchum	1	3	\$120,904	Under Contract
9	Ketchum	1	3	\$136,946	Under Contract
10	Ketchum	2	4	\$167,500	Under Contract
11	Sun Valley	2	4	\$167,000	Under Contract
12	Ketchum	2	4	\$185,798	owner missed showings
13	Ketchum	2	4	\$188,000	Price increased
14	Ketchum	1	5	\$168,000	Newly Available
15	Mid Valley	4	4	\$296,102	Newly Available
Date: 9/30/2013					

Note: this info is current as of September 30, 2013. There will have been activity with some units sold or put under contract and new units made available. Contact BCHA for a current list.

BCHA Rental Units Available

All of the Rental Units in BCHA's stewardship are occupied. **BCHA more than doubled the rental units in its program from five (5) to a total of twelve (12).** The additional seven (7) rental units consist of two units (one in Ketchum and one in Bellevue) BCHA is managing through our partnership with the ARCH Community Housing Trust. Five (5) units were developed in Blaine County's Community Housing overlay district just south of Ketchum. There are four (4) income restricted units at Cold Springs Crossing and one employee housing unit on a parcel redeveloped by Nichols Landscaping.

BCHA Ownership Units Currently Rented

The BCHA Guidelines allow a Community Homeowner to rent a community home under certain conditions and with approval from BCHA. There are currently four (4) Community Homeowners renting their homes to qualified occupants.

Internal BCHA Activities

Below is a list of BCHA activities, highlights and notable events which occurred in FY 2013.

- BCHA hired a new Program Administrator early in FY 2013! Bobi Bellows is a graduate of Sun Valley's Community School. Bobi hit the ground running and is a great asset to BCHA.
- BCHA moved its office to 200 West River Street in Ketchum. This was a strategic move to make BCHA more assessable to our current Community Homeowners, our Applicants and the community at large. The move is achieving the desired results. BCHA is seeing more of our constituents on a more regular basis than when our office was located in Hailey.
- In conjunction with our new address, we also updated our logo. You will notice it on the cover of this report and around town.
- BCHA developed an Affordable Housing Rental Guide to respond to the high volume of inquiries for affordable rental properties. The guide includes contact information for all subsidized rental properties in Blaine County (LIHTC, USDA Rural Development, Section 8, etc) in addition to the rentals in BCHA's stewardship.
- The deed covenant on one Community Home in Hailey was lost due to a foreclosure action.
- The Board and Staff completed a review of and made amendments to the Community Housing Guidelines.
- In addition to our regular updating of the BCHA database, Bobi reorganized and updated all applicant and homeowner files to make the information contained in them more efficient and retrievable.
- HUD released 2013 Area Median Income data in December of 2012 and BCHA updated all of the documents (income limits, housing cost limits, etc.) related to AMI.
 - We also made enhancements to the BCHA price calculator, which uses the HUD AMI as its basis.



- BCHA contracted with Nick Quaglia, our Bilingual Community Outreach and Research Specialist. Nick worked with BCHA from March through October to reach out to the Spanish Speaking community and other underserved populations in the county. Nick was also able to step in and provide support for our regular programs at busy times as well.
- BCHA changed its group help insurance plan to gain a significant cost savings for BCHA and its staff.
- We continue to expand our use of social media as an additional outlet for our services and to provide general affordable housing information.
- Staff reviewed and revised the Community Housing Application to better reflect fields and data points in our database of applicants.
- Staff attends Business After Hours (BAH) events throughout the year.
- BCHA hosted a meeting specifically for owners of Community Housing units at The Fields. We provided a real-estate agent to lend a professional perspective on the real estate market and to help moderate the discussion. This meeting spurred several BCHA actions.
 - BCHA launched a three month advertising campaign at the Magic Lantern Theater which featured The Fields at Warm Springs.
 - BCHA placed a full page advertisement in the Fall 2013 Real Estate Guide
 - BCHA worked with a Real Estate agent and a Fields owner to develop a pilot program which enabled the Community Homeowner to list her unit on the MLS and resulted in the sale of her home.
- We heavily revised the 2013 compliance monitoring form by rewording questions to require an active reply from each owner. The old form only required passive replies in the form of check boxes.
- BCHA purchased a Community Home that was in foreclosure for the balance owed on the loan as provided for in the Deed Covenant. We will use this unit as a rental for Income Category 2 households to help us meet the current demand for rental housing.

Communications with the Community

- BCHA shifted from bi-weekly communications to a monthly or an as needed schedule. The open rate for these communications has improved since we have decreased the frequency and have been more discerning when reviewing topics to cover.
Topics covered in FY 2013 included:
 - Notice to the community of the Idaho Attorney General's information sessions on Foreclosure Prevention and the National Mortgage Settlement in Ketchum and Hailey.
 - Announcement of BCHA Board Vacancy
 - Information to the community about the National Mortgage Settlement and reminder of the deadline to make a claim.
 - Notice of a free workshop on Energy Efficiency and Renewable Energy Systems workshop at the Hailey Library.
 - Notice of Bipartisan Center's Regional Housing Forum at Sun Valley Resort.
 - Notice of the postponement of the Housing Forum.
 - Message to the community advising homeowners to check their insurance policies to see if they cover costs incurred by the loss of use caused by the mandatory evacuations associated with the Beaver Creek fire.

Development Projects

- Cold Springs Crossing
 - Developed a deed covenant with legal counsel designed specifically for rental-only developments with a mix of income-restricted and market-rate units.
 - As a courtesy to the developer, BCHA agreed to field inquiries from potential tenants for both the income-restricted and market-rate units in the development.
 - Our performance and value-added service led to BCHA contracting with the developer to provide limited property management services for the whole development.
 - BCHA attended a tour of the construction progress with Blaine County and Ketchum officials.
 - BCHA developed a unit allocation plan and maximum pricing agreement with the developer.
- River Run Townhomes
 - BCHA worked with the owner of a project in the very early stages of planning and with Ketchum city staff to develop a Community Housing Credit Agreement. The owner of the development purchased a studio condominium with the intention to deed the unit to BCHA to fulfill his anticipated Community Housing requirement in exchange for bonus FAR awarded by the city. The owner decided to no longer pursue this plan the weekend before the city council was scheduled to consider the proposal.
- Nichols Landscaping, Employee Housing Unit
 - Nichols Landscaping purchased and redeveloped a property in the County CH-PUD district. BCHA worked with the owner to meet the county requirements for Community Housing associated with their application for a conditional use permit and to develop standards and a deed covenant running with the conditional use to rehabilitate an existing structure for employee housing.



Activity at the State and National Level

- BCHA, through IHFA, has identified an exception process to enable lending in developments that contain more than 20% commercial space. We worked with a mortgage professional, identified by IHFA, IHFA and Fannie Mae to get the exception approved. The process was long and frustrating at times, but in the end the exception was approved by Fannie Mae and the loan for the new owner was approved and funded. We are confident that we will be able to achieve additional exceptions with more efficiency in the future.
- In October 2012 BCHA Board Chair Heather Filgate, Jon Duval from KCDC and Michelle Griffith from ARCH traveled to Boise to provide comment and testify to IHFA regarding proposed changes to the Qualified Application Plan (QAP) for Low-Income Housing Tax Credit (LIHTC) and HOME Administrative Plan. Some of the proposed changes would severely limit development applications in Blaine County's ability to submit competitive applications for funding. If the proposed changes were implemented, developments in high cost areas like Blaine County would almost certainly lose out to developments in lower-cost counties, effectively eliminating Blaine County's access to these programs. BCHA supplemented Heather's testimony with a formal written comment. **We are happy to report that IHFA removed most of the changes that would have affected Blaine County from the 2013 LIHTC QAP** despite overwhelming support for those particular provisions from housing developers in the rest of Idaho.
- BCHA attended IHFA's Conference on Housing and Economic Development in October 2012.
- BCHA attended IHFA's quarterly housing roundtable forums in Twin Falls.

Activities with Blaine County

- BCHA is assisting the Comprehensive Plan Steering Committee by participating in the housing and population group's updates to these sections as a subject matter expert.
- BCHA continued to work in the new fiscal year with Blaine County Planner Kathy Grotto and the Planning and Zoning Commission on amendments to the CH-PUD.
- After the P&Z made their recommendation, BCHA continued to work with county staff and the Board of Commissioners to help them understand the potential effects of the P&Z recommendation on the CH-PUD.
- During the Board of Commissioners consideration of the CH-PUD amendments, BCHA was seated at the staff table and provided the Commissioners data and expert housing advice as the County's Housing Department.
- BCHA offered the services of our Bilingual Community Outreach and Research Specialist to help the residents of The Meadows Mobile Home Park understand the Community Housing Overlay designation.
- David met with County Attorney Tim Graves to explore funding options like a housing district. We were not able to identify any viable options.
- BCHA provided a letter of support for the County's grant application to construct sidewalks along Hospital Way.
- BCHA reviewed a draft indigent resolution that establishes maximum housing and other allowances when considering indigent applications and provided comment on the proposed amounts.

Activities with the City of Ketchum

- BCHA consulted extensively with Planning Manager Joyce Allgaier and Clarion Associates on the development of Ketchum's Comprehensive Plan update:
 - We participated in several P&Z workshops
 - BCHA is serving on the Comp Plan's Advisory Board
 - BCHA hosted a meeting with Joyce A., Michelle G. from ARCH and Bob C. from the SVBOR.
- BCHA attended the Ketchum URA workshop.
- BCHA sent a formal request to staff and the Council to repeal the Apartment Housing Overlay ordinance.
- BCHA developed a LIHTC fact sheet for the City Council to use in their deliberations regarding ARCH's request considering the Evergreen Apartments.
- BCHA with Joyce, Lisa and other city staff to discuss current city ordinances, in-lieu fee calculations, and a potential Community Housing credit program. These topics are all a work in progress. Some items may prompt BCHA Board policy discussion in the future.
- We also met with city staff and representatives from the real estate and development community to discuss improvements to Ketchum's Community Housing incentives in their current ordinances.

Activities with the City of Hailey

- BCHA sent a formal request to the Community and Economic Development department requesting the Council consider an ordinance that will allow the Council to waive or reduce fees for Community Housing developments.
- We met with Micah Austin, Hailey's Economic Development Director, and discussed our common goals and ideas about how to foster the Hailey economic development and BCHA housing goals. One result is that David agreed to serve on Micah's Ready Team. The team is designed to meet with businesses considering doing business in Hailey and help recruit and answer questions. We also discussed a welcome packet for new businesses in which BCHA would have an informational postcard.



Activities with the City of Sun Valley

- BCHA is providing data, consulting services to city staff and is participating in meetings with the Comprehensive Plan Steering Committee when asked.
- BCHA prepared and sent a value-added service proposal to the council for our FY 2014 contract for service. The main components of the proposal are:
 - Develop a plan to utilize the city's workforce housing fund,
 - Conduct a review of the housing benefit the city provides to employees required to live within a certain distance of their workplace, and
 - An analysis and plan for a possible divestiture of the two city-owned units.

The Council agreed to the value-added services and voted to increase the value of the BCHA contract for service from \$5,000 to \$10,000.

Activities with Partners in the Community

ARCH Community Housing Trust

- BCHA continues to work with ARCH and the property managers of The River Street Senior Apartments by referring applicants from our database who qualify to live at River Street. Several BCHA applicants have made River Street their home.
- BCHA consulted with ARCH and advised them on the purchase of a unit in the Parkside development in Ketchum. We determined the best use of this unit will be as a rental at this time. BCHA and ARCH executed a management agreement in which BCHA manages the asset for ARCH. This 2 bedroom 2 bath home is designated for households earning 60% or less of the AMI and is currently occupied by a single mother in St. Luke's student nursing program and who is working part time.
- BCHA provided consulting services to analyze the feasibility of moving a home donated to ARCH from Ketchum to a piece of land owned by ARCH in Bellevue. This 3 bedroom 2 bath single-family home is rented to a single working mother.
- BCHA provided a letter to Idaho Housing and Finance in support of ARCH's re-certification as a Community Housing Development Organization (CHDO).
- BCHA certified certain ARCH board members as community homeowners to support ARCH's CHDO designation.
- BCHA provided letters of need and support to the Ketchum P&Z and City Council for ARCH's Evergreen Apartment proposal.
- BCHA and ARCH updated the ground lease and deed covenant on one of the Walnut Street homes ARCH developed under the HOME program.
- BCHA assisted ARCH in the identification and communication with a Spanish speaking family who purchased an ARCH home in Bellevue. This home has an IHFA deed covenant and is not in BCHA's stewardship. We received a fee for our service.
- BCHA surveyed our applicant database to help ARCH develop a LIHTC application.
- BCHA provided a letter of support for ARCH's now approved LIHTC development application with IHFA.
- We continue to consult with ARCH to evaluate various development and acquisition opportunities.
 - Provide rental data & info to evaluate purchase opportunities
- BCHA created a Section 3 folder from information provided by ARCH to make available to BCHA constituents. Section 3 requires organizations that receive federal funds to give preference to low-income workers and contractors.

Ketchum Community Development Corporation (KCDC)

- BCHA worked with the KCDC and ARCH to develop a strategy to address the portions of IHFA's proposed 2013 LIHTC QAP that would be detrimental to applications in Blaine County.
- David meets with Jon Duval regularly to discuss housing conditions and events.

Sustain Blaine

- BCHA staff continues to participate in Sustain Blaine's quarterly advisory board meetings.
- Linda Thorson and David Patrie attended Sustain Blaine's 2012 Economic Summit.

Sun Valley Board of Realtors

- BCHA continues to work with the Sun Valley Board of Realtors to identify a way to list available Community Homes on the MLS.
 - BCHA sent a formal request to the Government Affairs Committee in January. Several issues and concerns were identified by the GAC and we continue to work to overcome those obstacles.
- BCHA developed a pilot program with an individual realtor to enable Community Homeowners to list their homes on the MLS at a reduced rate.
- BCHA made a request and presentation to the Government Affairs Committee (GAC) in which the SVBOR would add an optional donation box to all purchase and sale agreements by which a seller could make a donation to Community Housing and BCHA. In exchange, if the program was successful and reached a determined amount of funding, BCHA would waive and/or eliminate our 3% administration fee we collect on the transfer of Community Homes. This would open this market segment to more real estate professionals.
 - The response was tepid as the real estate recovery is new and fragile. It was suggested that, while a good idea, the time is not right.
 - The committee also expressed its preference to focus only on the 1% For Air Campaign at the time.

Others

- BCHA provided the City of Bellevue with a letter of support for Mt. Rides' application to develop a bus terminal in the south valley.



BCHA Local and Regional Exposure

- Income restricted rental units in Cold Springs Crossing are highlighted in this Mt. Express article:
<http://www.mtexpress.com/index2.php?ID=2005144539>
- KECH on air story for Commissioner - Friday 12/28, <http://kech95.com/news/>
- Mt Express brief for Commissioner - 12/3,
http://www.mtexpress.com/vu_breaking_story.php?bid=98699
- Mt. Express Story on CH-PUD; January 18th
<http://mtexpress.com/index2.php?ID=2005145752#.UR6rOaUqauI>
- More on the CH-PUD on January 25th
<http://www.mtexpress.com/index2.php?ID=2005145850#.UR6rgqUqauI>
- Mt Express story on ARCH's Evergreen Development; January 25th
<http://www.mtexpress.com/index2.php?ID=2005145844#.UR6rpaUqauI>
- Mt Express brief on office move, March 1st
<http://www.mtexpress.com/index2.php?ID=2005146325#.UUOO9RzvuuJ>
- WREP newsletter information about BCHA:

TROUBLE RECRUITING OR RETAINING QUALITY EMPLOYEES?

Did you know that employees with stable housing make more stable, reliable employees?

The Blaine County Housing Authority works for local employers and the county workforce to provide desirable and affordable homeownership and rental opportunities. They have Community Homes, both ownership and rental, available throughout Blaine County. Visit their website www.bcoha.org, call 788-6102, or stop by their office to see what is available or to get more information, 200 West River St, Suite 103, Ketchum.

- Visit Sun Valley featured a Fields unit in their weekly newsletter:

Blaine County Housing Authority

This week's featured property is a 2-bedroom, 2-bath unit in The Fields offered at \$185,000. Why rent when you can own?

As little as \$5,000 down means you can have a \$900/mo. mortgage at today's interest rates. Low HOA dues and fabulous amenities make this the perfect place to live in Ketchum. Other 1-bedroom and 2-bedroom Community Homes are available.

Call Blaine County Housing today for more information 788-6102 or come visit our new office conveniently located at 200 West River St., Suite 103 in Ketchum.



<http://sunvalleymarketingalliance.createsend1.com/t/ViewEmail/r/B821C9839E78D5E82540EF23F30FED/OD4ECFEDAD5C00C733C48669A65BFAC1>

- Mt. Express reporter Tony Evans described BCHA's presentation to the Hailey City Council as impassioned, www.mtexpress.com/index2.php?ID=2005148025.
- The Mt. Express included information provided by BCHA about Assistance for Evacuees in its article titled "Fire Disaster Assistance Available" in its August 23, 2013 issue. <http://www.mtexpress.com/index2.php?ID=2005147717#.Uht9iBtON5E>
- Executive Director David Patrie's guest opinion titled "Housing is Linked to Economic Success" <http://www.mtexpress.com/index2.php?ID=2007149005#.UoLA8fIOM2A>

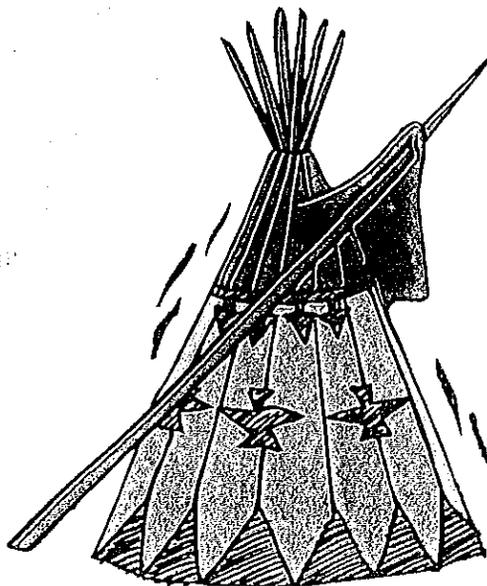
Staff Development Activities

- We are happy to announce the hiring of Bobi Bellows as BCHA's new **Program Administrator**. Bobi is a graduate of the Community School and is returning to the Wood River Valley from an extensive and diverse career in Florida. Her grant writing experience, property management experience and extensive knowledge of the non-profit and for-profit sectors are already bringing measurable results to BCHA.
- BCHA contracted with Nick Quaglia to be our **Bi-lingual Community Outreach & Research Specialist**. Nick is a recent graduate of UC Davis with a BS in Environment Policy and Analysis with an Emphasis on City & Regional Planning. Nick has performed similar outreach in Yolo County California and has worked as a Planning Intern for the city of Mountain View, CA.
- David attended Idaho Housing and Finance Association's Conference on Housing and Economic Development.
- Bobi attended a seminar on strategic planning and implementation presented by CSI.
- Bobi participated in a webinar on fair housing presented by HUD.
- David participated in a webinar by the Cornerstone Partnership on LIHTC.
- David attended CSI's non-profit initiative seminar on conflict management.
- David participated in IHFA's webinar on use of Housing Idaho.com
- Nick and Bobi attended a Fair Housing course in Twin Falls.
- David and Bobi attended the Idaho AHMA (Affordable Housing Management Association) Spring Conference.
- **Bobi is now a Certified Occupancy Specialist (COS)!**
- **David is now a Specialist in Housing Credit Management (SHCM)!**
- Bobi attended a course in Boise for HOME Compliance Training. She passed her test and is now certified as a **Housing Compliance Manager for HOME Funds (HCM-HF)**.

- All of these courses will enable BCHA to pursue the management of LIHTC developments like River Street and Northwood Place.
- David attended a course in Boise for LIHTC Asset Management Training. There was no test or certification associated with this course.
- David joined the Ketchum Chapter of Rotary International.

Board Activities

- The BCHA Board began the fiscal year with a full board. There are currently no vacancies.
- The Board held elections in October 2012 and the results were as follows:
 - Chair - Heather Filgate
 - Vice-Chair - Chase Hamilton
 - Treasurer - Linda Thorson
- Linda Thorson's term technically ended at the end of FY 2012, however BCHA is adjusting its board terms to end on the calendar year to better coordinate new appointments with the County Board of Commissioners' schedule. Linda agreed to continue her service to December.
- The Board held a workshop in December to analyze Process Models to aid BCHA in decision making and to make our decision making process open and assessable.
- In January the Board elected Rick Davis Treasurer to succeed Linda Thorson.
- In February 2013 the County Board of Commissioners approved Suzanne Miller to fill the seat vacated by Linda Thorson. Suzanne is the Director of Patient Care Services and Nursing at St. Luke's and is familiar and knowledgeable of the effects that high housing costs exact on both employers and employees. Her experience and perspective will be a valuable asset to our Board.
- The Board held a special meeting in March at the request of a Community Homeowner.
- Heather Filgate attended a seminar on strategic planning and implementation presented by CSI at the community campus.
- The Board reviewed BCHA's Strategic Direction and re-set priorities in April 2013.
- The Board developed and adopted a budget for FY 2014.
- The Board completed a performance review for the Executive Director, David Patrie.



SECTION IV CHARACTERISTICS OF BLAINE COUNTY'S COMMUNITY HOUSING APPLICANTS AND COMMUNITY HOMES (As of September 30, 2013)

The Blaine County Housing Authority (BCHA) updates the community housing applicant database on a rotating quarterly basis. Applicants are contacted at least once per year, approximately 25% each quarter, to ensure that the information about the applicant households within the database is kept current.

BCHA Database Activity & Analysis

As of September 30, 2013, there were 112 active applications in the database, representing a total of 195 individuals. Comparatively, there were 107 active applications representing 193 individuals on September 30, 2012. The net difference over the course of this fiscal year is +5 households reaching out to BCHA for assistance in obtaining affordable housing. This small difference in the net number of applicant households is deceiving. **During the course of FY 2013, BCHA interacted with one hundred and twenty three (123) households in our database.**

- 65 new applications
- 58 households removed from database

The table below shows the income category and what type of affordable housing each new applicant is interested in finding. It also shows the reason each household was removed from the database.

FY 2013 BCHA Database Activity					
New Household Applicants					
	Q1-02-2013	Q3-2013	Q4-2013	Totals	Percent
	24	26	15	65	
Interested in Ownership Only					
Interested in Rental Only	5	14	8	27	42%
Interested in Rental or Ownership					
Income Category 1	13	13	5	31	48%
Income Category 2	3	3	3	9	14%
Income Category 3	3	7	5	15	23%
Income Category 4					
Income Category 5	3	0	2	5	8%
Income Category 6	0			0	
Households Removed from Database					
	Q1-02-2013	Q3-2013	Q4-2013	Totals	
	26	27	5	58	
Purchased or Rented a BCHA Unit					
Purchased or Rented an ARCH Unit	1	1	1	3	5%
Purchased or Rented Market Rate Housing					
Unable to Contact, Presumed moved	12	7	1	20	34%
Clear out Duplicate Entries	5			5	9%

New Household Applicants

Analysis of the sixty five (65) new applicants indicates a relatively balanced interest in rental and ownership opportunities with 42% seeking rental only, 37% were seeking ownership only and 22% seeking either rental or ownership housing. This data point continues to fluctuate as we have noted in our previous reports. In the first half of FY 2013 the percentages were 21%, 46% and 33% respectively. In contrast, the percentages in the last quarter of FY 2012 were 62%, 38% and 0% respectively. **BCHA will continue to monitor these trends closely in order to advise our affordable housing development partners and our local jurisdiction stakeholders with sound affordable housing development and policy advice.**

Analysis of the income profiles of the new applicants is equally important to provide reliable development and policy advice. It is important to note that 62% of our new applicants are considered low-income (Categories 1 & 2). In general, low-income households struggle to qualify for homeownership without significant subsidies. These households are best suited to affordable rental opportunities. **The high percentage of new low-income applicants reinforces BCHA's strategy to balance the number of ownership and rental housing stock in our stewardship.**

Twenty-three percent (23%) of the new applicants are considered moderate-income (Category 3) households. These households can generally qualify for homeownership with a minimal amount of assistance. Assistance for this group can be provided through local, state or federal programs. **While many of these households are income qualified, there are other barriers to homeownership in their personal profiles.** Barriers include low or no credit scores, short sales or foreclosures, bankruptcies and little or no savings for a down payment. **BCHA works with these applicants and with other professionals (mortgage brokers, banks, credit counselors, etc.) to prepare these households for homeownership.**

The remaining fifteen percent (15%) of new applicants have household incomes above 80% AMI (Category 4+). Households in these income categories struggle to find homeownership opportunities that are affordable to them in high-cost markets like Blaine County. Most housing markets in the United States support homeownership for this group. Consequently, the only assistance available to these households are programs designed and funded by the local community. There is no state or federal assistance available. **The BCHA Homeownership Programs developed with the local jurisdictions and the development community are the only source of affordable housing for households in these income categories.**

Households Removed from the Database

The largest percentage of households removed from the database were placed in affordable housing. Forty-three percent (43%) of households removed either purchased or rented homes in BCHA's stewardship or in units developed with our development partner ARCH. **This is evidence of the effectiveness and importance of BCHA's programs. The availability of affordable housing is a benefit to the Blaine County workforce and to the businesses of the Wood River Valley.**

Thirty-four percent (34%) of the households BCHA removed from the database were because we were not able to contact the applicant. These households are presumed to have moved from Blaine County. In contrast, in FY 2012 we reported seventy-seven percent (77%) of the households removed were presumed to have moved. We believe the stabilization of this data point is influenced by the stabilization in the job market. While the recovery is slow or non-existent, we are no longer seeing massive job losses.

Fourteen percent (14%) of the households removed from the database found market-rate housing solutions. The market continues to present limited opportunities for households in the higher income categories. BCHA recognizes that combination of affordable housing programs and market-rate housing options are essential to supporting the workforce of Blaine County.

BCHA Database Characteristics

The majority of the demand for community housing is from households at Income Categories 3 and below, which constitute 72% of the applicant database. These applicant households have earnings at or below 80% of the Area Median Income (AMI). Households earning more than 80% AMI make up the remaining 28% of our applicant database.

A good rule of thumb is that households earning above 60% AMI (Income Categories 3 and above) can qualify for homeownership and those earning less than 60% AMI (Income Categories 1 and 2) are more suited to affordable rental opportunities. Using this guideline (not an absolute rule) we see that the Income Categories of households in the BCHA database breakdown virtually 50/50 between households who could qualify for affordable homeownership opportunities and those who are more likely to be seeking affordable rental opportunities.

The 2013 AMI is \$78,600 for a family of four in Blaine County. See Table 4.1 and Chart 4.1 for the breakdown of BCHA applicants by Income Category. Income limits for each household size and income category can be found in the 2013 Housing Price Calculator available on the BCHA website www.bcoha.org or by contacting BCHA.

Table 4.1: Percentage of BCHA Applicants in each Income Category

INCOME CATEGORY	% of Area Median Income (2013 HUD)	% of all Applicant Households in each Income Category
1	Up to 50% of Median	41%
2	50% - 60% of Median	10%
3	60% to 80% of Median	21%
4	80% to 100% of Median	13%
5	100% to 120% of Median	10%
6	120% to 140% of Median	4%
7 and Over	Over 140% of Median	1%

Chart 4.1: Distribution of Household Income

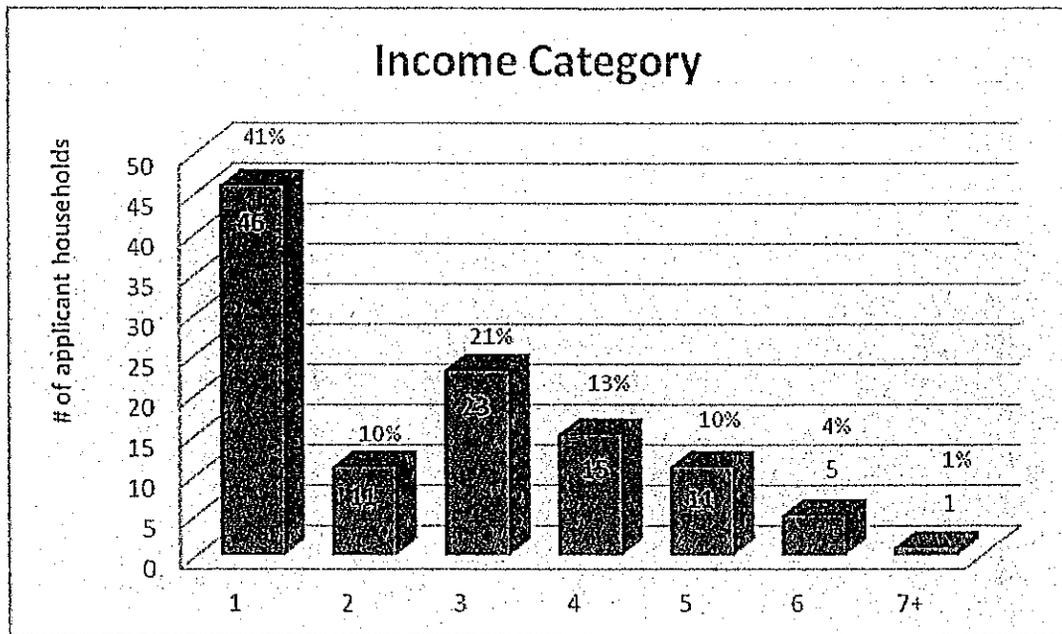


Chart 4.2: Income Category Trends.

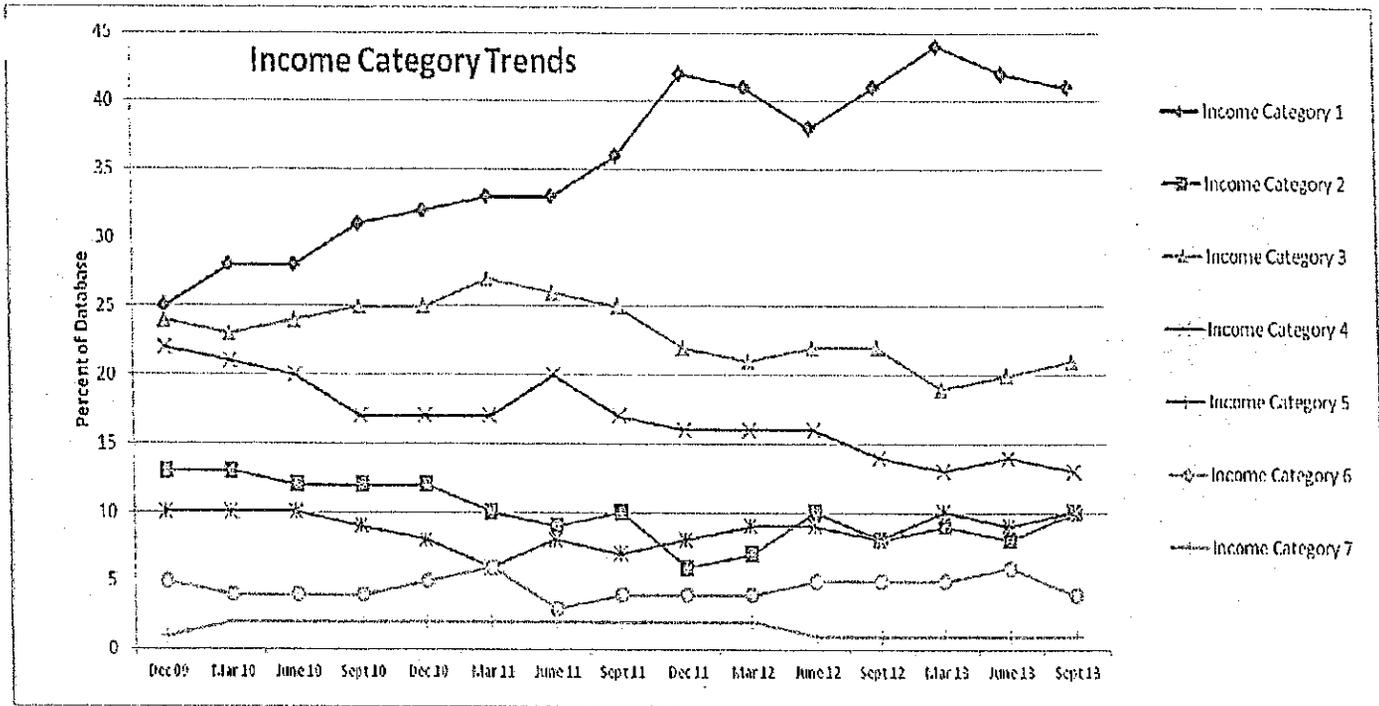


Chart 4.2 shows the trends of all Income Categories since December of 2009 as a percentage of the BCHA database.

The percentage of Income Category 1 applicants remains at historic highs. This significant change in the profile of the BCHA database is likely the result of job losses and the loss in household income in Blaine County during the recession. It appears that this may be the “new normal” in Blaine County for the foreseeable future.

In December 2009, there was a healthy balance of Category 1, Category 3 and Category 4 households representing 25%, 24% and 22% of the applicants respectively. (Note that Category 2 represents households earning a 10% range (50%-60%) of AMI where all other Categories represent a 20% range.) This healthy balance is no longer in place in September of 2013.

The percentage of Income Category 3 and Category 4 applicants, often the easiest demographic to serve, have trended down since December 2009. Category 3 applicants dipped in the spring of 2013 but appear to be stabilizing in the low to mid 20% range. Category 4 applicants (earning between 80%-100% AMI), and essentially the middle class is trending down again when looking at the same period.

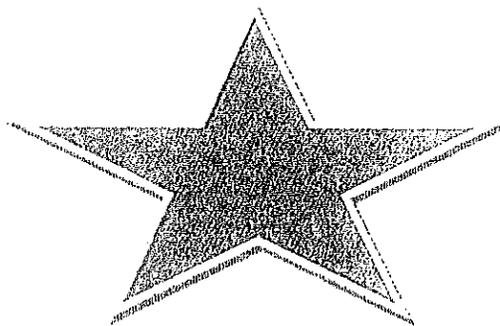
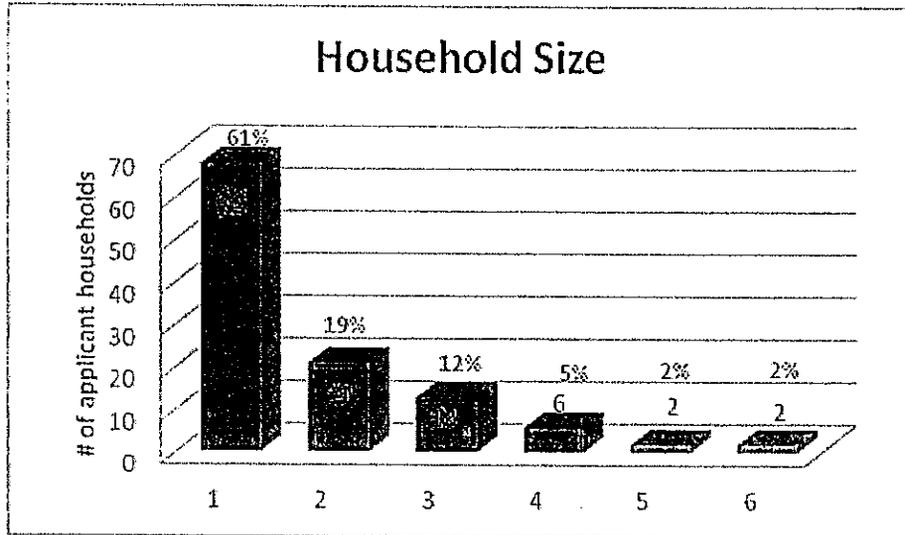


Chart 4.3: Distribution of Household Size



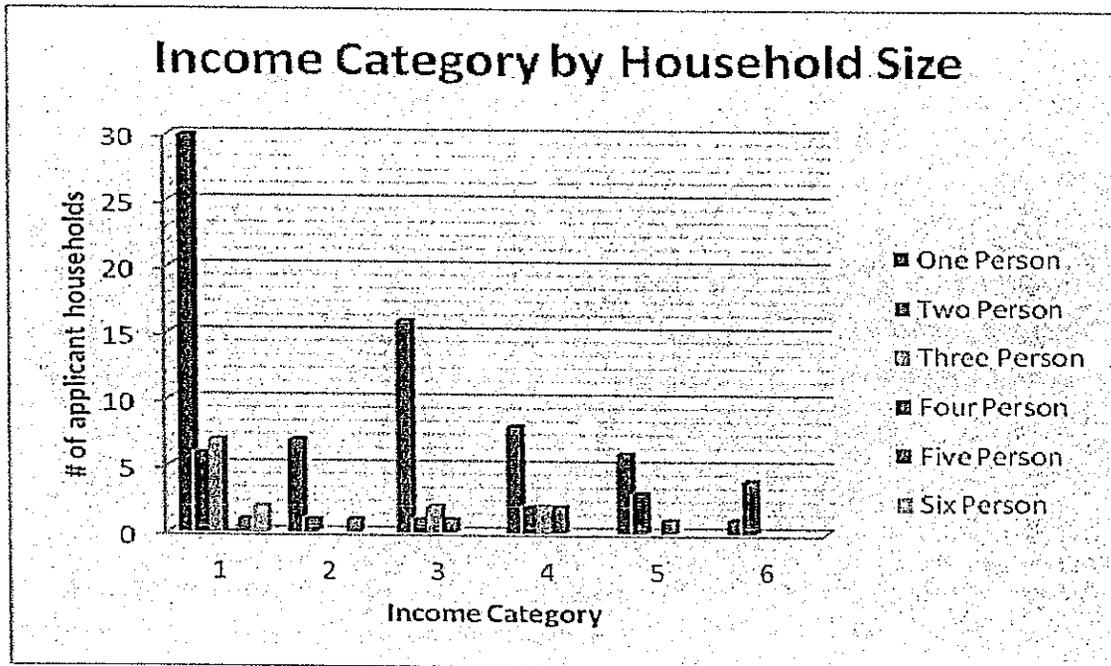
Singles continue to dominate the database, representing 61% of the active applications. Two person households account for another 19% of applicants. Households of three or more represent the remaining 21% of applicants. While the number of families (presumably households of three or more) within the database is currently lower than individuals, anecdotal evidence suggests that this may be due to the current composition of the community housing inventory. The current inventory of units by number of bedrooms under BCHA's stewardship can be found in Chart 4.14.

Table 4.2 and Chart 4.4 illustrate the distribution of applicants by the size of each household and that household's respective income category.

Table 4.2: Applicant Households in each Income Category, by Household Size.

Household Size	Number of Applicant Households in each Income Category by Household Size						
	Cat 1	Cat 2	Cat 3	Cat 4	Cat 5	Cat 6	Cat 7 & over
1	30	7	17	8	5	1	
2	6	2	3	2	5	3	
3	7	1	2	2		1	
4	1	0	1	2	1		1
5	1	1					
6+	2						

Chart 4.4: Distribution of Household Size relative to Household Income



Forty percent (40%) of applicants are low-income (Categories 1 & 2) households consisting of one or two residents. Another eleven percent (11%) are low-income families (HH of 3+). In the moderate-income classification (Category 3) eighteen percent (18%) of the database are singles or couples while just three percent (3%) are families. For households above 80% AMI (Categories 4+) twenty one percent (21%) are singles or couples and seven percent (7%) are families. The demand for affordable housing among BCHA applicants is distributed among housing for singles and families across all income categories. The highest demand is for low-income housing for singles and couples. It is important to recall the note made above regarding the existing stock reflecting the applicant database. When affordable family homes have been made available, BCHA has had no vacancy problems and have seen high demand for this product among qualified applicants.



Chart 4.5: Distribution of Applicant Households' City of Employment

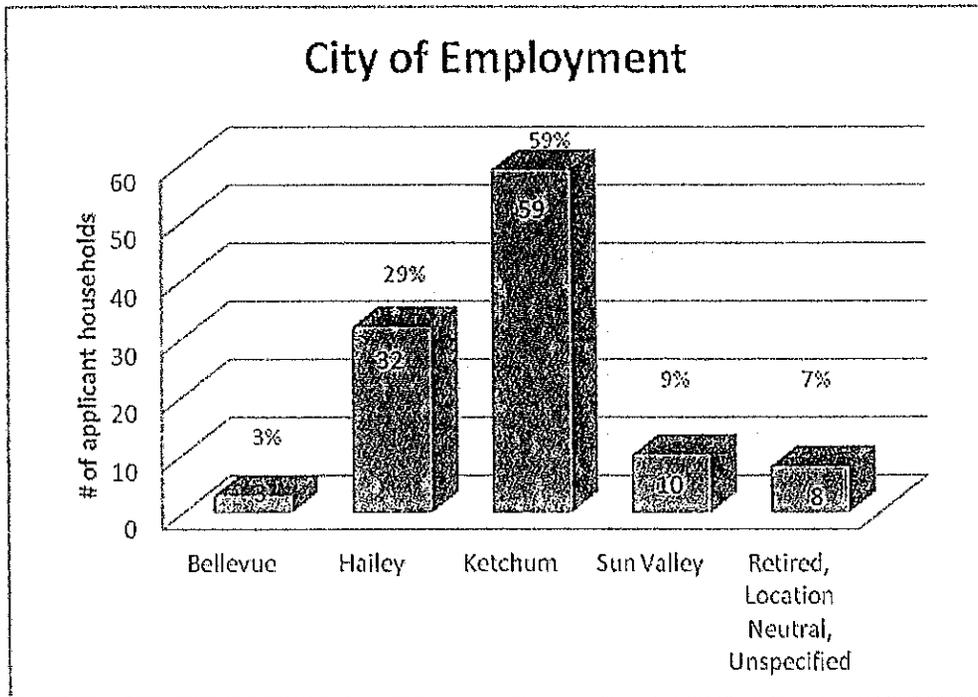
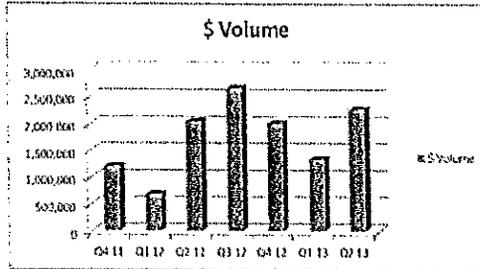


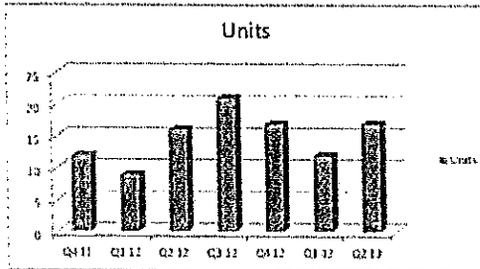
Chart 4.5 shows that the majority of BCHA's applicants are employed in the north valley. 68% of applicants work in Ketchum or Sun Valley, while 32% work in Hailey or Bellevue. The unspecified 7% consist of the unemployed, retired, disabled, self-employed or location neutral households. **Compared to data reported one year ago the percentage of applicants employed in Hailey and Bellevue is up from 22% in September 2012, a 10% increase to September 2013.** (This data is based on the primary applicant's place of employment and does not include the place of employment of any co-applicant. Co-applicant's employment information is tracked in the database.)

Hailey and Bellevue Condominium and Townhouse: Q4 2011 - Q2 2013

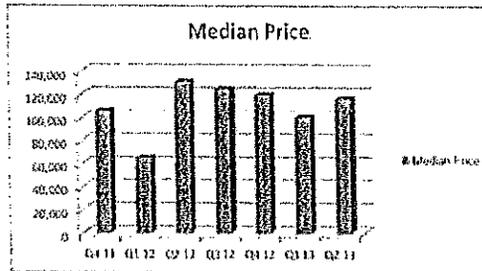
	\$ Volume
Q4 11	1,291,404
Q1 12	688,410
Q2 12	2,039,350
Q3 12	2,851,931
Q4 12	2,003,000
Q1 13	1,138,330
Q2 13	2,268,400



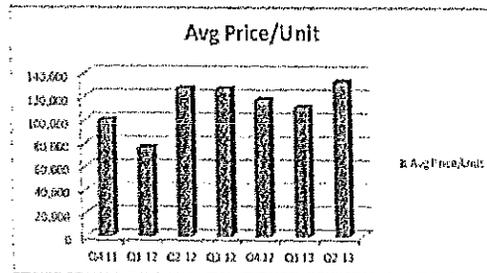
	Units
Q4 11	22
Q1 12	9
Q2 12	16
Q3 12	21
Q4 12	17
Q1 13	12
Q2 13	27



	Median Price
Q4 11	105,500
Q1 12	65,000
Q2 12	131,000
Q3 12	125,000
Q4 12	120,000
Q1 13	100,500
Q2 13	116,500



	Avg Price/Unit
Q4 11	106,284
Q1 12	76,492
Q2 12	127,459
Q3 12	126,806
Q4 12	117,823
Q1 13	111,525
Q2 13	133,405



courtesy of the Sun Valley Board of Realtors

Chart 4.6: Distribution of Applicant Households' Desired Home Location

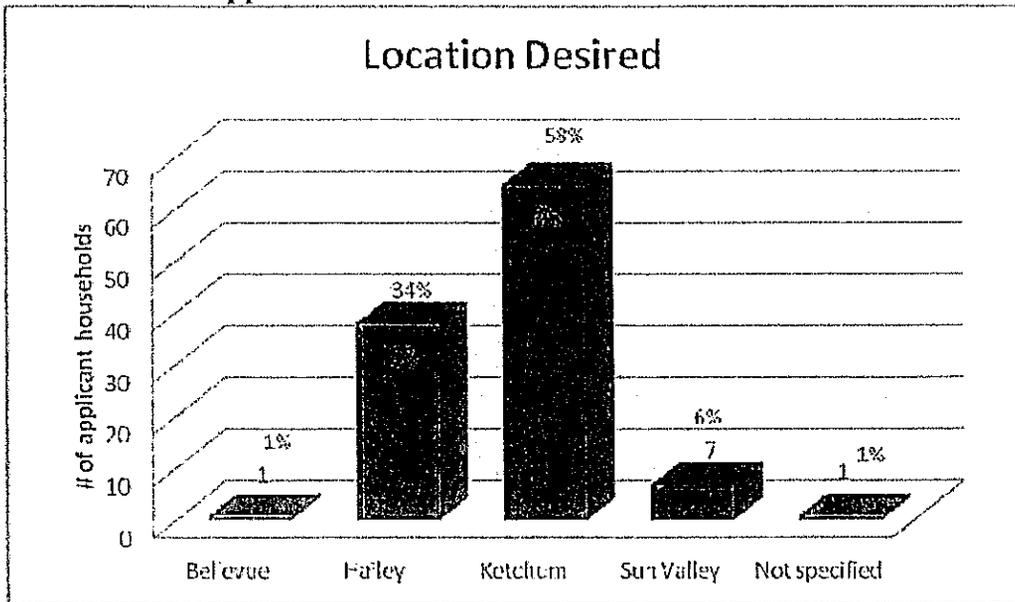


Chart 4.6 closely reflects the location of employment, and confirms that the majority of applicant households (64%) prefer to live in Ketchum or Sun Valley. (Locations indicated in the chart are applicant households' first choice; other choices are tracked in the database.)

Chart 4.7: Location Desired by Household Size

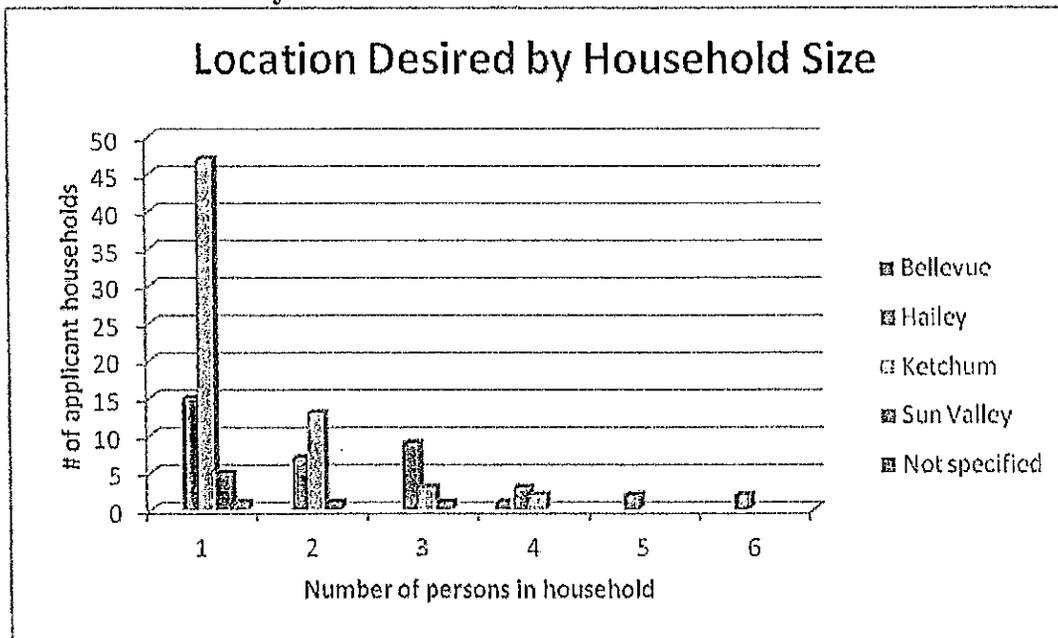


Chart 4.7 shows Ketchum is the preferred location for single and two-person households; Hailey is preferred by households of three or more. (Again, locations indicated in the chart are applicant households' first choice.)

Chart 4.8: Distribution of Applicant Households' Desired Home Type

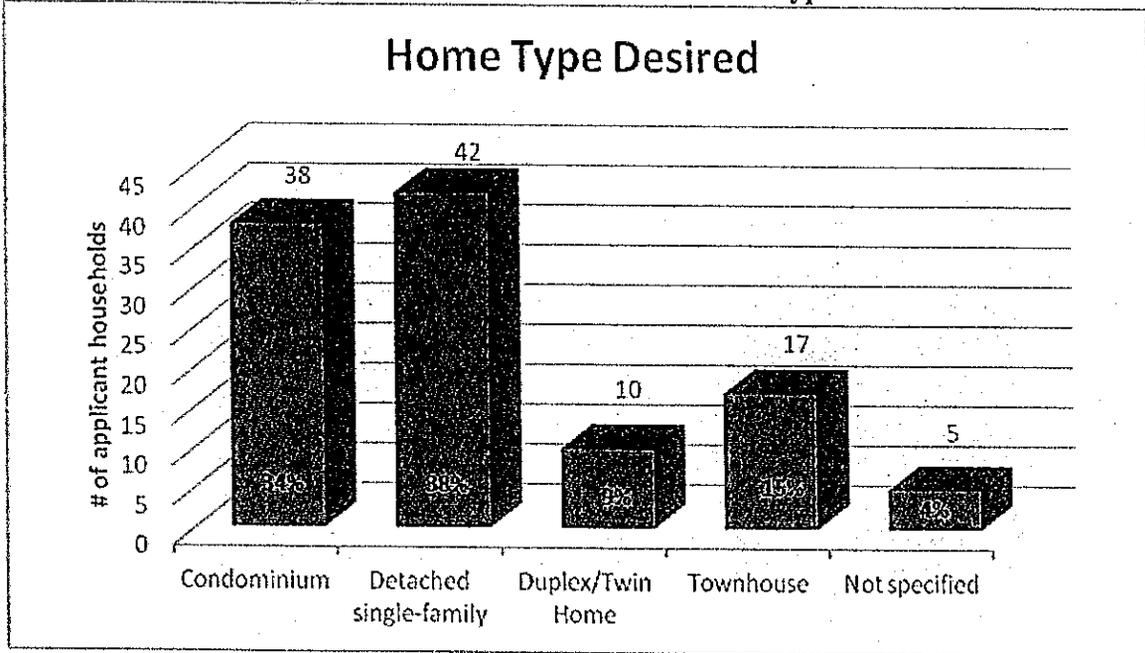
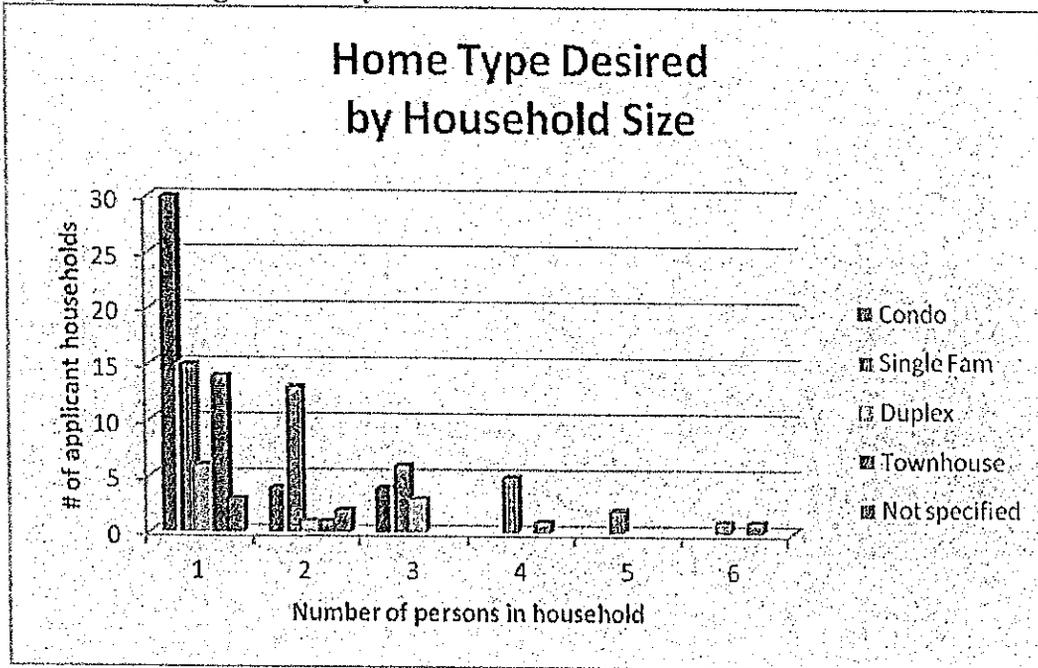


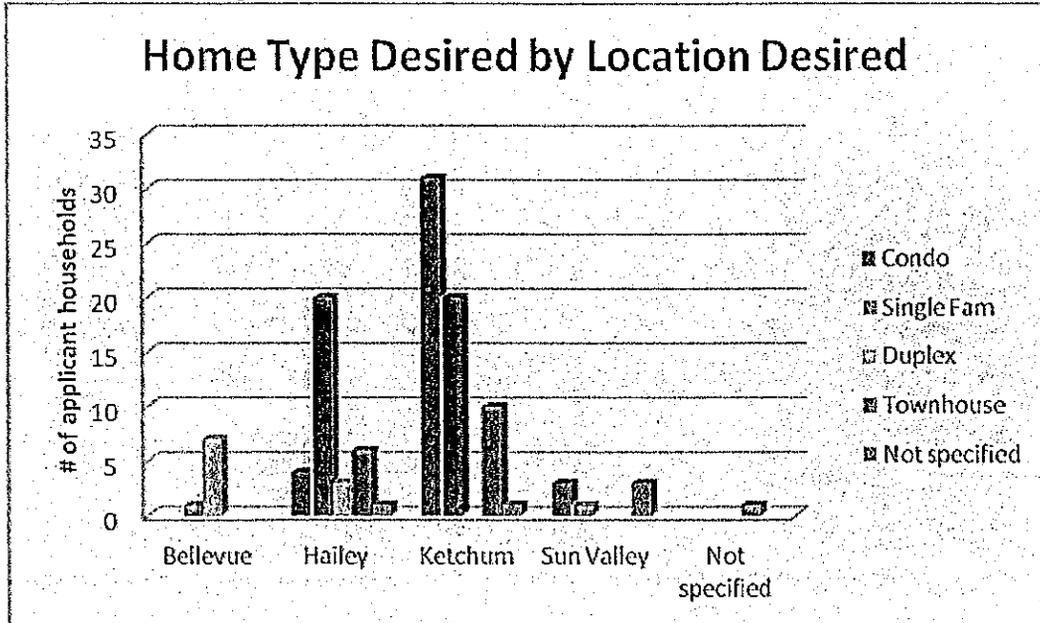
Chart 4.8 indicates that condominiums and single family homes are desired by the majority of applicant households. Duplexes and townhomes are the next most popular preference among those indicating a choice. However, the home types desired by different demographic groups are made clearer in the two charts below. (Home types indicated in the chart are applicant households' first choice; other choices are tracked in the database.)

Chart 4.9: Type of Housing Desired by Household Size



Condominiums are preferred by single applicants. Two person households and families prefer single family detached homes. There is some demand for condominiums among couples and families. Duplexes and townhomes are less desired by most household sizes.

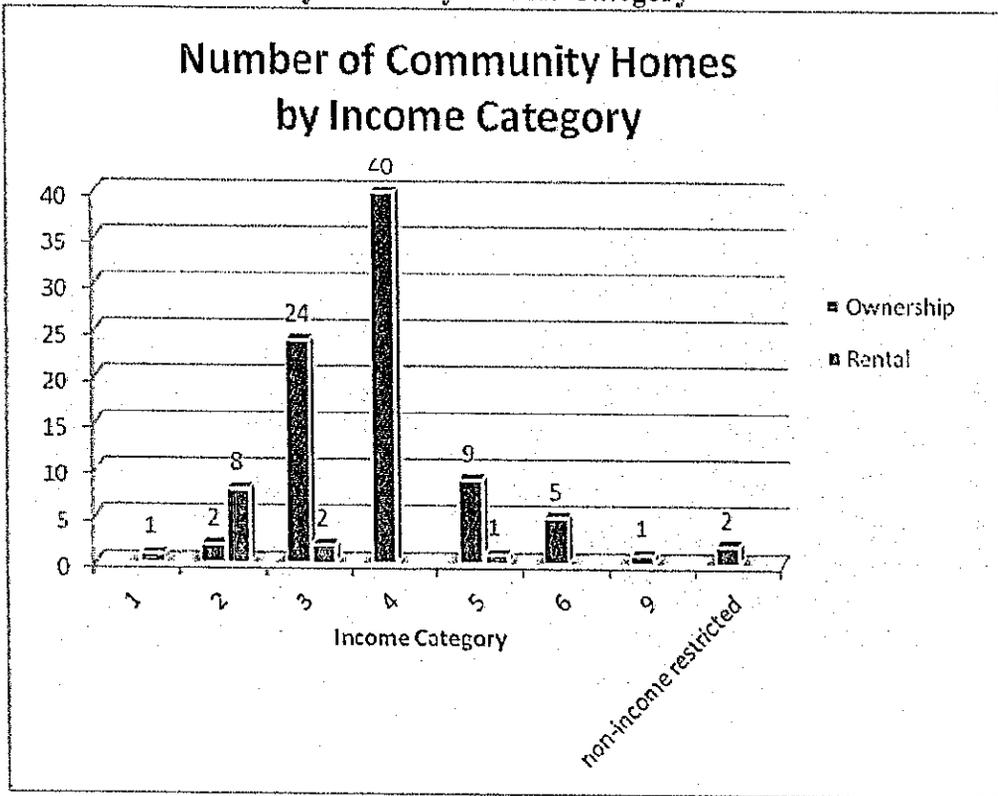
Chart 4.10: Type of Housing Desired by Location Desired



Condominiums are preferred by those applicant households wishing to live in Ketchum and Sun Valley, while detached single family homes are preferred by those wishing to live in Hailey. There is some demand for duplexes in Bellevue.

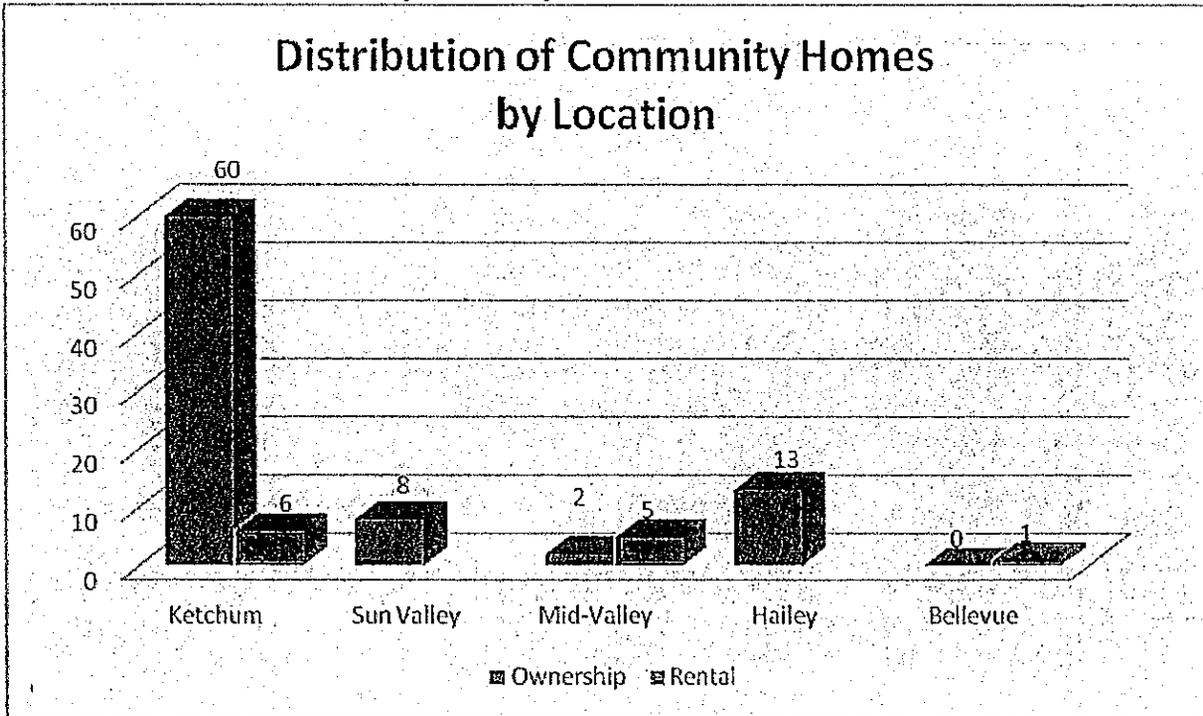
Charts 4.11 and 4.12 show the income category and location distribution of the community homes administered by BCHA.

Chart 4.11: Number of Community Homes by Income Category



Seventy-seven percent (77%) of homes in BCHAs stewardship program are owned by Income Category 3 (Category 4 households (60%-100% AMI). Eighteen percent (18%) are owned by households at Category 5 and above (>100% AMI). Only two percent (2%) of the homes are available to households at Income Category 2 or lower (<60% AMI). Two percent (2%) of the homes are restricted to the Blaine County Workforce with no income or selling price restrictions.

Chart 4.12: Number of Community Homes by Location



The vast majority of CH units are located in the City of Ketchum. There are currently 60 ownership units and 6 rental units administered by BCHA in Ketchum. These 60 ownership units have been added since 2000. As can be seen in Chart 4.13 below taken from Sustain Blaine's 2012 Economic Profile of the City of Ketchum, if these community homes were not built, Ketchum would have seen a drop in owner-occupied homes between 2000 and 2010.

Chart 4.13: City of Ketchum Housing Stock Utilization

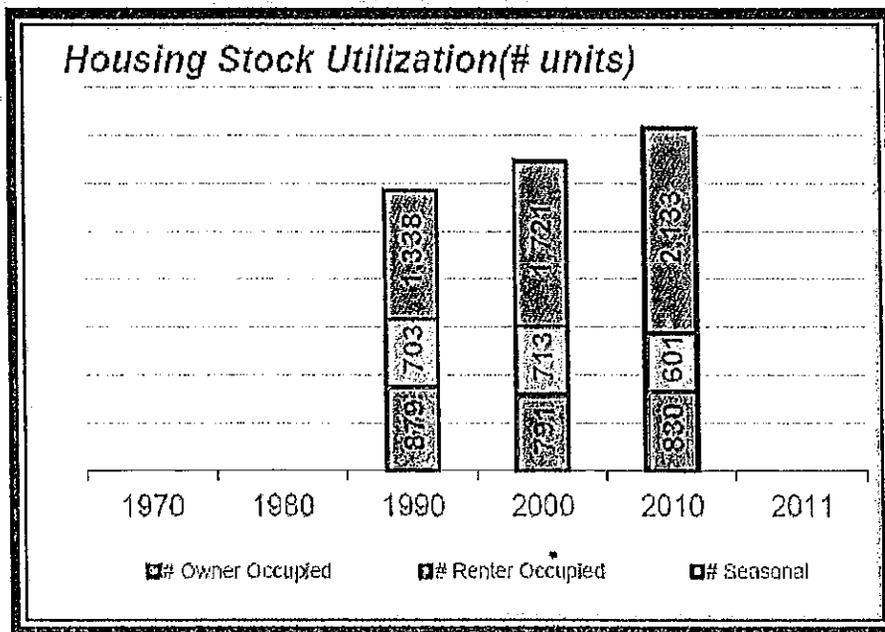
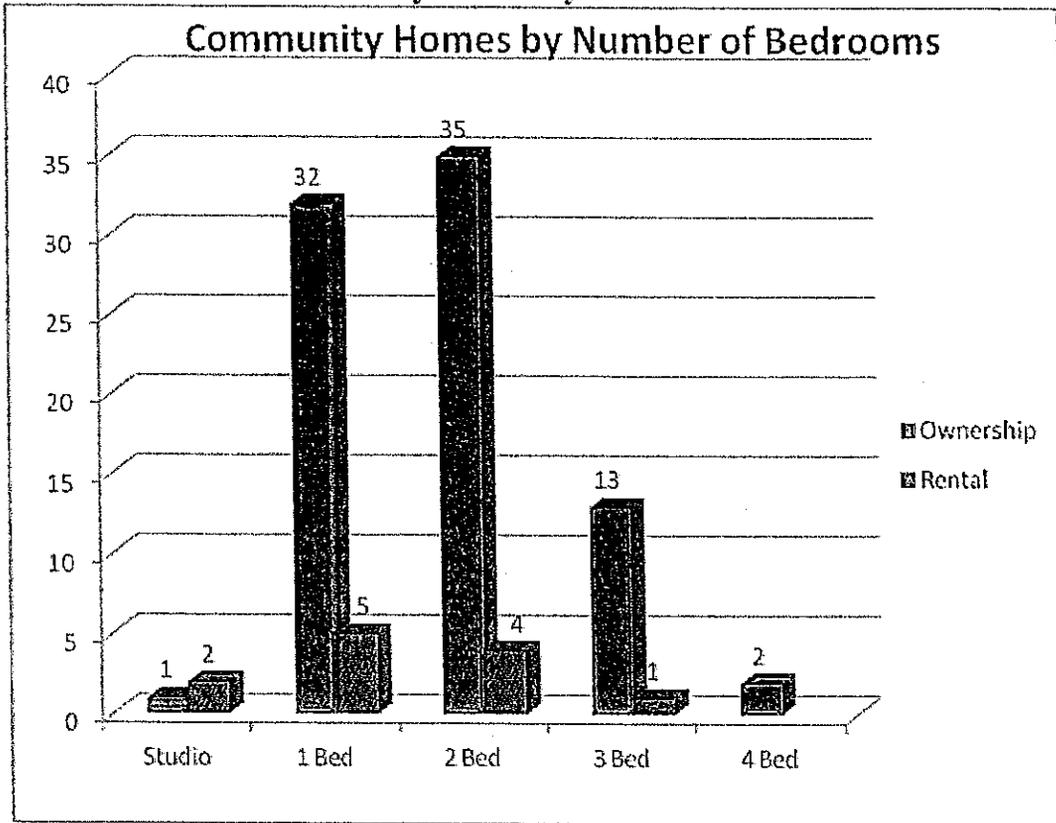
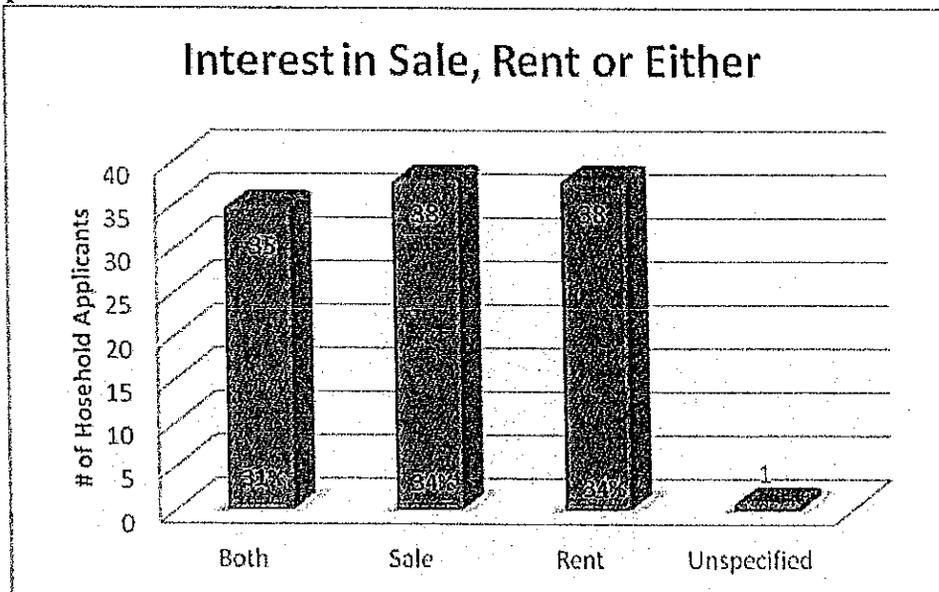


Chart 4.14: Distribution of Community Homes by Unit Size



The majority of BCHA ownership and rental units are one and two bedroom units. There are only 16 of 95 total units that are 3 or more bedrooms.

Chart 4.15: Applicants Desire to Own or Rent



The number of applicants interested in rental and purchase opportunities is distributed relatively evenly.

BCHA continues to track demographics and preferences of the applicant households and the trends that may emerge, and actively shares this information with policy makers, developers and the community in order to best meet the demand of the community's workforce.

Respectfully submitted,

David Patrie

David Patrie, Executive Director

Appendices Follow:

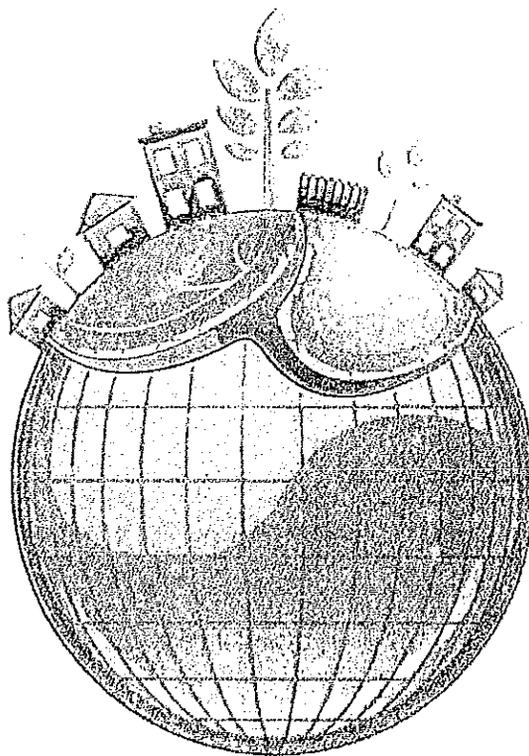
Appendix A - BCHA September 30, 2013 Financial Statements

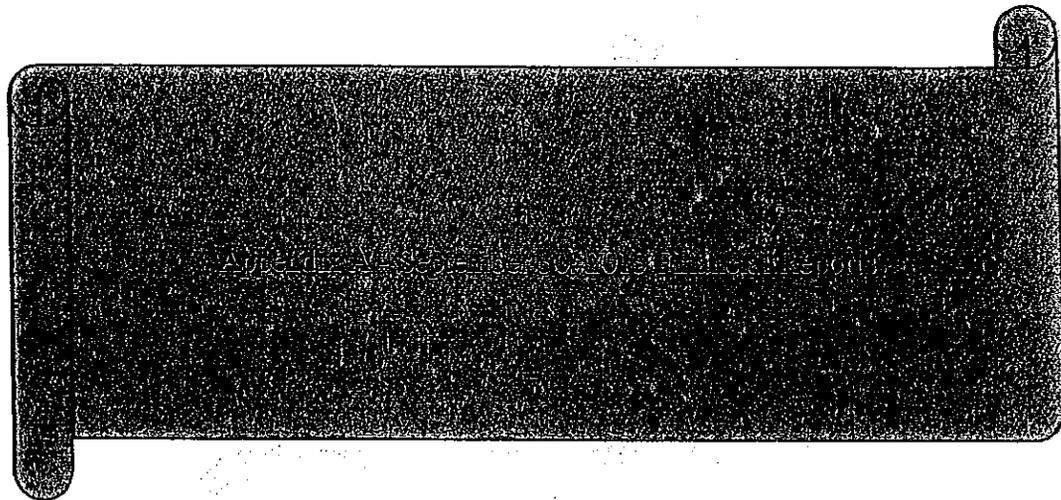
Appendix B - BCHA Ownership and Rental Unit Inventory, September 30, 2013

Appendix C - Unemployment Data, Idaho Dept. of Labor, August 2013 & Blaine County Profile

Appendix D - Sun Valley Board of Realtors Sales Data

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.





1:10 PM
10/09/13
Accrual Basis

Blaine County Housing Authority
Balance Sheet Prev Year Comparison
As of September 30, 2013

	Sep 30, 13	Sep 30, 12	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Cash in Bank			
Checking US BANK	14,738.23	7,401.32	7,637.11
BCHA - Operating Reserve 2478	22,376.38	65,276.45	-42,900.07
Total Cash in Bank	<u>37,114.61</u>	<u>72,377.57</u>	<u>-35,262.96</u>
Restricted Cash			
Capital Repl Reserve US Bank	1,100.00	600.00	500.00
Restricted Cash-L.GIP 3138			
Restricted-Comm Hsg Pres Fund	19,310.55	20,144.20	-833.65
Restricted-Contingency Fund	30,000.00	42,000.00	-12,000.00
Restricted Cash-LGIP 3138 - Other	197.46	43.62	153.84
Total Restricted Cash-LGIP 3138	<u>49,508.01</u>	<u>62,187.82</u>	<u>-12,679.81</u>
Total Restricted Cash	<u>50,608.01</u>	<u>62,787.82</u>	<u>-12,179.81</u>
Total Checking/Savings	<u>87,722.62</u>	<u>135,165.39</u>	<u>-47,442.77</u>
Other Current Assets			
Prepaid Insurance	316.76	923.45	-606.69
Undeposited Funds	117.65	0.00	117.65
Total Other Current Assets	<u>434.41</u>	<u>923.45</u>	<u>-489.04</u>
Total Current Assets	<u>88,157.03</u>	<u>136,088.84</u>	<u>-47,931.81</u>
Other Assets			
Investment in Property/Housing	76,000.00	0.00	76,000.00
Total Other Assets	<u>76,000.00</u>	<u>0.00</u>	<u>76,000.00</u>
TOTAL ASSETS	<u><u>164,157.03</u></u>	<u><u>136,088.84</u></u>	<u><u>28,068.19</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	2,715.09	3,641.55	-926.46
Total Accounts Payable	<u>2,715.09</u>	<u>3,641.55</u>	<u>-926.46</u>
Other Current Liabilities			
Security Deposit	300.00	0.00	300.00
Accrued Compensated Absences	1,325.26	1,325.26	0.00
Accrued Payroll Liabilities	5,369.59	2,625.26	2,744.33
Total Other Current Liabilities	<u>6,994.85</u>	<u>3,950.52</u>	<u>3,044.33</u>
Total Current Liabilities	<u>9,709.94</u>	<u>7,592.07</u>	<u>2,117.87</u>
Total Liabilities	<u>9,709.94</u>	<u>7,592.07</u>	<u>2,117.87</u>
Equity			
Unreserved Fund Balance	46,628.39	46,628.39	0.00
Retained Earnings	81,868.38	76,214.05	5,654.33
Net Income	25,950.32	5,654.33	20,295.99
Total Equity	<u>154,447.09</u>	<u>128,496.77</u>	<u>25,950.32</u>
TOTAL LIABILITIES & EQUITY	<u><u>164,157.03</u></u>	<u><u>136,088.84</u></u>	<u><u>28,068.19</u></u>

UNAUDITED

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Blaine County Housing Authority annual report: 10/01/12 - 09/30/13

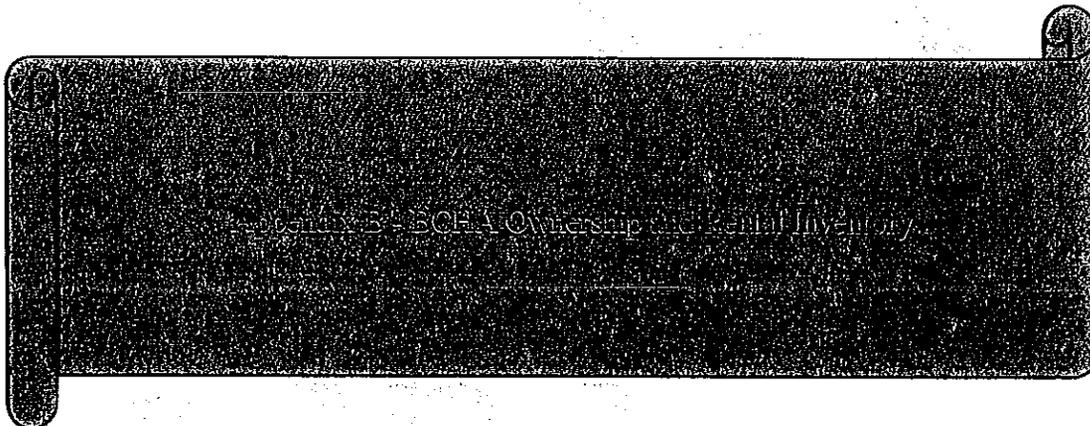
Blaine County Housing Authority
 Profit & Loss Budget Performance
 September 2013

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 10/17/2013
 Actual Basis

	Sep 13	Oct '12 - Sep 13	YTD Budget	% of Budget
Ordinary Income/Expense				
Income				
Capital Replacement Revenue	0.00	600.00	600.00	100.00%
Application Fees	0.00	175.00		
CH Admin Fee	6,750.00	22,847.75	19,751.00	121.86%
Contracts for Service	0.00	147,500.00	147,403.00	100.02%
Rental Admin Fees	0.00	2,267.54		
Rental Income	1,150.00	1,150.00		
Interest/Investment Income	11.70	253.77	350.00	72.51%
Grants and Other Income	3,570.00	7,270.00	21,500.00	23.08%
Total Income	11,471.60	181,664.36	166,656.00	81.59%
Gross Profit	71,484.62	181,564.36	166,805.00	94.59%
Expense				
HCA DUES				
PROGRAMS				
PROGRAM - CAPACITY	435.46	3,399.64	10,250.00	33.17%
PROGRAM - CHIP	690.00	3,568.15	8,800.00	98.84%
PROGRAM - CHAMP	359.00	3,175.31	6,450.00	49.29%
Total PROGRAMS	1,535.46	10,143.10	25,500.00	39.53%
Payroll Expenses				
Wages - Exec Admin	5,000.00	60,529.94	60,993.00	100.00%
Wages - Administrative	3,994.60	35,805.56	44,690.00	85.51%
Medical Insurance	642.10	8,373.11	12,000.00	69.78%
Retirement Plan (SEPP)	450.00	1,800.00	1,827.00	98.52%
Payroll Taxes	629.44	7,624.00	11,829.00	65.81%
Direct Deposit Fees	0.00	110.25	72.00	153.13%
Workers Comp Insurance	0.00	1,069.25	1,500.00	73.28%
Total Payroll Expenses	10,666.14	115,602.10	132,885.00	87.03%
Ash	0.00	306.19	500.00	41.24%
Audit & Bookkeeping	0.00	590.89		
Computer Expenses	0.00	660.89	1,400.00	63.13%
Contract Labor	133.75	2,674.25	5,600.00	59.49%
Dues and Subscriptions	0.00	325.00	500.00	65.00%
Legal & Professional Fees	9.00	541.07	3,000.00	11.11%
Liability Insurance	0.00	1,608.44	2,500.00	74.42%
Meals & Entertn	17.24	615.06	500.00	162.51%
Miscellaneous	0.00	-58.00		
Mileage Reimbursement	89.47	1,149.42	1,400.00	82.11%
Office expenses	31.84	4,231.55	5,200.00	93.92%
Postage and Delivery	0.00	223.00	470.00	47.45%
Rent	583.00	8,978.83	7,800.00	115.12%
Repairs - Office and CH	1.50	251.00	500.00	49.2%
Staff Board Development	0.00	103.82		
Telephone & Internet	453.24	3,683.41	3,700.00	109.55%
Utilities	0.00	438.77	1,350.00	32.35%
Total Operating Expenses	1,726.64	27,209.10	33,970.00	60.1%
Total Expense	14,731.60	152,843.32	166,855.00	76.95%
Net Ordinary Income	-3,249.40	28,721.04	6,313.00	446.21%
Other Income/Expense				
Other Expense				
Contingency	0.00	2,213.65	5,710.00	28.77%
Total Other Expense	0.00	2,213.65	5,710.00	38.77%
Net Other Income	0.00	-2,213.65	-5,710.00	38.77%
Net Income	-3,249.40	26,507.39	600.00	4,385.03%

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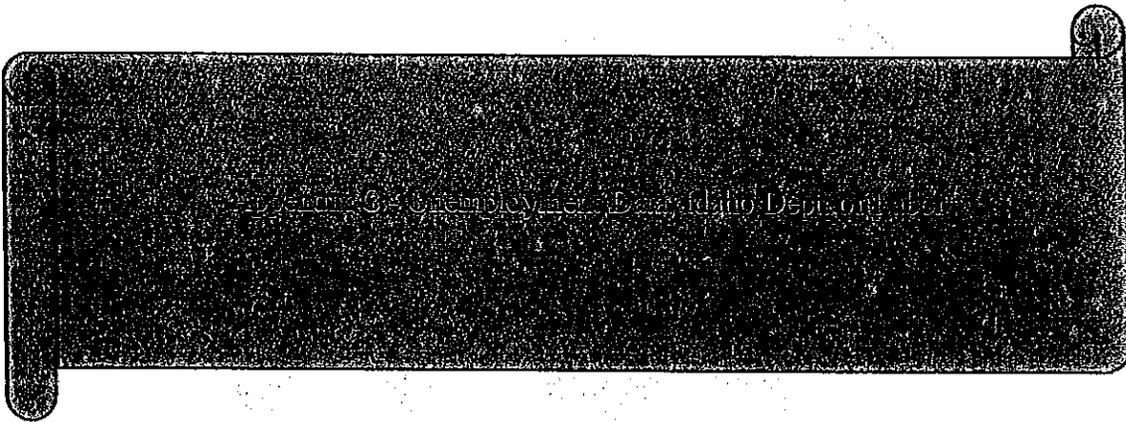


Community Housing Owner Renter Occupied Units: September 30, 2013

Own/Rent	Development's Name	Address	City	Unit #	# of BedR	# of Bath	Selling Price	Date of Closing	Cat.	Sq. Foot Unit	Storage	Garage
own	Edgewood Meadows	2430 Whitehaven Dr	Hailey	#2430A	3	2.5	\$114,000.00	Under Contract	4	1308		500
own	Frenchman's Place	360 E 9th St	Ketchum	#202	1	1	\$126,948.00	Under Contract	3	891		107
own	Olympic Terrace	631 N Washington Ave	Ketchum	#202	1	1	\$120,904.00	Under Contract	3	663		
own	The Fields at Warm Springs	120 Flower Dr	Ketchum	#204	2	2	\$167,500.00	Under Contract	4	1091		
own	Scott Northwood Building	110 Lindsay Cir	Ketchum	#202	1	1	\$168,000.00	Showing	5	668		107
own	The Fields at Warm Springs	140 Flower Dr	Ketchum	#10A	2	2	\$185,788.00	Showing	4	1091		
own	The Fields at Warm Springs	160 Flower Dr	Ketchum	#160C	2	2	\$188,000.00	Showing	4	1091		
own	Blue Grass	7106 S Gold Rd	Mid Valley	#71	4	2.5	\$298,102.00	Showing	4	1783		268
own	Ekhorn Springs	106 Village Way	Sun Valley	#4	2	2	\$170,900.00	Showing	4	1158		107
own	Scott Northwood Building	110 Lindsay Cir	Ketchum	#202	1	1	\$149,500.00	20-Sep-13	5	670		107
own	Ekhorn Village Condos	111 Arvand Way	Sun Valley	#4A	1	1	\$76,443.89	2-Sep-13	3	663		107
own	Walnut Street ARCH	221 S 5th Avenue	Hailey	#2	3	2	\$120,000.00	29-Jul-13	3	1144		381
own	Scott Northwood Building	110 Lindsay Cir	Ketchum	#202	1	1	\$120,000.00	28-Jul-13	5	670		107
own	Residences at Evergreen	111 First Avenue South	Ketchum	#16	3	2	\$183,625.00	27-Feb-13	4	1278		404
own	Riverfront	100 Meadows Dr	Ketchum	#202	2	2	\$150,000.00	28-Dec-12	3	1367		517
own	The Fields at Warm Springs	140 Flower Dr	Ketchum	140C	2	2	\$184,000.00	27-Sep-11	4	1199		
own	Satia Street	269 Sabala Street, #A	Ketchum	A	3	2	\$300,000.00	8-Aug-11	6	1429		240
own	Chiffal Lodge	222 Second Avenue, N	Ketchum	2	1	1	\$114,605.00	27-Jul-11	3	884		
own	Pine Ridge	101 Four Seasons Way	Ketchum	3	2	2	\$182,780.00	31-Mar-11	4	1256		
own	Walnut Street ARCH	231 S. 5th Avenue	Hailey		3	2	\$175,000.00	23-Dec-10	3	1144		381
own	Pine Ridge	1908 Warm Springs Rd	Ketchum	21	2	2.5	\$146,731.00	17-Dec-10	4	1488		608
own	Olympic Terrace	631 N Washington Ave	Ketchum	105	1	1	\$115,880.48	11-Aug-10	3	589		
own	The Fields at Warm Springs	130 Flower Dr B	Ketchum	130B	2	2	\$171,120.00	5-Aug-10	4	1036		
own	Scott Northwood Building	110 Lindsay Cir	Ketchum	2R	1	1	\$156,048.00	30-Apr-10	5	776	y	107
own	Scott Northwood Building	110 Lindsay Cir	Ketchum	2T	1	1	\$177,048.00	30-Mar-10	5	690	y	107
own	The Fields at Warm Springs	160 Flower Dr A	Ketchum	160A	2	2	\$183,442.00	21-Jan-10	4	1091		
own	Ekhorn Village Condos	111 Arvand Way 4B	Sun Valley	4B	1	1	\$50,000.00	15-Oct-09	3	548		
own	The Fields at Warm Springs	140 Flower Dr E	Ketchum	140E	2	2	\$175,788.00	1-Oct-09	4	943		
own	ID Independent Bank Bldg	401 N Main St	Ketchum	202	1	1	\$178,916.00	31-Aug-09	5	840		
own	Scott Northwood Building	110 Lindsay Cir	Ketchum	2B	2	2	\$247,057.00	10-Aug-09	6	970	y	107
own	1st and 1st	100 1st St D	Ketchum	D	1	1	\$113,623.83	10-Apr-09	3	na		
own	Pine Ridge	1908 Warm Springs Rd	Ketchum	21	3	2.5	\$166,565.00	20-Feb-09	4	1774		401
own	Ekhorn Springs	106 Village Way	Sun Valley	10	2	2	\$170,093.06	31-Dec-08	4	1155		
own	Green Meadows - ARCH	602 S. 4th Ave, Unit C	Hailey	C	2	1	\$125,000.00	31-Oct-08	4	754		
own	Scott Northwood Building	110 Lindsay Cir	Ketchum	2K	2	2	\$247,057.00	31-Oct-08	6	606	y	107
own	Scott Northwood Building	110 Lindsay Cir	Ketchum	2J	2	2	\$423,493.00	29-Oct-08	9	908	y	107
own	Scott Northwood Building	110 Lindsay Cir	Ketchum	2V	1	1	\$105,670.00	29-Sep-08	3	566	y	107
own	Scott Northwood Building	110 Lindsay Cir	Ketchum	2C	1	1	\$138,316.00	29-Sep-08	4	656	y	107
own	Scott Northwood Building	110 Lindsay Cir	Ketchum	2S	1	1	\$177,048.00	26-Sep-08	5	672	y	107
own	Scott Northwood Building	110 Lindsay Cir	Ketchum	2A	1	1	\$138,316.00	26-Sep-08	4	690	y	107
own	Scott Northwood Building	110 Lindsay Cir	Ketchum	2D	1	1	\$177,048.00	23-Sep-08	5	674	y	107
own	Whitehaven, Croy Creek	2445 Whitehaven Dr	Hailey	2445	3	2.5	\$180,550.00	22-Sep-08	WMDF	1264		390
own	Scott Northwood Building	110 Lindsay Cir	Ketchum	2M	1	1	\$215,926.00	22-Sep-08	6	824	y	107
own	Green Meadows - ARCH	602 S. 4th Ave, Unit A	Hailey	A	2	1	\$155,000.00	27-Aug-08	4	753.5		127
own	Whitehaven, Croy Creek	2455 Whitehaven Dr	Hailey	2455	3	2.5	\$177,500.00	27-Aug-08	WMDF	1267		404
own	Chiffal Lodge	222 Second Avenue, N	Ketchum	1	1	1	\$146,570.28	26-Aug-08	4	1078		
own	Frenchman's Place	369 E. 9th St	Ketchum	1R	1	1	\$133,899.00	2-May-08	3	842		

Community Housing Owner Renter Occupied Units: September 30, 2013

Own/ Rent	Development's Name	Address	City	Unit #	# of BedR	# of Bath	Selling Price	Date of Closing	Cat.	Sq. Foot Unit	Storage	Garage
own	ID Independent Bank Bldg	491 N Main St	Ketchum	203	1	1	\$79,828.00	4-Mar-08	2	624		
own	Residences at Evergreen	111 First Avenue, South	Ketchum	17	1	2	\$69,871.00	28-Sep-07	3	1058		
own	Frenchman's Place	360 E. 9th St	Ketchum	19	1	1	\$103,000.00	14-Sep-07	2	871		
own	Winterhaven, Gray Creek	2461 Winterhaven Dr	Hailey	2461	3	2.5	\$244,410.00	10-Sep-07	5	1267		404
own	Elkhorn Village Condos	113 Argant Way 3C	Sun Valley	3-C	2	1	\$120,000.00	31-Aug-07	4	859		
own	Elkhorn Springs	109 Argant Way	Sun Valley	B1-4	2	2	\$253,140.00	2-Jul-07	6	1163		
own	Winterhaven, Frosty Acres	2451 Winterhaven Dr	Hailey	2451	3	2.5	\$185,155.00	29-Jun-07	4	1254		404
own	Olympic Terrace	631 N Washington Ave	Ketchum	104	1	1	\$147,516.00	29-Jun-07	4	690		
own	Elkhorn Village Condos	113 Argant Way	Sun Valley	3-B	1	1	\$151,580.00	2-Feb-07	4	na		
own	Elkhorn Village Condos	113 Argant Way	Sun Valley	3-A	1	1	\$151,580.00	31-Jan-07	4	na		
own	Blue Grass	81 Ohio Gulch Rd	Mid-Valley	81	4	2.5	\$241,850.00	20-Sep-06	4			G
own	Silverstone	997 Silverstone Dr	Hailey	961	2	2.5	\$152,500.00	15-Sep-06	3	na		
own	Pine Ridge	1908 Warm Springs Rd	Ketchum	19	2	2	\$144,893.00	28-Jul-06	4	1216		
own	Pine Ridge	1920 Warm Springs Rd	Ketchum	20	1	1	\$100,412.00	25-Jul-06	3	654		
own	Pine Ridge	1919 Warm Springs Rd	Ketchum	27	1	1	\$99,597.00	15-Jul-06	3	709		
own	The Fields at Warm Springs	120 Flower Dr C	Ketchum	120C	2	2	\$165,250.00	17-Jul-06	4	1109		
own	Pine Ridge	1908 Warm Springs Rd	Ketchum	22	2	2	\$144,893.00	10-Jul-06	4	1216		
own	Pine Ridge	1908 Warm Springs Rd	Ketchum	13	1	1	\$99,597.00	25-Apr-06	3	709		
own	Pine Ridge	1908 Warm Springs Rd	Ketchum	14	1	1	\$100,412.00	18-Apr-06	3	654		
own	Pine Ridge	101 Four Seasons Way	Ketchum	2	2	2	\$147,904.00	29-Mar-06	4	1256		
own	Pine Ridge	1908 Warm Springs Rd	Ketchum	6	2	2	\$147,904.00	17-Mar-06	4	1256		
own	Pine Ridge	1908 Warm Springs Rd	Ketchum	16	2	2.5	\$138,125.00	13-Mar-06	4	1488		608
own	Pine Ridge	1908 Warm Springs Rd	Ketchum	7	2	2	\$147,904.00	9-Mar-06	4	1256		
own	Frenchman's Place	360 E. 9th St	Ketchum	17	2	1.5	\$124,950.00	1-Feb-06	3	771		
own	Frenchman's Place	360 E. 9th St	Ketchum	28	1	1	\$174,950.00	16-Dec-05	5	841		
own	Edgewood	2420 Winterhaven Dr	Hailey	2420	3	2.5	\$162,500.00	17-Nov-05	3	1308		500
own	Winterfox	2820 Shenandoah Dr	Hailey	2820	3	2.5	\$164,695.00	1-Nov-05	3	1796		420
own	Winterfox	2810 Shenandoah Dr	Hailey	2810	3	2.5	\$162,500.00	31-Oct-05	3	1796		420
own	The Fields at Warm Springs	110 Flower Dr B	Ketchum	110B	2	2	\$190,514.00	30-Jun-04	4	na		
own	The Fields at Warm Springs	130 Flower Dr A	Ketchum	130A	2	2	\$150,202.00	13-May-04	4	1091		
own	The Fields at Warm Springs	110 Flower Dr A	Ketchum	110A	2	2	\$149,469.00	30-Oct-03	4	1051		
own	Rivergreen	100 Meadow Cr	Ketchum	A	2	1.5	\$120,000.00	11-Feb-02	3	1358	517 sq ft	489
own	Rivergreen	100 Meadow Cr	Ketchum	B	1	1	\$165,000.00	21-Dec-01	3	891	106 sq ft	312
own	The Fields at Warm Springs	120 Flower Dr E	Ketchum	120E	2	2	\$135,000.00	28-Apr-00	4	943		
own	The Fields at Warm Springs	150 Flower Dr B	Ketchum	150B	2	2	\$135,000.00	17-Mar-00	4	1036		
own	The Fields at Warm Springs	160 Flower Dr B	Ketchum	160B	2	2	\$135,000.00	8-Mar-00	4	943		
rent	Cabin in Bellevue - ARCH	204 S 3rd Street	Hailey		3	2	\$812.00	1-Jul-13	2	1500		
rent	Cold Springs Crossing	127 Hospital Drive	Ketchum	A5	2	2	\$772.00	1-Jul-13	2	1035		
rent	Cold Springs Crossing	127 Hospital Drive	Ketchum	B8	1	1	\$933.00	1-Jul-13	3	777		
rent	Cold Springs Crossing	127 Hospital Drive	Ketchum	B10	2	2	\$772.00	1-Jul-13	2	1035		
rent	Cold Springs Crossing	127 Hospital Drive	Ketchum	C14	1	1	\$991.00	1-Jul-13	1	777		
rent	Nichols Landscape	105 Hospital Drive	Ketchum		1	1	\$375.00	1-Jun-13	2	690		
rent	Parkside - ARCH	239 Parkside	Ketchum	C	2	2	\$738.00	28-Nov-12	2	940		
rent	Copper Ridge	Washington Ave	Ketchum	9	0	1	\$655.00	11-Nov-12	2	500		
rent	Copper Ridge	Washington Ave	Ketchum	8	0	1	\$645.00	21-Oct-12	2	825		
rent	Copper Ridge	Washington Ave	Ketchum	7	1	1	\$685.00	3-Oct-12	2	500		
rent	Stevenson Residences	600 2nd St, East	Ketchum	7	2	1	\$1,200.00	1-Jan-09	5			
rent	Copper Ridge	Washington Ave	Ketchum	10	1	1	\$695.00	15-Dec-05	3	825		



Blaine County Housing Authority annual report: 10/01/12 - 09/30/13

September 20, 2013 Seasonally Adjusted Data	August 2013 Preliminary				July 2013 Revised				August 2012 Benchmark			
	CIVILIAN				CIVILIAN				CIVILIAN			
	LABOR FORCE	UNEMP	% UNEMP	TOTAL EMPLOY	LABOR FORCE	UNEMP	% UNEMP	TOTAL EMPLOY	LABOR FORCE	UNEMP	% UNEMP	TOTAL EMPLOY
STATE OF IDAHO	773,204	52,255	6.8	720,949	774,178	51,061	6.6	723,117	772,841	54,292	7.0	718,549
COUNTIES												
ADA (1)	206,136	11,565	5.6	194,571	207,854	11,671	5.6	196,183	204,035	12,813	6.3	191,222
ADAMS	1,748	257	14.7	1,491	1,768	278	15.7	1,490	1,891	304	16.1	1,587
BANNOCK (8)	39,225	2,647	6.7	36,579	39,652	2,652	6.7	37,000	39,337	2,796	7.1	36,541
BEAR LAKE	3,243	157	4.8	3,086	3,244	154	4.7	3,090	3,247	158	4.9	3,089
BENEWAH	4,009	429	10.7	3,580	4,017	446	11.1	3,571	4,148	500	12.1	3,647
BINGHAM	23,613	1,595	6.8	22,018	23,571	1,473	6.2	22,099	23,314	1,342	5.8	21,972
BLAINE (5)	12,131	755	6.2	11,376	12,186	731	6.0	11,455	12,205	753	6.2	11,453
BOISE (1)	3,259	240	7.4	3,019	3,301	252	7.6	3,049	3,247	276	8.5	2,971
BONNER	19,013	1,674	8.8	17,339	19,260	1,785	9.3	17,475	19,488	1,938	9.9	17,550
BONNEVILLE (6)	51,451	2,977	5.8	48,474	52,003	2,874	5.5	49,129	51,022	3,088	6.1	47,934
BOUNDARY	4,818	443	9.2	4,375	4,815	421	8.8	4,393	4,908	513	10.5	4,395
BUTTE	1,467	90	6.1	1,377	1,475	92	6.2	1,383	1,386	106	7.6	1,280
CAMAS (5)	560	27	4.9	532	567	32	5.6	535	628	91	14.5	537
CANYON (1)	87,041	6,090	7.0	80,952	87,989	6,412	7.3	81,577	86,584	6,978	8.0	79,607
CARIBOU	4,008	232	5.8	3,776	4,001	234	5.8	3,767	3,976	226	5.7	3,750
CASSIA (2)	11,356	643	5.7	10,713	11,254	641	5.7	10,612	11,242	608	5.4	10,634
CLARK	484	27	5.7	456	478	29	6.1	449	493	38	7.7	455
CLEARWATER	3,151	412	13.1	2,739	3,140	414	13.2	2,727	3,141	411	13.1	2,729
CUSTER	2,502	210	8.4	2,292	2,506	201	8.0	2,306	2,546	160	6.3	2,388
ELMORE	10,747	833	7.8	9,913	10,838	889	8.2	9,949	10,974	808	7.4	10,165
FRANKLIN	5,999	245	4.1	5,755	6,079	218	3.6	5,861	6,051	281	4.6	5,770
FREMONT (9)	6,151	403	6.6	5,748	6,186	406	6.6	5,780	6,166	388	6.3	5,778
GEM (1)	7,077	558	7.9	6,519	7,120	549	7.7	6,571	7,018	608	8.7	6,410
GOODING	8,888	443	5.0	8,445	8,862	433	4.9	8,429	8,928	461	5.2	8,467
IDAHO (4)	7,333	665	9.1	6,668	7,336	665	9.1	6,672	7,383	693	9.4	6,690
JEFFERSON (6)	12,019	708	5.9	11,311	12,016	633	5.3	11,383	11,912	780	6.5	11,132
JEROME (10)	10,789	619	5.7	10,170	10,854	604	5.6	10,251	10,792	721	6.7	10,071
KOOTENAI (3)	70,762	5,220	7.4	65,542	71,434	5,588	7.8	65,846	71,441	6,487	9.1	64,954
LATAH	17,451	1,104	6.3	16,346	17,201	1,012	5.9	16,189	18,092	1,225	6.8	16,868
LEMHI	3,497	366	10.5	3,131	3,536	367	10.4	3,168	3,587	362	10.1	3,225
LEWIS (4)	1,745	108	6.2	1,638	1,752	112	6.4	1,640	1,749	104	6.0	1,645
LINCOLN	2,607	206	7.9	2,401	2,621	218	8.3	2,403	2,562	248	9.7	2,314
MADISON (9)	17,214	901	5.2	16,313	17,136	879	5.1	16,256	17,426	1,111	6.4	16,317
MINIDOKA (2)	10,388	662	6.4	9,726	10,319	657	6.4	9,662	10,272	599	5.8	9,674
NEZ PERCE (7)	16,842	1,097	6.5	15,745	18,790	1,185	6.3	17,605	18,907	1,146	6.1	17,762
ONEIDA	2,376	92	3.9	2,283	2,353	86	3.6	2,267	2,369	104	4.4	2,265
OWYHEE (1)	4,605	213	4.6	4,392	4,634	207	4.5	4,427	4,581	238	5.2	4,343
PAYETTE	10,542	827	7.8	9,715	10,463	734	7.0	9,729	10,730	894	8.3	9,836
POWER (8)	3,352	178	5.3	3,174	3,445	237	6.9	3,208	3,410	239	7.0	3,171
SHOSHONE	6,313	777	12.3	5,536	6,332	781	12.3	5,551	6,221	720	11.6	5,500
TEYON	5,403	264	4.9	5,139	5,456	266	4.9	5,191	5,456	241	4.4	5,215
TWIN FALLS (10)	39,508	2,610	6.6	36,897	39,582	2,357	6.0	37,225	38,991	2,436	6.2	36,555
VALLEY	4,542	503	11.1	4,039	4,693	515	11.0	4,178	4,696	623	13.3	4,072
WASHINGTON	4,826	365	7.6	4,461	4,857	367	7.6	4,490	4,808	420	8.7	4,388
ASOTIN WA (7)	9,828	613	6.2	9,214	9,545	675	7.1	8,870	10,235	981	9.6	9,254
LABOR MARKET AREAS**												
BOISE CITY-NAMPA MSA (1)	308,118	18,577	6.0	289,541	310,897	19,091	6.1	291,806	305,546	20,913	6.8	284,633
BURLEY MicSA (2)	21,744	1,364	6.0	20,380	21,573	1,298	6.0	20,274	21,514	1,207	5.6	20,308
COEUR D'ALENE MSA (3)	70,762	5,220	7.4	65,542	71,434	5,588	7.8	65,846	71,441	6,487	9.1	64,954
GRANGEVILLE SLMA (4)	9,078	773	8.5	8,305	9,089	777	8.6	8,312	9,132	797	8.7	8,335
HAILEY SLMA (5)	12,691	783	6.2	11,908	12,752	763	6.0	11,990	12,833	844	6.6	11,990
IDAHO FALLS MSA (6)	63,470	3,685	5.8	59,785	64,019	3,507	5.5	60,512	62,934	3,868	6.1	59,066
LEWISTON MSA (7)	28,470	1,711	6.0	26,759	28,335	1,680	6.0	26,655	29,142	2,126	7.3	27,016
POCATELLO MSA (8)	42,578	2,825	6.6	39,753	43,097	2,889	6.7	40,208	42,747	3,035	7.1	39,712
REXBURG MicSA (9)	23,366	1,305	5.6	22,061	23,322	1,286	5.5	22,036	23,594	1,499	6.4	22,095
TWIN FALLS MicSA (10)	50,297	3,230	6.4	47,067	50,436	2,901	5.8	47,535	49,784	3,157	6.3	46,626
CITIES												
BOISE	111,977	6,487	5.8	105,490	112,863	6,452	5.7	106,411	110,894	7,035	6.3	103,859
CALDWELL	20,815	1,535	7.4	19,280	21,061	1,629	7.7	19,432	20,813	1,801	8.7	19,013
COEUR D'ALENE	22,823	1,617	7.1	21,206	22,871	1,672	7.3	21,208	22,930	1,872	8.2	21,057
IDAHO FALLS	28,319	1,746	6.2	26,572	28,337	1,629	5.8	26,707	27,975	1,778	6.4	26,197
LEWISTON	15,456	879	5.7	14,577	15,650	923	5.9	14,727	15,877	919	5.9	14,958
MERIDIAN	38,192	1,923	5.0	36,269	38,479	1,997	5.2	36,481	37,909	2,200	5.8	35,709
NAMPA	37,146	2,237	6.0	34,909	37,802	2,743	7.2	35,059	37,314	2,956	7.9	34,358
POCATELLO	27,374	2,139	7.8	25,235	27,430	2,151	7.8	25,279	28,812	1,846	6.9	24,966
POST FALLS	13,667	989	7.2	12,678	13,702	975	7.1	12,727	13,887	1,249	9.0	12,638
REXBURG	11,490	603	5.2	10,888	11,482	619	5.4	10,864	11,621	822	7.1	10,799
TWIN FALLS	22,398	1,828	8.2	20,570	22,316	1,385	6.2	20,931	22,083	1,501	6.8	20,582
United States*	155,488	11,316	7.3	144,172	166,798	11,514	7.4	144,285	164,647	12,483	8.1	142,164

** The seasonally adjusted data will not add to the labor market areas or state total as each is individually seasonally adjusted.
 SOURCE: Idaho Department of Labor, Communications & Research



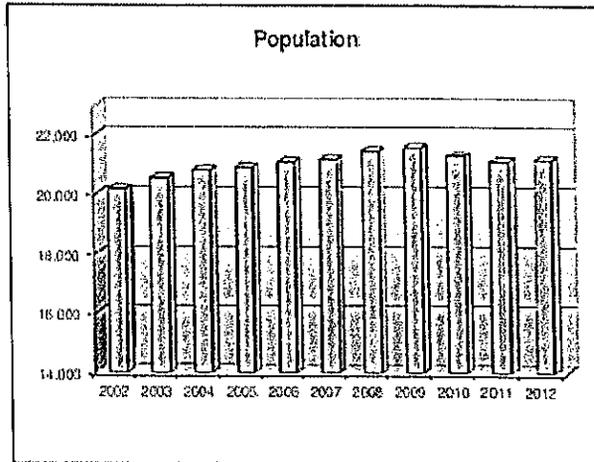
Blaine County

September 2013

Work Force Trends

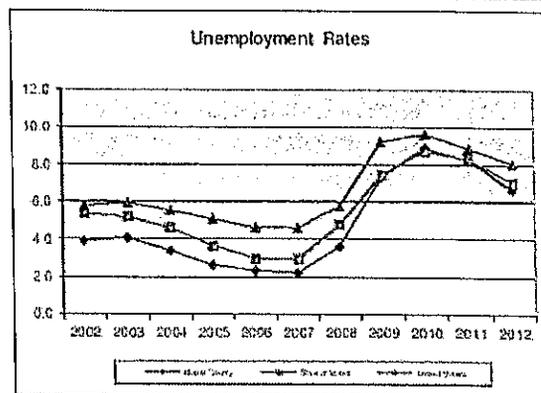
Population

Blaine County's population rose 4.7 percent from 20,189 in 2002 to 21,146 in 2012, slow growth in the second half of the decade eroded gains during the good economic times in the first half. Hailey is the county seat and largest city at 7,893. Beautiful mountains and virtually unlimited recreational opportunities make Blaine County a destination for visitors, both domestic and international. The world famous Sun Valley Ski Resort saw 383,780 skier days during the 2012-2013 season, a 1.2 percent increase. Local leaders continue to try jump starting the economy. The recession was severe, dramatically cooling building activity in upscale subdivisions and condominium projects. Ketchum, the commercial hub, has five hotel projects seeking financing. New attractions in recent years include an all-season gondola, another golf course, an outdoor symphony pavilion and rodeo grounds, all enhancing tourism. Collaborative marketing is expected to bring more visitors to the area. Talks continue on ensuring regular commercial air service at Friedman Memorial Airport in Hailey.



Labor Force & Employment

Blaine County's workforce has suffered from the construction and housing slump that hit many tourism and high-growth areas across the nation. The unemployment rate was fairly stable during the early part of the last decade. The continued expansion sent the rate plunging to 2.2 percent in 2007 before the recession pushed it up to 8.9 percent in 2010. Spring and fall recreation and conferences have eased some of the seasonal slumps. Most jobs are in the relatively lower-paying hospitality and retail sectors so the labor pool continues to be constrained by a lack of affordable housing. Efforts by communities to require affordable housing or to build their own along with dropping home prices have temporarily lessened the impact. The high cost of living offsets wages that are typically higher than elsewhere in Idaho. Routine traffic congestion between Ketchum and Bellevue has in-



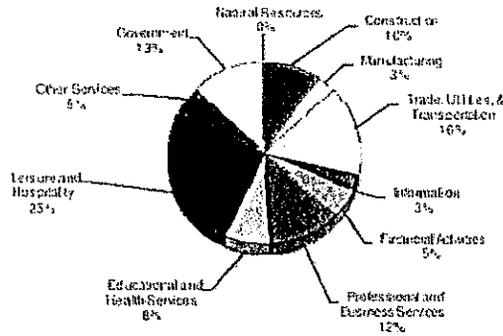
creased public transportation ridership. A significant number of workers commuted to the county for higher-paying construction and landscape jobs before the recession. A new airport was planned and then put on hold by the Federal Aviation Administration. Sun Valley has been designated the first Nordic Olympic and Paralympic training site in the United States, the only one specific to Nordic skiing. This requires intensified visitor logistics, amenities and services.

Labor Force	Aug 12	Aug 13
Civilian Labor Force	12,205	12,131
Total Employment	11,453	11,376
Unemployed	753	755
% of Labor Force Unemployed	6.2	6.2
State of Idaho % Unemployed	7.0	6.8
U.S. % Unemployed	8.1	7.3

Labor Force	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Civilian Labor Force	12,893	12,653	13,261	13,898	14,030	13,658	13,798	13,243	12,655	12,607	12,328
Unemployment	507	520	449	363	323	300	502	969	1,125	1,034	820
% of Labor Force Unemployed	3.9	4.1	3.4	2.6	2.3	2.2	3.6	7.3	8.9	8.3	6.6
Employment	12,386	12,132	12,812	13,535	13,707	13,358	13,296	12,274	11,530	11,473	11,508

Prepared by Jan Foesser, Regional Economist, Idaho Department of Labor • 420 Falls Ave, Twin Falls, Idaho 83301
 Phone: (208) 735-2500, ext. 3639 • email: jan.foesser@labor.idaho.gov • Labor Market Information website: imi.idaho.gov

Nonfarm Payroll Jobs for 2011



Major Employers
Atkinson's Market
180 Connect
Power Engineers
Rocky Mountain Hardware
St. Luke's Wood River Medical Center
Sun Valley Lodge aka Sinclair Company
Webb Landscape, Inc.

Occupational Wages*	Starting Wage
Public School Teachers (annual wage)	\$39,900
Social Workers	\$19.00
Registered Nurses	\$28.50
Legal Secretaries	\$19.00
Bookkeepers	\$15.00
Cashiers	\$10.00
Motel Housekeeping	\$9.00
Chefs	\$15.00
Lifeguards and Ski Patrol	\$10.00
Landscapers	\$15.00
Construction Labor	\$15.00
Electricians, Journeyman	\$24.00
Maintenance Mechanics	\$24.00

Wages & Income

Wages in Blaine County are significantly higher than the other counties in the region and the state because of the high cost of living mostly attributed to high real estate prices. The county's natural beauty and diverse recreational opportunities attract the affluent. Per capita income in 2011 remained the highest in Idaho— 43 percent greater than the nation's per capita income and 81 percent more than Idaho's. In the past, employers have had to subsidize normal wage rates. Job loss has finally abated and the labor market stabilized between 2010 and 2011 except for construction, which fell another 8.5 percent. Per capita income grew 6.6 percent from 2010, outpacing the state and nation even though population declined.

* Additional occupational wage data can be found on the Idaho Department of Labor website at labor.idaho.gov

Covered Employment & Average Annual Wages Per Job for 2001, 2010 & 2011	2001		2010		2011	
	Average Employment	Average Wages	Average Employment	Average Wages	Average Employment	Average Wages
Total Covered Wages	11,965	\$31,801	11,698	\$35,894	11,697	\$36,414
Agriculture	107	\$23,802	117	\$27,543	142	\$27,411
Mining	40	\$32,518	21	\$49,466	26	\$42,614
Construction	2,108	\$32,765	1,240	\$35,793	1,135	\$37,632
Manufacturing	387	\$36,219	388	\$52,579	377	\$53,550
Trade, Utilities & Transportation	1,996	\$26,793	1,825	\$31,634	1,858	\$31,715
Information	205	\$32,417	338	\$41,992	329	\$40,630
Financial Activities	665	\$32,546	603	\$55,414	584	\$49,510
Professional and Business Services	1,551	\$59,867	1,417	\$52,777	1,434	\$55,018
Educational and Health Services	675	\$33,254	879	\$45,225	910	\$50,345
Leisure and Hospitality	2,674	\$19,501	2,982	\$19,661	3,021	\$19,633
Other Services	451	\$23,446	408	\$32,738	411	\$32,946
Government	1,107	\$19,501	1,430	\$19,661	1,471	\$19,633

Per Capita Income	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Blaine County	\$44,388	\$46,040	\$52,665	\$56,450	\$62,554	\$63,712	\$70,455	\$58,581	\$55,778	\$59,465
State of Idaho	\$26,042	\$26,452	\$28,412	\$29,544	\$31,493	\$32,607	\$33,110	\$30,809	\$31,556	\$32,881
United States	\$31,481	\$32,295	\$33,909	\$35,452	\$37,725	\$39,506	\$40,947	\$38,637	\$39,791	\$41,560

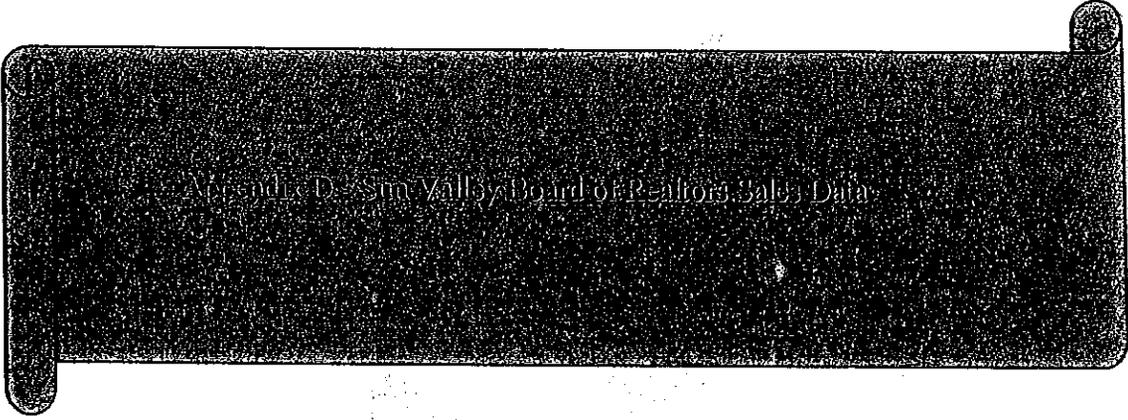
Information provided by Bureau of Economic Analysis



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 Idaho Department of Labor
 733 N. Main St., Suite C
 Boise, ID 83319 Ph: (208) 799-3528

labor.idaho.gov

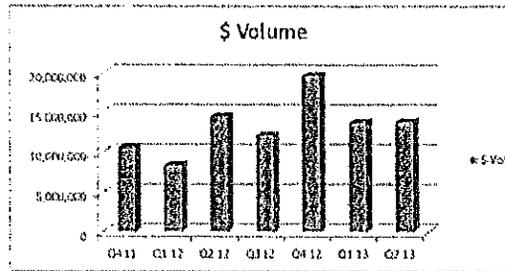
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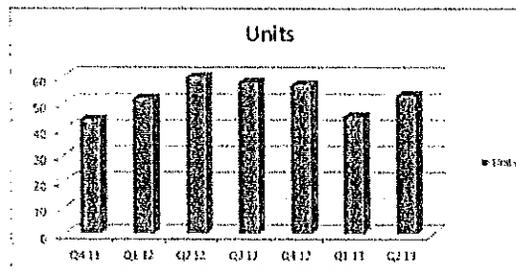
Appendix D - Sun Valley Board of Realtors Sales Data

Hailey and Bellevue Single Family Residential: Q4 2011 - Q2 2013

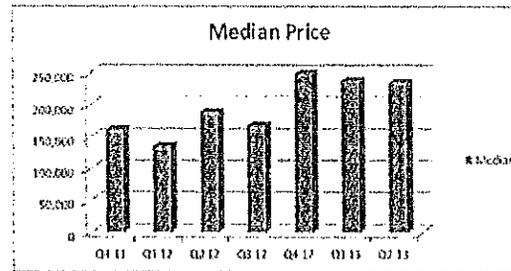
	\$ Vol
Q4 11	10,534,300
Q1 12	8,403,779
Q2 12	14,556,681
Q3 12	12,184,840
Q4 12	19,721,800
Q1 13	13,769,950
Q2 13	13,892,377



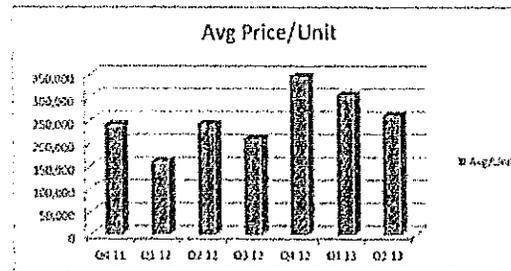
	Units
Q4 11	44
Q1 12	52
Q2 12	63
Q3 12	58
Q4 12	57
Q1 13	45
Q2 13	53



	Median
Q4 11	181,500
Q1 12	146,750
Q2 12	193,000
Q3 12	168,000
Q4 12	243,900
Q1 13	238,000
Q2 13	236,000



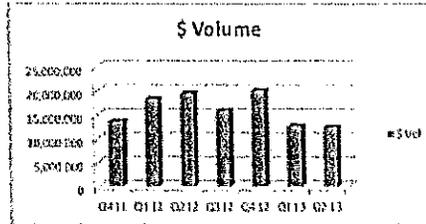
	Avg/Unit
Q4 11	242,720
Q1 12	161,611
Q2 12	242,611
Q3 12	210,118
Q4 12	346,017
Q1 13	305,399
Q2 13	262,305



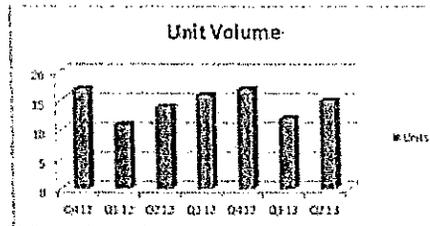
courtesy of the San Valley Board of Realtors

Resort Area* Single Family Residential: Q4 2011 - Q2 2013

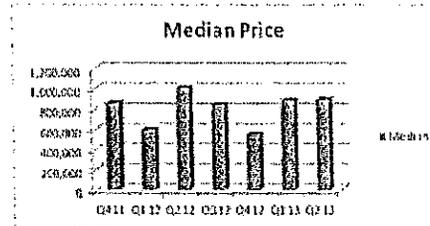
	\$ Vol
Q4 11	13,727,551
Q1 12	15,466,750
Q2 12	15,602,500
Q3 12	15,965,000
Q4 12	20,276,563
Q1 13	12,725,500
Q2 13	12,504,100



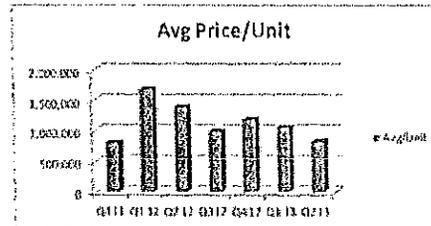
	Units
Q4 11	17
Q1 12	11
Q2 12	14
Q3 12	16
Q4 12	17
Q1 13	12
Q2 13	15



	Median
Q4 11	\$55,000
Q1 12	600,000
Q2 12	1,015,000
Q3 12	\$50,000
Q4 12	555,000
Q1 13	\$95,000
Q2 13	\$00,000



	Avg/Unit
Q4 11	807,593
Q1 12	1,678,295
Q2 12	1,400,178
Q3 12	997,837
Q4 12	1,182,795
Q1 13	1,060,428
Q2 13	833,607

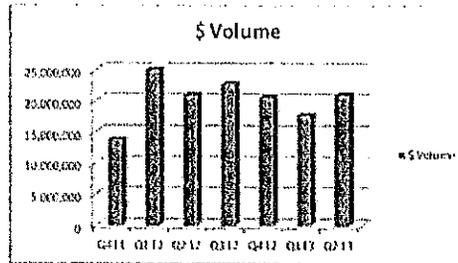


* Ketchikan, Wrangell, Sun Valley and Elkhorn are included in the Resort geographic area.

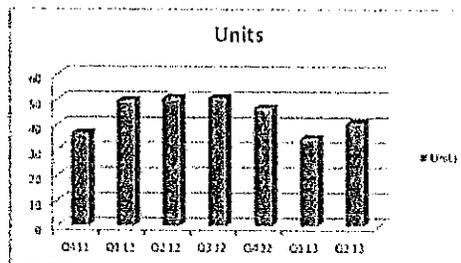
Courtesy of the Sun Valley Board of Realtors

Resort Area* Condominium and Townhouse: Q4 2011 - Q2 2013

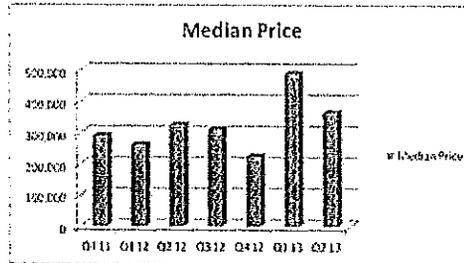
	\$ Volume
Q4 11	13,716,795
Q1 12	24,967,143
Q2 12	20,948,249
Q3 12	22,626,700
Q4 12	20,587,000
Q1 13	17,712,900
Q2 13	20,989,092



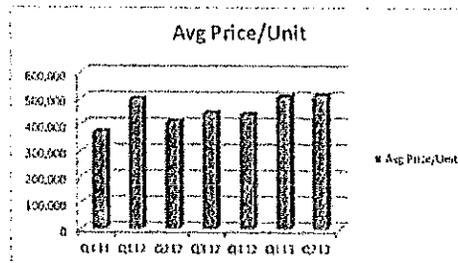
	Units
Q4 11	37
Q1 12	50
Q2 12	51
Q3 12	51
Q4 12	47
Q1 13	35
Q2 13	41



	Median Price
Q4 11	290,000
Q1 12	291,438
Q2 12	329,000
Q3 12	310,000
Q4 12	235,000
Q1 13	490,000
Q2 13	365,000



	Avg Price/Unit
Q4 11	371,265
Q1 12	499,347
Q2 12	410,750
Q3 12	445,033
Q4 12	437,915
Q1 13	526,226
Q2 13	511,929



* Ketchikan, Warm Springs, Sun Valley and Ughren are included in the Resort geographic area





CITY OF SUN VALLEY
CITY COUNCIL
AGENDA REPORT

To: Honorable Mayor and City Council
From:  Mark Hofman, Community Development Director
Meeting Date: December 5, 2013
Agenda Item: Ordinance No. 462- Prospector Road Right-of-Way Vacation

SUBJECT: Public hearing, third reading and action on draft Ordinance No. 462 to vacate the end portion of the Prospector Road public right-of-way north of the Fischer and Reuther Subdivision as platted within the Prospector Subdivision No. 2. **Applicant:** Wally Huffman for Sun Valley Company and Tom Praggastis for Edmund and Carol Dumke. **Location:** Northerly terminus of Prospector Road, accessed from Fairway Road.

BACKGROUND: The City Council held a noticed public hearing and first reading for the proposed rezone Ordinance No. 462 on Thursday, October 3, 2013. Second reading of the draft Ordinance was completed by the City Council on November 7, 2013.

In 2010, the Sun Valley Company filed a request for a public right-of-way vacation for a portion of Prospector Road in association with development applications for a three lot residential subdivision at the easterly terminus of Back Pay Way. The City of Sun Valley approved the street vacation (Ordinance No. 432) along with the associated development applications. However, as part of the review and approval process for the street vacation request, the City Council discussed the status and condition of an additional largely unimproved segment of Prospector Road and directed staff to investigate the potential for further street vacation action. Staff met with the adjacent property owners in late 2010 and in 2011 to determine if vacation of a further section of Prospector Road was appropriate.

ANALYSIS: The segment now proposed for vacation as public right-of-way by the City extends from the terminus of the previously approved 2010 vacation segment southward to a point just north of Lot 1 of the Fischer and Reuther Subdivision, which is the last improved driveway on the left side of Prospector Road. The right-of-way segment is forty (40) feet in width and approximately six hundred twenty (620) feet in length. The segment is partially paved with a narrow and deteriorating asphalt strip unmaintained by the City. However, much of the right-of-way area is largely native vegetated, undeveloped, with adjacent sloping topography. Staff presented a series of photos at the October 3, 2013 City Council public hearing to depict the existing conditions and location of the right-of-way segment. The legal description and exhibit attached to draft Ordinance No. 462 (**Exhibit "CC-1"**) fully detail the area of Prospector Road right-of-way proposed to be vacated.

Development Code Section 9-4B-4 requires that whenever public rights of way are vacated, the City Council shall provide adjacent property owners with a quitclaim deed for the vacated rights of way in such proportions as are prescribed by law. Draft Ordinance No. 462 authorizes the Mayor to execute and deliver quitclaim deeds, on behalf of the City of Sun Valley, transferring title to the aforementioned real property to the adjacent property owners pursuant to Idaho Code Section 50-311. For much of the proposed Prospector Road segment to be vacated, Sun Valley Company is the adjacent property owner on both sides. For such areas, the area vacated would convey in entirety to Sun Valley Company (**see attached Exhibit "CC-2"**). Edmund and Carol Dumke are the owners of Lots 5 and 6 of the Prospector Subdivision 2 at the northern portion of the street segment to be vacated. Sun Valley Company is the adjacent property owner opposite the Dumkes at Lots 5 and 6. For this area, the vacated right-of-way would be conveyed in equal proportion, half to Sun Valley Company and half to the Dumkes (**see attached Exhibit "CC-3"**).

The Planning and Zoning Commission is a recommending body to the City Council for proposed vacations of street right-of-way. The City Council is the final decision making body for such actions and a separate public hearing process is required once the Commission's recommendation is complete. The Commission held a noticed public hearing for the purpose of reviewing the proposed street vacation at their August 15, 2013 regular meeting and a recommendation to the City Council for approval was made. The full August 15, 2013 Planning and Zoning Commission Agenda Report is attached for review and background information as **Exhibit "CC-4"**.

The Planning and Zoning Commission and the Community Development Department have completed a comprehensive review of the proposed public street right-of-way vacation and have determined that all required materials were satisfactorily submitted as per Development Code requirements. Three issues as follows were presented and discussed by the Planning and Zoning Commission in their public hearing and recommendation:

Access to Existing Residential Lots- Existing Lots 5 and 6 of the Prospector Subdivision 2 are currently undeveloped and zoned Single-Family Residential (RS-1). Prospector Road was platted with the Prospector Subdivision 2 Plat to provide direct vehicular access to these two buildable lots. With the vacation of this portion of Prospector Road, it must be ensured that these two lots retain access into the future. The applicants have executed a Settlement Agreement, dated September 22, 2012, that describes the history of the road issue, specifically the future construction of an extension of Prospector Road to provide an improved roadway access to Dumke Lots 5 and 6. Pursuant to the Agreement, if the City vacates the segment of right-of-way, the Sun Valley Company shall convey by Quitclaim Deed to Dumke fee simple title to Tax Lots 6128, 5943, and 5220 as well as the portions of vacated roadway quitclaimed by the City to Sun Valley Company by Ordinance No. 462. The area to be quitclaimed to Dumke by Sun Valley Company as part of the Settlement Agreement assures that Lots 5 and 6 will have adequate access in the future of a width necessary to conform to City code and regulations along with additional property at the end of the new road which may be necessary or required to allow emergency vehicles an adequate turnaround area. The Settlement Agreement is expressly contingent on the City vacating the subject portion of Prospector Road. The Settlement Agreement is adequate assurance that the access issue to Lots 5 and 6 is satisfactorily resolved.

Zoning of Land to be Vacated- The Commission also discussed the zoning designation appropriate for the vacated land as represented on the Official Zoning Map of the City of Sun Valley. Currently the area is depicted as public right-of-way on the Zoning Map. If the right-of-

way is vacated by the City does the area revert to the zoning designation of the adjacent property? In this case portions of the vacated area would be zoned and depicted on the Zoning Map as Outdoor Recreational (OR-1) and other portions as Single-Family Residential (RS-1). This zoning designation issue was discussed fully as part of the Commission's public hearing with the City Attorney and the applicants such that the attached Draft Ordinance No. 462 was modified as part of the Commission's recommendation to designate the area as Single-Family Residential (RS-1).

Snow Plowing and Storage- The City's Streets Department reviewed the street vacation to determine what effect if any the proposal will have on current and future snow plowing and storage activity. The Commission discussed this issue at the public hearing and determined that snow can be plowed adequately and no measures would be needed to mitigate the vacation of right-of-way.

Public Comment- No comments specific to the proposed street vacation action were received by the City prior to the writing of this Report as a result of the public notice for either the Commission or the Council public hearing.

RECOMMENDATION: Before public comment is received, the City Council should disclose all information and contacts received outside the hearing on this item upon which the decision will be based, receive public testimony, consider attached draft Ordinance No. 462, suggest revisions if necessary, then take formal action on the Planning and Zoning Commission's approval recommendation. The Planning & Zoning Commission formally recommended approval of the street vacation to the City Council on August 15, 2013.

The Community Development Director recommends the City Council take action to adopt draft Ordinance No. 462, approving the street vacation as presented or as may be amended.

LIST OF ATTACHED EXHIBITS:

- | | |
|----------------|---|
| Exhibit "CC-1" | Draft Ordinance No. 462 for the Prospector Road Public Right-of-Way Vacation with attached legal description and exhibit. |
| Exhibit "CC-2" | Legal Description Conveyance: a Portion of Prospector Road, City of Sun Valley to Sun Valley Company. |
| Exhibit "CC-3" | Legal Description Conveyance: a Portion of Prospector Road, City of Sun Valley to Dumke. |
| Exhibit "CC-4" | August 15, 2013 Planning and Zoning Commission Agenda Report with attached Exhibits "PZ-A" and "PZ-B". |

** The administrative record for the Ordinance to Vacate Public Right-of-Way is available for review in the Community Development Department at City Hall.

EXHIBIT "CC-1"

**(DRAFT) ORDINANCE NO. 462
CITY OF SUN VALLEY**

PROSPECTOR ROAD RIGHT-OF-WAY VACATION

AN ORDINANCE OF THE CITY OF SUN VALLEY, IDAHO, VACATING A PORTION OF PROSPECTOR ROAD RIGHT-OF-WAY; PROVIDING FOR EXECUTION OF QUITCLAIM DEEDS BY THE MAYOR CONVEYING TITLE TO THE VACATED PROPERTY TO THE OWNERS OF PROPERTY ADJACENT TO THE VACATED RIGHT-OF-WAY; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Sun Valley City Council has determined, and hereby finds, that the following real property, that certain portion of Prospector Road, as described and depicted on Exhibit "A" hereto, incorporated by reference herein, is no longer needed for use as a public right of way, and that vacation of the aforementioned property is expedient for the public good; and

WHEREAS, the Sun Valley Planning and Zoning Commission held a properly noticed public hearing for the public right-of-way vacation at their meeting of August 15, 2013 to review the application and administrative record, consider Ordinance No. 462, take public and applicant testimony, and consider the required findings for making a recommendation to the City Council; and

WHEREAS, the Sun Valley City Council held a properly noticed public hearing at their meetings of October 3, November 7 and December 5, 2013 for the public right-of-way vacation to review the application and administrative record, consider the Planning and Zoning Commission's recommendation on Ordinance No. 462, take public and applicant testimony and consider the required findings for taking action; and

WHEREAS, a private access driveway to provide access to Lots 5 and 6 of the Prospector Subdivision 2 is contemplated over the area to be vacated; and

WHEREAS, the Sun Valley City Council believes it is appropriate to vacate a certain portion of Prospector Road.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUN VALLEY, IDAHO, AS FOLLOWS:

SECTION 1. The City of Sun Valley hereby vacates that certain portion of Prospector Road, as described and depicted on Exhibit "A" hereto, and as shown on the official Prospector Subdivision No. 2 Plat of the City of Sun Valley, recorded as Instrument No. 142865, on file in the office of the Blaine County Recorder. The area vacated by the City shall be depicted on the Official Zoning Map of the City of Sun Valley as Single-Family Residential (RS-1) Zoning District.

SECTION 2. The Mayor of the City of Sun Valley is hereby authorized to execute and deliver quitclaim deeds, on behalf of the City of Sun Valley, transferring title to the aforementioned real property to the adjacent property owners pursuant to Idaho Code Section 50-311.

SECTION 3. This Ordinance shall be in full force and effect from and after its approval, passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF SUN VALLEY, IDAHO, AND APPROVED BY THE MAYOR OF THE CITY OF SUN VALLEY on this 5th day of December, 2013.

EFFECTIVE DATE OF PUBLICATION: December 11, 2013.

APPROVED:

Dewayne Briscoe, Mayor
City of Sun Valley

ATTEST:

Hannah Stauts
City Clerk
City of Sun Valley

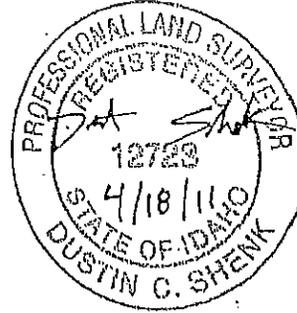
Benchmark Associates, P.A.

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P.O. Box 733 • 100 Bell Drive

Ketchum, Idaho 83340

208/726-9512 • Fax 208/726-9514 • www.bma5b.com



PROPOSED ROAD VACATION DESCRIPTION

PORTION OF PLATTED PROSPECTOR ROAD TO BE VACATED

Within: Prospector Subdivision No.2, Sun Valley, Blaine County, Idaho. Section 8,
Township 4 North, Range 18 East, Boise Meridian.

A portion of Prospector Road as platted within Prospector Subdivision No.2 according to the official plat thereof, recorded as Instrument No. 142865, records of Blaine County, Idaho. Said portion being more particularly described by metes and bounds as follows:

Commencing at a stone marking the SW corner of said Section 8 as shown on said plat of Prospector Subdivision No. 2;

thence N21°05'16"E, 3048.20 feet to a corner on the southerly boundary of Lot 1 within said plat Prospector Subdivision No. 2;

thence N18°40'22"E 1355.56 feet to the easternmost corner of Lot 6, Prospector Subdivision No. 2, said corner being the True Point of Beginning.

Thence S51°32'22"E, 40.00 feet to the easterly right-of-way of said Prospector Road;
thence along said right-of-way 138.76 feet along a curve concave to the southeast with a central angle of 18°57'10", and a radius of 419.48 feet;

thence S19°30'28"W, 129.24 feet;

thence 352.94 feet along a curve concave to the northwest with a central angle of 12°14'54", and a radius of 1651.00 feet;

thence N58°14'38"W, 40.00 feet to the westerly right-of-way of said Prospector Road;

thence along said right-of-way 344.39 feet along a curve concave to the northwest with a central angle of 12°14'54", and a radius of 1611.00;

thence N19°30'28"E, 129.24 feet;

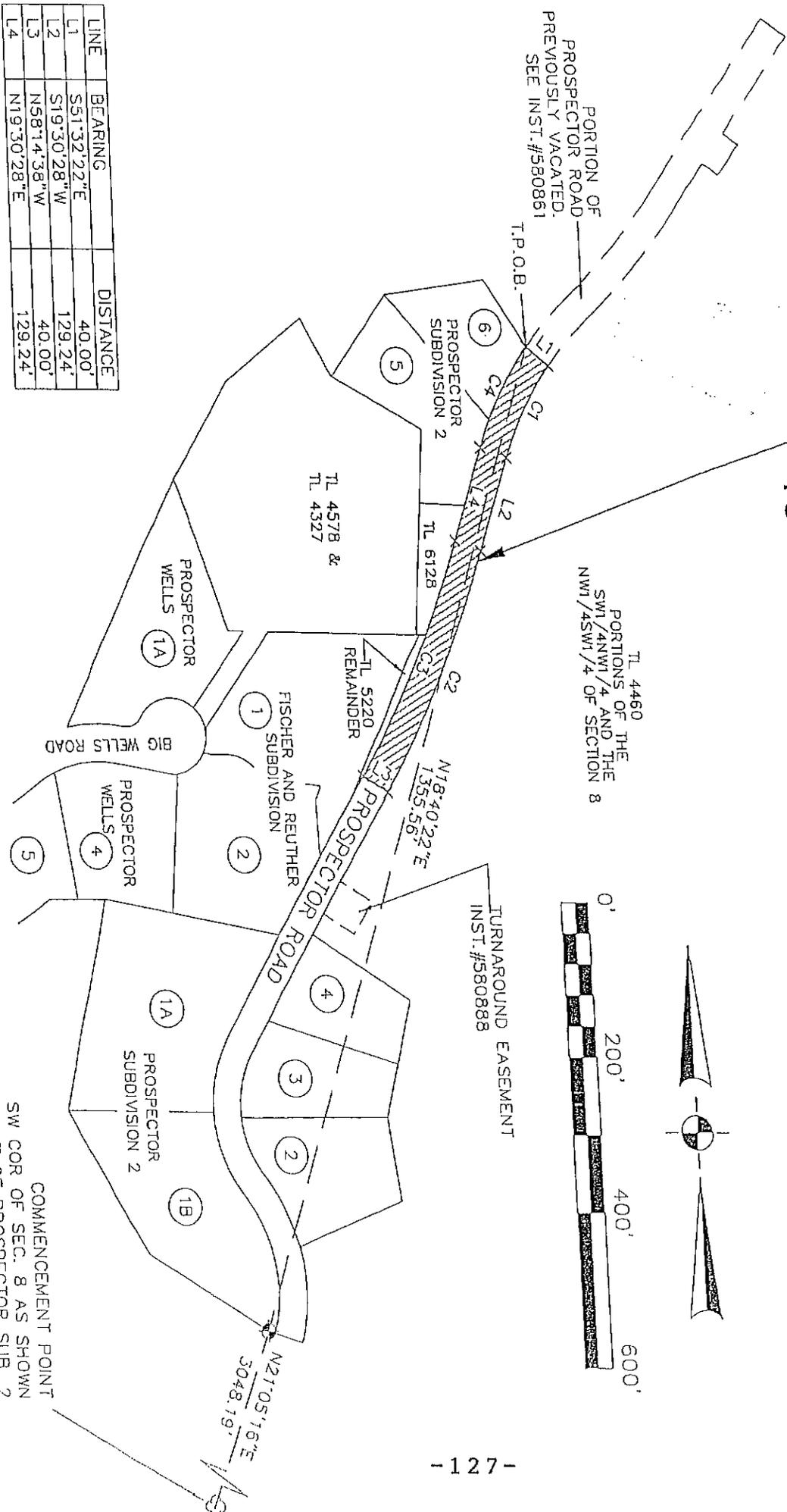
thence 151.99 feet along a curve concave to the southeast with a central angle of 18°57'10", and a radius of 459.48 feet to the Point of Beginning.

All as shown on the Exhibit attached hereto and made a part hereof.

Said portion of proposed vacated roadway having an approximate area of 24,930 square feet/0.57 acres.

Exhibit A

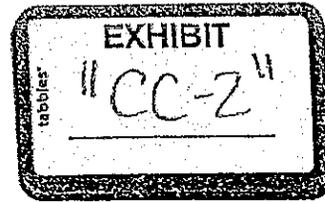
PORTION OF PROSPECTOR ROAD TO BE VACATED



CURVE	'US	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	48'	138.76'	138.13'	S28°59'03"W	18°57'10"
C2	1651.00'	352.94'	352.27'	S25°37'55"W	12°14'54"
C3	1611.00'	344.39'	343.73'	N25°37'55"E	12°14'54"
				N28°59'03"E	18°57'10"

COMMENCEMENT POINT
SW COR OF SEC. 8 AS SHOWN
ON THE PLAT OF PROSPECTOR SUB. 2

EXHIL
A



LEGAL DESCRIPTION

CONVEYANCE :

CITY OF SUN VALLEY TO SUN VALLEY COMPANY

A PORTION OF PROSPECTOR ROAD

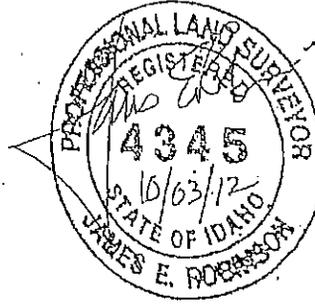
Benchmark Associates, P.A.

ENGINEERING, PLANNING, SURVEYING & MAPPING

Box 733 • 100 Bell Drive

Meridian, Idaho 83340

208/726-9512 • Fax 208/726-9514



PORTION OF PROSPECTOR ROAD

Sun Valley, Blaine County, Idaho.

NW1/4 Section 8, Township 4 North, Range 18 East, Boise Meridian.

A portion of Prospector Road as depicted within Prospector Subdivision No. 2, according to the official plat thereof, recorded as Instrument No. 142865, records of Blaine County, Idaho, said portion being more particularly described by metes and bounds as follows:

Commencing at the southeast corner of Lot 5, Prospector Subdivision No. 2, said corner being on the westerly boundary of Prospector Road, and said corner being the True Point of Beginning

Thence along said westerly boundary of Prospector Road by the following 2 courses:

S19°30'28"W, 49.24 feet;

thence 344.39 feet along a curve to the right, said curve having a radius of 1611.00 feet, a central angle of 12°14'54", and a chord length of 343.73 feet which bears S25°37'55"W; thence leaving said westerly boundary S58°14'38"E, 40.00 feet to a point on the easterly boundary of Prospector Road;

thence along the easterly boundary of Prospector Road by the following 3 courses:

352.94 feet along a curve to the left, said curve having a radius of 1651.00 feet, a central angle of 12°14'54", and a chord length of 352.27 feet which bears N25°37'55"E;

thence N19°30'28"E, 129.24 feet;

thence 138.76 feet along a curve to the right, said curve having a radius of 419.48 feet, a central angle of 18°57'11", and a chord length of 138.13 feet which bears N28°59'04"E, more or less, to a point on the southerly boundary of previously vacated Prospector Road (see Instrument No. 580861, Records of Blaine County, Idaho);

thence along said southerly boundary N51°32'22"W, 20.00 feet to a point on the centerline of Prospector Road;

thence leaving said southerly boundary and along said centerline by the following 2 courses: 145.38 feet along a curve to the left, said curve having a radius of 439.48 feet, a central angle of 18°57'11" and a chord length of 144.72 feet which bears S28°59'04"W; thence: S19°30'28"W, 80.00 feet;

thence leaving said centerline N70°29'32"W, 20.00 feet to the True Point of Beginning.

Said portion having an approximate area of 20,357 square feet; or 0.47 acre.

Exhibit _____

PORTION OF PROSPECTOR ROAD
TO BE VACATED ADJACENT TO
TAX LOTS 4460, 5220 & 6128.

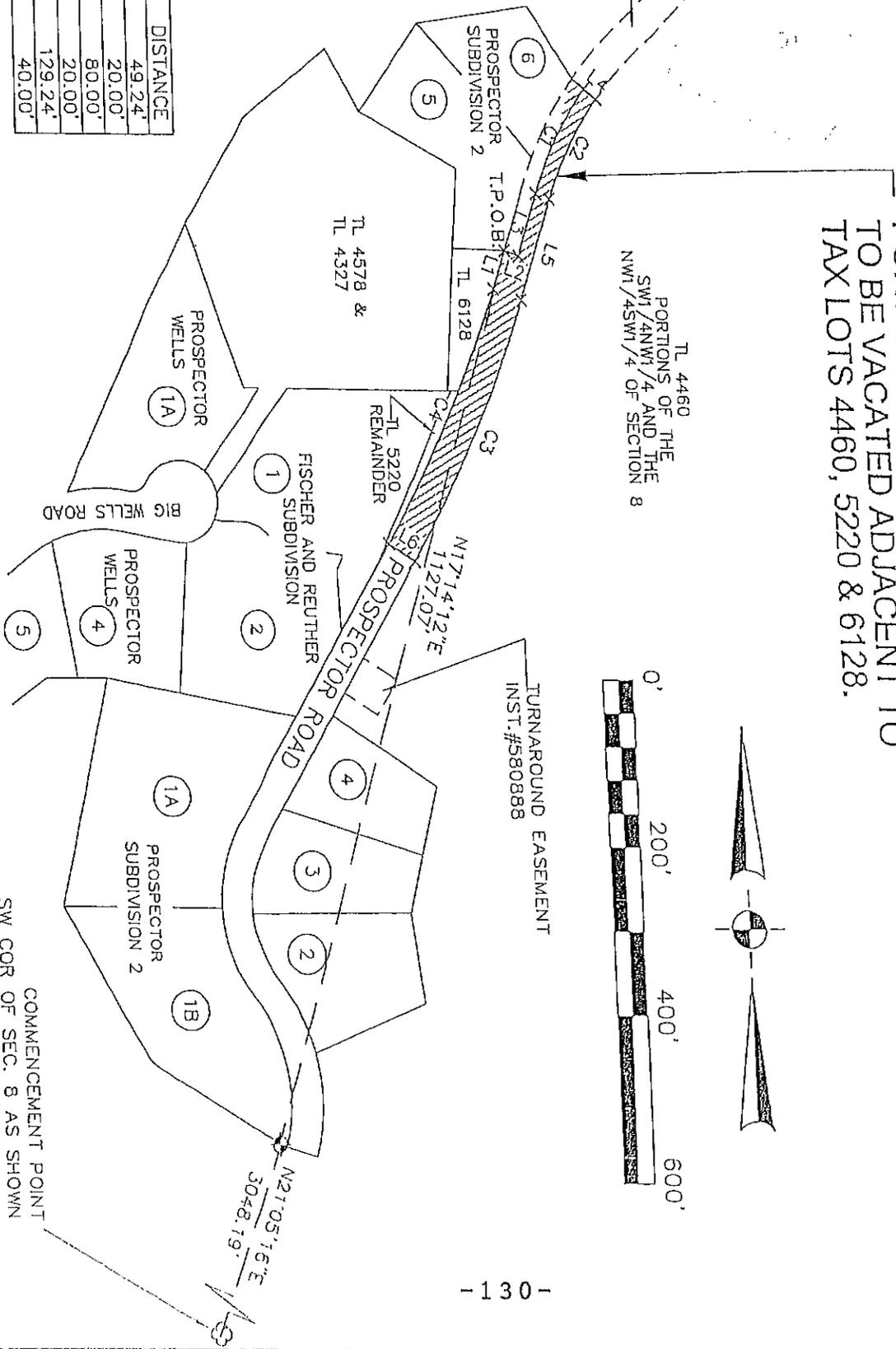
PORTION OF
PROSPECTOR ROAD
PREVIOUSLY VACATED.
SEE INST. #580861

TL 4460
PORTIONS OF THE
SW1/4NW1/4 AND THE
NW1/4SW1/4 OF SECTION 8



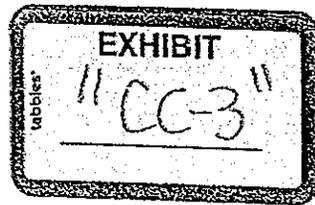
LINE	BEARING	DISTANCE
L1	N19°30'28"E	49.24'
L2	S70°29'32"E	20.00'
L3	N19°30'28"E	80.00'
L4	S51°32'22"E	20.00'
L5	S19°30'28"W	129.24'
L6	N58°14'38"W	40.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	439.48'	145.37'	144.71'	N28°59'03"E	18°57'10"
C2	419.48'	138.76'	138.13'	S28°59'03"W	18°57'10"
C3	1651.00'	352.94'	352.27'	S25°37'55"W	121°4'54"
	1611.00'	344.39'	343.73'	N25°37'55"E	121°4'54"



COMMENCEMENT POINT
SW COR OF SEC. 8 AS SHOWN
ON THE PLAT OF PROSPECTOR SUB. 2

EXHIBIT



LEGAL DESCRIPTION

CONVEYANCE :

CITY OF SUN VALLEY TO DUMKE

A PORTION OF PROSPECTOR ROAD

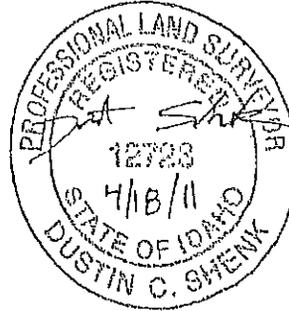
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Ketchum, Idaho 83340

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ROAD VACATION DESCRIPTION

PORTION OF PLATTED PROSPECTOR ROAD ADJACENT TO LOTS 5 & 6, PROSPECTOR SUBD. 2

Within: Prospector Subdivision No.2, Sun Valley, Blaine County, Idaho. Section 8,
Township 4 North, Range 18 East, Boise Meridian.

A portion of Prospector Road as platted within Prospector Subdivision No.2 according to the official plat thereof, recorded as Instrument No. 142865, records of Blaine County, Idaho. Said portion being more particularly described by metes and bounds as follows:

Commencing at a stone marking the SW corner of said Section 8 as shown on said plat of Prospector Subdivision No. 2;

thence N21°05'16"E, 3048.20 feet to a corner on the southerly boundary of Lot 1 within said plat Prospector Subdivision No. 2;

thence N18°40'22"E 1355.56 feet to the easternmost corner of Lot 6, Prospector Subdivision No. 2, said corner being the True Point of Beginning.

thence S51°32'22"E, 20.00 feet to the centerline of said Prospector Road;

thence following said centerline 145.37 feet along a curve concave to the southeast with a central angle of 18°57'10", and a radius of 439.48 feet;

thence continuing along said centerline S19°30'28"W, 80.00 feet;

thence departing said centerline N70°29'32"W, 20.00 feet to the westerly right-of-way of said Prospector Road;

thence along said right-of-way N19°30'28"E, 80.00 feet;

thence 151.99 feet along a curve concave to the southeast with a central angle of 18°57'10", and a radius of 459.48 feet to the Point of Beginning.

All as shown on the Exhibit attached hereto and made a part hereof.

Said portion of vacated Prospector Road having an approximate area of 4,574 square feet or 0.10 Acres.

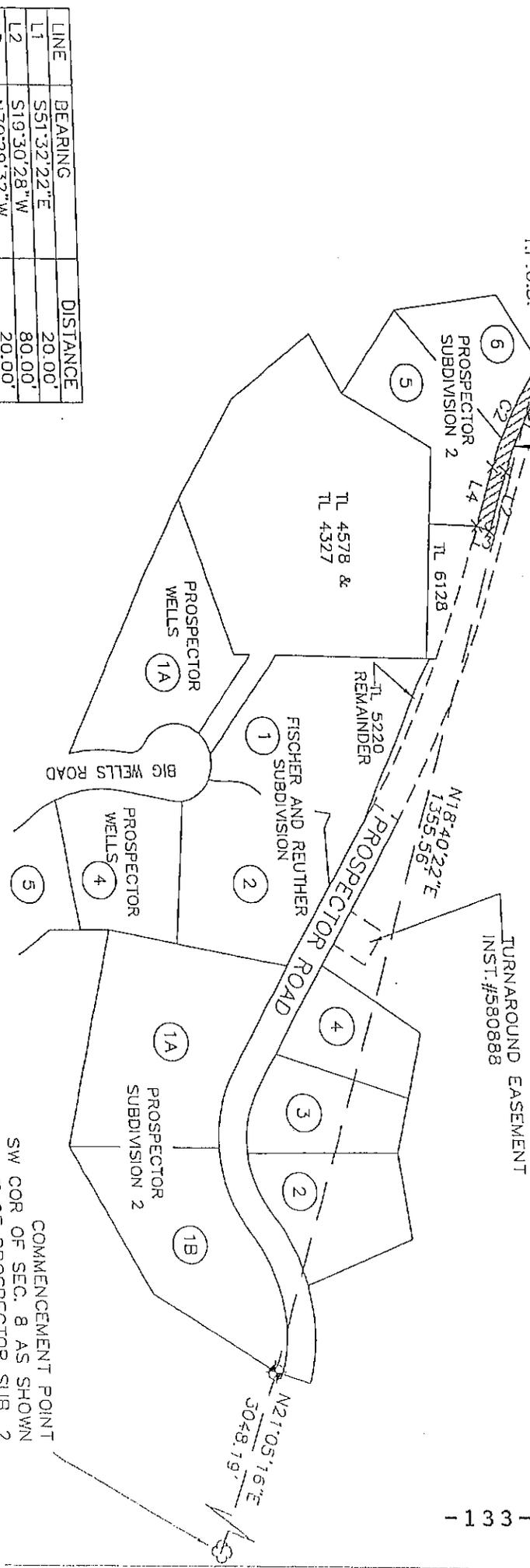
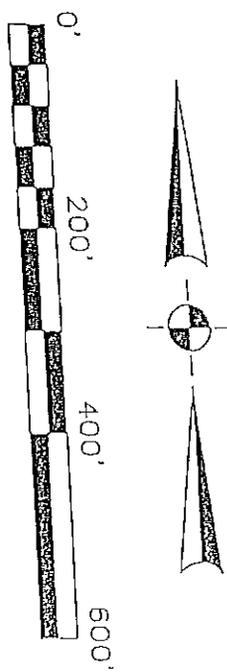
Exhibit _____

G:\BMAP\Prospector Road Vacation\2011\Descriptions\Prospector - Dumke Portion.Doc

PORTION OF PROSPECTOR ROAD
TO BE VACATED ADJACENT TO
LOTS 5 & 6, PROSPECTOR SUB. 2

PORTION OF
PROSPECTOR ROAD
PREVIOUSLY VACATED.
SEE INST. #580861

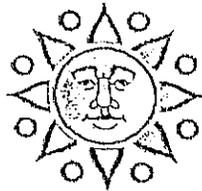
TL 4460
PORTIONS OF THE
SW1/4NW1/4 AND THE
NW1/4SW1/4 OF SECTION 8



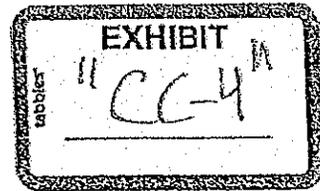
LINE	BEARING	DISTANCE
L1	S51°32'22"E	20.00'
L2	S19°30'28"W	80.00'
L3	N70°29'32"W	20.00'
L4	N19°30'28"E	80.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	439.48'	145.37'	144.71'	S28°59'03"W	18°57'10"
				N28°59'03"E	18°57'10"

COMMENCEMENT POINT
SW COR OF SEC. 8 AS SHOWN
ON THE PLAT OF PROSPECTOR SUB. 2



CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT



To: Planning and Zoning Commission
From: *MA* Mark Hofman, Community Development Director
Meeting Date: August 15, 2013
Agenda Item: Prospector Road Public Right-of-Way Vacation

SUBJECT: New public hearing for draft Ordinance No. 462 to vacate the end portion of the Prospector Road public right-of-way north of the Fischer and Reuther Subdivision as platted within the Prospector Subdivision No. 2. **Applicant:** Wally Huffman for Sun Valley Company and Tom Praggastis for Edmund and Carol Dumke. **Location:** Northerly terminus of Prospector Road, accessed from Fairway Road.

BACKGROUND: The Planning and Zoning Commission reviewed this street vacation project and held a public hearing for draft Ordinance No 462 at their July 11, 2013 regular meeting. After discussion, the Commission adopted a motion to recommend approval of Ordinance No. 462 to the City Council. In their motion, the Commission requested an additional statement be added to the first part of the draft Ordinance which reads, "Whereas, a private access driveway to provide access to Lots 5 and 6 of the Prospector Subdivision 2 is contemplated over the area to be vacated."

Subsequent to the public hearing and Commission action, it was brought to the attention of Community Development Department staff that the site notice required for adequate public notice was in error. The wrong notice was posted on site. To cure any public notice flaw for the project, staff completely re-noticed for a new public hearing with the Commission on August 15, 2013.

ANALYSIS: The entire July 11, 2013 Staff Report is attached as Exhibit "PZ-B" and the revised draft Ordinance No. 462 is attached as Exhibit "PZ-A". The legal description and exhibit attached to draft Ordinance No. 462 fully detail the area of Prospector Road right-of-way proposed to be vacated.

Any action on the draft Street Vacation Ordinance by the Commission is a recommendation only and requires an additional public hearing and final action by the City Council. The Community Development Department has completed a comprehensive review of the proposed public street right-of-way vacation and has determined that all required materials have been satisfactorily submitted as per Development Code requirements.

Alternative Actions- Alternative actions available to the Planning and Zoning Commission include: (1) review the attached draft Ordinance No. 462, make the required findings, and take action to recommend adoption to the City Council; (2) continue the hearing for further information and review; or (3) discuss the findings and take action to recommend denial of Ordinance No. 462 to the City Council.

RECOMMENDATION: Before public comment is received, the Commission should disclose all information and contacts received outside the hearing on this item upon which the decision will be based, receive public testimony, and consider the facts and findings necessary to make a recommending decision on the draft Ordinance. The Community Development Director recommends that the Commission hold a new public hearing to correct any public notice flaw and recommend approval of draft Ordinance No. 462 to the City Council.

LIST OF ATTACHED EXHIBITS:

- | | |
|----------------|---|
| Exhibit "PZ-A" | Revised draft ordinance No. 462 for the Prospector Road Public Right-of-Way Vacation with attached legal description and exhibit. |
| Exhibit "PZ-B" | July 11, 2013 Planning and Zoning Commission Agenda Report with attached Exhibits "PZ-A" through "PZ-D". |

** The administrative record for the Ordinance to Vacate Public Right-of-Way is available for review in the Community Development Department at City Hall.

EXHIBIT "PZ-A"

(DRAFT) ORDINANCE NO. 462
CITY OF SUN VALLEY

PROSPECTOR ROAD RIGHT-OF-WAY VACATION

AN ORDINANCE OF THE CITY OF SUN VALLEY, IDAHO, VACATING A PORTION OF PROSPECTOR ROAD RIGHT-OF-WAY; PROVIDING FOR EXECUTION OF QUITCLAIM DEEDS BY THE MAYOR CONVEYING TITLE TO THE VACATED PROPERTY TO THE OWNERS OF PROPERTY ADJACENT TO THE VACATED RIGHT-OF-WAY; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Sun Valley City Council has determined, and hereby finds, that the following real property, that certain portion of Prospector Road, as described and depicted on Exhibit "A" hereto, incorporated by reference herein, is no longer needed for use as a public right of way, and that vacation of the aforementioned property is expedient for the public good; and

WHEREAS, the Sun Valley Planning and Zoning Commission held a properly noticed public hearing for the public right-of-way vacation at their meeting of August 15, 2013 to review the application and administrative record, consider Ordinance No. 462, take public and applicant testimony, and consider the required findings for making a recommendation to the City Council; and

WHEREAS, the Sun Valley City Council held a properly noticed public hearing at their meetings of ~~#####~~, ~~#####~~ and ~~#####~~, 2013 for the public right-of-way vacation to review the application and administrative record, consider the Planning and Zoning Commission's recommendation on Ordinance No. 462, take public and applicant testimony and consider the required findings for taking action; and

WHEREAS, a private access driveway to provide access to Lots 5 and 6 of the Prospector Subdivision 2 is contemplated over the area to be vacated; and

WHEREAS, the Sun Valley City Council believes it is appropriate to vacate a certain portion of Prospector Road.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUN VALLEY, IDAHO, AS FOLLOWS:

SECTION 1. The City of Sun Valley hereby vacates that certain portion of Prospector Road, as described and depicted on Exhibit "A" hereto, and as shown on the official Prospector Subdivision No. 2 Plat of the City of Sun Valley, recorded as Instrument No. 142865, on file in the office of the Blaine County Recorder.

SECTION 2. The Mayor of the City of Sun Valley is hereby authorized to execute and deliver quitclaim deeds, on behalf of the City of Sun Valley, transferring title to the aforementioned real property to the adjacent property owners pursuant to Idaho Code Section 50-311.

SECTION 3. This Ordinance shall be in full force and effect from and after its approval, passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF SUN VALLEY, IDAHO, AND APPROVED BY THE MAYOR OF THE CITY OF SUN VALLEY on this ~~#####~~ day of ~~#####~~, 2013.

EFFECTIVE DATE OF PUBLICATION: ~~#####~~, 2013.

APPROVED:

Dewayne Briscoe, Mayor
City of Sun Valley

ATTEST:

Hannah Stauts
City Clerk
City of Sun Valley

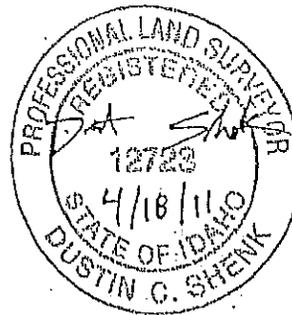
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PROPOSED ROAD VACATION DESCRIPTION

PORTION OF PLATTED PROSPECTOR ROAD TO BE VACATED

Within: Prospector Subdivision No.2, Sun Valley, Blaine County, Idaho. Section 8,
Township 4 North, Range 18 East, Boise Meridian.

A portion of Prospector Road as platted within Prospector Subdivision No.2 according to the official plat thereof, recorded as Instrument No. 142865, records of Blaine County, Idaho. Said portion being more particularly described by metes and bounds as follows:

Commencing at a stone marking the SW corner of said Section 8 as shown on said plat of Prospector Subdivision No. 2;
thence N21°05'16"E, 3048.20 feet to a corner on the southerly boundary of Lot 1 within said plat Prospector Subdivision No. 2;
thence N18°40'22"E 1355.56 feet to the easternmost corner of Lot 6, Prospector Subdivision No. 2, said corner being the True Point of Beginning.

Thence S51°32'22"E, 40.00 feet to the easterly right-of-way of said Prospector Road;
thence along said right-of-way 138.76 feet along a curve concave to the southeast with a central angle of 18°57'10", and a radius of 419.48 feet;
thence S19°30'28"W, 129.24 feet;
thence 352.94 feet along a curve concave to the northwest with a central angle of 12°14'54", and a radius of 1651.00 feet;
thence N58°14'38"W, 40.00 feet to the westerly right-of-way of said Prospector Road;
thence along said right-of-way 344.39 feet along a curve concave to the northwest with a central angle of 12°14'54", and a radius of 1611.00;
thence N19°30'28"E, 129.24 feet;
thence 151.99 feet along a curve concave to the southeast with a central angle of 18°57'10", and a radius of 459.48 feet to the Point of Beginning.

All as shown on the Exhibit attached hereto and made a part hereof.

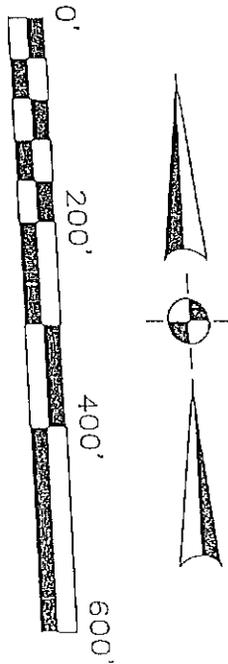
Said portion of proposed vacated roadway having an approximate area of 24,930 square feet/0.57 acres.

Exhibit A

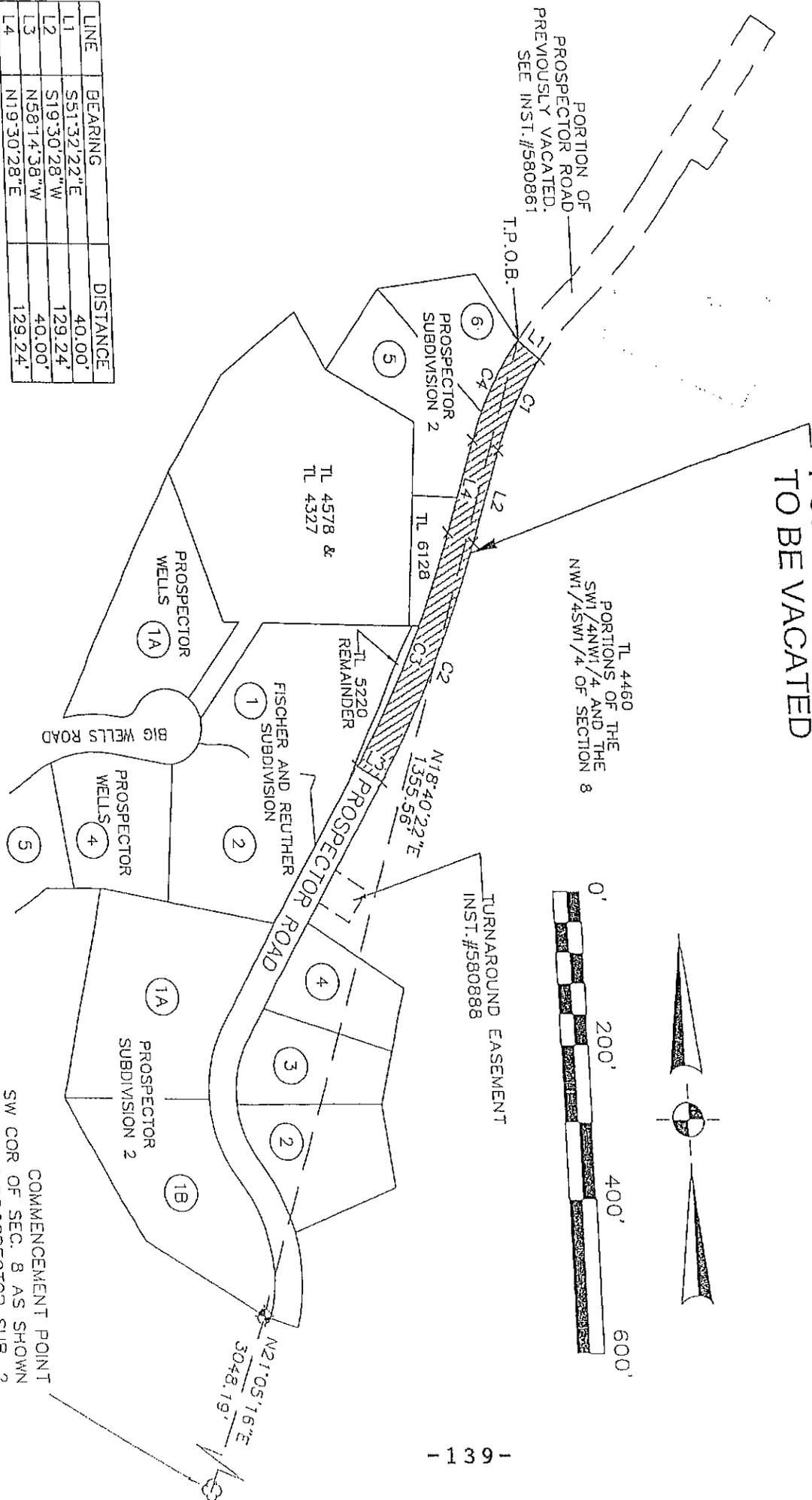
PORTION OF PROSPECTOR ROAD TO BE VACATED

PORTION OF
PROSPECTOR ROAD
PREVIOUSLY VACATED.
SEE INST. #580861

TL 4460
PORTIONS OF THE
SW1/4NW1/4 AND THE
NW1/4SW1/4 OF SECTION 8



TURNAROUND EASEMENT
INST. #580888

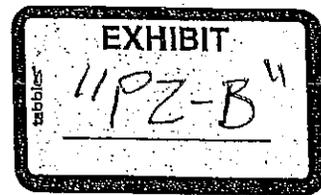


LINE	BEARING	DISTANCE
L1	S51°32'22"E	40.00'
L2	S19°30'28"W	129.24'
L3	N58°14'38"W	40.00'
L4	N19°30'28"E	129.24'

CURVE	F	ΔS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4	+8°	138.76'	138.13'	S28°59'03"W	8°57'10"
C2	4	+8°	352.94'	352.27'	S25°37'55"W	12°14'54"
C3	4	+8°	344.39'	343.73'	N25°37'55"E	12°14'54"
C4	4	+8°	1611.00'	1611.00'	N28°59'03"E	18°57'10"

COMMENCEMENT POINT
SW COR OF SEC. 8 AS SHOWN
ON THE PLAT OF PROSPECTOR SUB. 2

EXHIB.



CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT

To: Planning and Zoning Commission
From: *MH* Mark Hofman, Community Development Director
Meeting Date: July 11, 2013
Agenda Item: Prospector Road Public Right-of-Way Vacation

SUBJECT: Public hearing for draft Ordinance No. 462 to vacate the end portion of the Prospector Road public right-of-way north of the Fischer and Reuther Subdivision as platted within the Prospector Subdivision No. 2. **Applicant:** Wally Huffman for Sun Valley Company and Tom Praggastis for Edmund and Carol Dumke. **Location:** Northerly terminus of Prospector Road, accessed from Fairway Road.

BACKGROUND: In 2010, the Sun Valley Company filed a request for a public right-of-way vacation for a portion of Prospector Road in association with development applications for a three lot residential subdivision at the easterly terminus of Back Pay Way. The City of Sun Valley approved the street vacation (Ordinance No. 432) along with the associated development applications. However, as part of the review and approval process for the street vacation request, the City Council discussed the status and condition of an additional largely unimproved segment of Prospector Road and directed staff to investigate the potential for further street vacation action. Staff met with the adjacent property owners in late 2010 and in 2011 to determine if vacation of a further section of Prospector Road was appropriate.

ANALYSIS: The segment now proposed for vacation as public right-of-way by the City extends from the terminus of the previously approved 2010 vacation segment southward to a point just north of Lot 1 of the Fischer and Reuther Subdivision, which is the last improved driveway on the left side of Prospector Road. The right-of-way segment is forty (40) feet in width and approximately six hundred twenty (620) feet in length. The segment is partially paved with a narrow and deteriorating asphalt strip unmaintained by the City. However, much of the right-of-way area is largely native vegetated, undeveloped, with adjacent sloping topography. Staff will present a series of photos at the public hearing that depict the existing condition and location of the right-of-way segment. The legal description and exhibit attached to draft Ordinance No. 462 (Exhibit "PZ-B") fully detail the area of Prospector Road right-of-way proposed to be vacated.

Development Code Section 9-4B-4 requires that whenever public rights of way are vacated, the City Council shall provide adjacent property owners with a quitclaim deed for the vacated rights of way in such proportions as are prescribed by law. Draft Ordinance No. 462 authorizes the Mayor to execute and deliver quitclaim deeds, on behalf of the City of Sun Valley, transferring title to the

aforementioned real property to the adjacent property owners pursuant to Idaho Code Section 50-311. For much of the proposed Prospector Road segment to be vacated, Sun Valley Company is the adjacent property owner on both sides. For such areas, the area vacated would convey in fee simple to Sun Valley Company (see attached Exhibit "PZ-C"). Edmund and Carol Dumke are the owners of Lots 5 and 6 of the Prospector Subdivision 2 at the northern portion of the street segment to be vacated. Sun Valley Company is the adjacent property owner opposite the Dumkes at Lots 5 and 6. For this area, the vacated right-of-way would be conveyed in equal proportion, half to Sun Valley Company and half to the Dumkes (see attached Exhibit "PZ-D").

Any action on the draft Street Vacation Ordinance by the Commission is a recommendation only and requires an additional public hearing and final action by the City Council. The Community Development Department has completed a comprehensive review of the proposed public street right-of-way vacation and has determined that all required materials have been satisfactorily submitted as per Development Code requirements. However, three issues as follows should be presented and discussed by the Commission in their public hearing and recommendation:

Access to Existing Residential Lots- Existing Lots 5 and 6 of the Prospector Subdivision 2 are currently undeveloped and zoned Single-Family Residential (RS-1). Prospector Road was platted with the Prospector Subdivision 2 Plat to provide direct vehicular access to these two buildable lots. With the vacation of this portion of Prospector Road, it must be ensured that these two lots retain access into the future. The applicants have executed a Settlement Agreement, dated September 22, 2012, that describes the history of the road issue, specifically the future construction of an extension of Prospector Road to provide an improved roadway access to Dumke Lots 5 and 6. Pursuant to the Agreement, if the City vacates the segment of right-of-way, the Sun Valley Company shall convey by Quitclaim Deed to Dumke fee simple title to Tax Lots 5128, 5943, and 5220 as well as the portions of vacated roadway quitclaimed by the City to Sun Valley Company by Ordinance No. 462. The area to be quitclaimed to Dumke by Sun Valley Company as part of the Settlement Agreement assures that Lots 5 and 6 will have adequate access in the future of a width necessary to conform to City code and regulations along with additional property at the end of the new road which may be necessary or required to allow emergency vehicles an adequate turnaround area. The Settlement Agreement is expressly contingent on the City vacating the subject portion of Prospector Road. The Settlement Agreement has been reviewed by staff and determined to be adequate assurance that the access issue is resolved.

Zoning of Land to be Vacated- The Commission should discuss the zoning designation appropriate for the vacated land as represented on the Official Zoning Map of the City of Sun Valley. Currently the area is depicted as public right-of-way on the Zoning Map. If the right-of-way is vacated by the City does the area revert to the zoning designation of the adjacent property? In this case portions of the vacated area would be zoned and depicted on the Zoning Map as Outdoor Recreational (OR-1) and other portions as Single-Family Residential (RS-1). The zoning designation issue should be discussed fully as part of the public hearing with the City Attorney and the applicants such that the attached Draft Ordinance No. 462 may be modified as part of the Commission's recommendation to include the proper zoning.

Snow Plowing and Storage- The City's Streets Department is reviewing the street vacation to determine what effect if any the proposal will have on current and future snow plowing and storage activity. Staff will discuss the issue at the public hearing and determine if snow can be

plowed adequately or what measures would be needed to mitigate the vacation of right-of-way.

Alternative Actions- Alternative actions available to the Planning and Zoning Commission include: (1) review the attached draft Ordinance No. 462, make the required findings, and take action to recommend adoption to the City Council; (2) continue the hearing for further information and review; or (3) discuss the findings and take action to recommend denial of Ordinance No. 462 to the City Council.

RECOMMENDATION: Before public comment is received, the Commission should disclose all information and contacts received outside the hearing on this item upon which the decision will be based, receive public testimony, and consider the facts and findings necessary to make a recommending decision on the draft Ordinance. The Community Development Director recommends that the Commission recommend approval of draft Ordinance No. 462 to the City Council based on the facts and findings contained in Exhibit "PZ-B".

LIST OF ATTACHED EXHIBITS:

- Exhibit "PZ-A" Letter of request, dated January 22, 2013, for vacation of a portion of Prospector Road from Thomas C. Praggastis.
- Exhibit "PZ-B" Draft Ordinance No. 462 for the Prospector Road Public Right-of-Way Vacation with attached legal description and exhibit.
- Exhibit "PZ-C" Legal Description Conveyance: a Portion of Prospector Road, City of Sun Valley to Sun Valley Company.
- Exhibit "PZ-D" Legal Description Conveyance: a Portion of Prospector Road, City of Sun Valley to Dumke,

** The administrative record for the Ordinance to Vacate Public Right-of-Way is available for review in the Community Development Department at City Hall.

THOMAS C. PRAGGASTIS
ATTORNEY AND COUNSELOR AT LAW
191 FIFTH STREET WEST
POST OFFICE BOX 6090
KETCHUM, IDAHO 83340

TELEPHONE
(208) 726-5961
FAX (208) 726-5998
EMAIL tom@tcplaw.net



January 22, 2013

HAND DELIVERED

Mark Hoffman
City of Sun Valley
Sun Valley, ID 83353

re: Request for Vacation of a Portion of Prospector Road

Dear Mark:

In accordance with our conversations over the past year, Sun Valley Company and my
nts, Edmund and Carol Dumke, have agreed to request that the City vacate a portion of
Prospector Road. The parties have entered into an Agreement regarding transferring several
parcels of land owned by Sun Valley Company adjacent to the Dumke property. With the
Agreement in place, the City, as you indicated to Mr. Huffman and to me was its intent, may
proceed with vacating the Road.

I have worked with Benchmark Associates to have legal descriptions prepared for the
various parcels of the Prospector Road that are to be vacated. I am enclosing those legal
descriptions, along with a map, so that we are clear what part of Prospector Road is being
vacated and what parts are being conveyed by the City to Sun Valley Company and to the
Dumkes.

Please let me know what if anything else you need to start the proceedings. I would
request that you send notices of meetings, etc, as follows:

Edmund Dumke
P. O. Box 569
Sun Valley, ID 83353

Thomas C. Praggastis
P. O. Box 6090
Ketchum, ID 83340

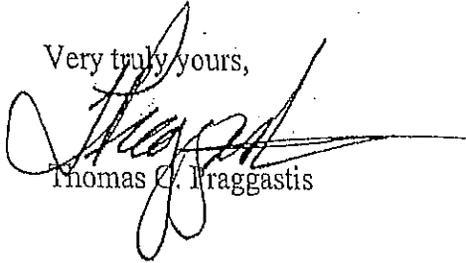
Mark Hoffman
January 22, 2013
Page 2

Wallace Huffman
Sun Valley Company
P. O. Box 10
Sun Valley, ID 83353

Scott Myeda
Sun Valley Company
550 East South Temple
Salt Lake City, UT 84102

Your assistance in this matter is appreciated.

Very truly yours,



Thomas C. Praggastis

encls.

cc: Scott Myeda, Sun Valley Company
Ed Dumke
Wally Huffman

EXHIBIT "PZ-B"

(DRAFT) ORDINANCE NO. 462
CITY OF SUN VALLEY

PROSPECTOR ROAD RIGHT-OF-WAY VACATION

AN ORDINANCE OF THE CITY OF SUN VALLEY, IDAHO, VACATING A PORTION OF PROSPECTOR ROAD RIGHT-OF-WAY; PROVIDING FOR EXECUTION OF QUITCLAIM DEEDS BY THE MAYOR CONVEYING TITLE TO THE VACATED PROPERTY TO THE OWNERS OF PROPERTY ADJACENT TO THE VACATED RIGHT-OF-WAY; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Sun Valley City Council has determined, and hereby finds, that the following real property, that certain portion of Prospector Road, as described and depicted on Exhibit "A" hereto, incorporated by reference herein, is no longer needed for use as a public right of way, and that vacation of the aforementioned property is expedient for the public good; and

WHEREAS, the Sun Valley City Council held a properly noticed public hearing at their meetings of ~~#####~~, ~~#####~~ and ~~#####~~, 2013 for the public right-of-way vacation to review the application and administrative record, consider the Planning and Zoning Commission's recommendation on Ordinance No. 462, take public and applicant testimony and consider the required findings for taking action; and

WHEREAS, the Sun Valley City Council believes it is appropriate to vacate a certain portion of Prospector Road.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUN VALLEY, IDAHO, AS FOLLOWS:

SECTION 1. The City of Sun Valley hereby vacates that certain portion of Prospector Road, as described and depicted on Exhibit "A" hereto, and as shown on the official Prospector Subdivision No. 2 Plat of the City of Sun Valley, recorded as Instrument No. 142865, on file in the office of the Blaine County Recorder.

SECTION 2. The Mayor of the City of Sun Valley is hereby authorized to execute and deliver quitclaim deeds, on behalf of the City of Sun Valley, transferring title to the aforementioned real property to the adjacent property owners pursuant to Idaho Code Section 50-311.

SECTION 3. This Ordinance shall be in full force and effect from and after its approval, passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF SUN VALLEY, IDAHO, AND APPROVED BY THE MAYOR OF THE CITY OF SUN VALLEY on this #### day of #####, 2013.

EFFECTIVE DATE OF PUBLICATION: #####, 2013.

APPROVED:

Dewayne Briscoe, Mayor
City of Sun Valley

ATTEST:

Hannah Stauts
City Clerk
City of Sun Valley

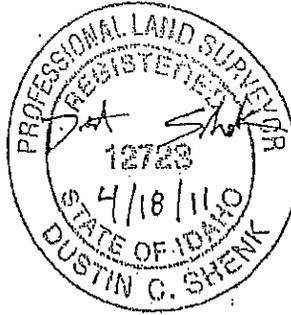
Benchmark Associates, P.A.

ENGINEERING, PLANNING, SURVEYING & MAPPING

P.O. Box 733 • 100 Bell Drive

Ketchikan, Idaho 83340

208-266-9512 • Fax 208/726-9514 • www.bma5b.com



PROPOSED ROAD VACATION DESCRIPTION

PORTION OF PLATTED PROSPECTOR ROAD TO BE VACATED

Within: Prospector Subdivision No.2, Sun Valley, Blaine County, Idaho. Section 8,
Township 4 North, Range 18 East, Boise Meridian.

A portion of Prospector Road as platted within Prospector Subdivision No.2 according to the official plat thereof, recorded as Instrument No. 142865, records of Blaine County, Idaho. Said portion being more particularly described by metes and bounds as follows:

Commencing at a stone marking the SW corner of said Section 8 as shown on said plat of Prospector Subdivision No. 2;

thence N21°05'16"E, 3048.20 feet to a corner on the southerly boundary of Lot 1 within said plat Prospector Subdivision No. 2;

thence N18°40'22"E 1355.56 feet to the easternmost corner of Lot 6, Prospector Subdivision No. 2, said corner being the True Point of Beginning.

Thence S51°32'22"E, 40.00 feet to the easterly right-of-way of said Prospector Road;
thence along said right-of-way 138.76 feet along a curve concave to the southeast with a central angle of 18°57'10", and a radius of 419.48 feet;

thence S19°30'28"W, 129.24 feet;

thence 352.94 feet along a curve concave to the northwest with a central angle of 12°14'54", and a radius of 1651.00 feet;

thence N58°14'38"W, 40.00 feet to the westerly right-of-way of said Prospector Road;
thence along said right-of-way 344.39 feet along a curve concave to the northwest with a central angle of 12°14'54", and a radius of 1611.00;

thence N19°30'28"E, 129.24 feet;

thence 151.99 feet along a curve concave to the southeast with a central angle of 18°57'10", and a radius of 459.48 feet to the Point of Beginning.

All as shown on the Exhibit attached hereto and made a part hereof.

Said portion of proposed vacated roadway having an approximate area of 24,930 square feet/0.57 acres.

Exhibit A

PORTION OF PROSPECTOR ROAD TO BE VACATED

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	419.48'	138.76'	138.13'	S28°59'03"W	18°57'10"
L2	1651.00'	352.94'	352.27'	S25°37'55"W	12°14'54"
L3	1611.00'	344.39'	343.73'	N25°37'55"E	12°14'54"
L4				N28°59'03"E	18°57'10"

LINE	BEARING	DISTANCE
L1	S51°32'22"E	40.00'
L2	S19°30'28"W	129.24'
L3	N58°14'38"W	40.00'
L4	N19°30'28"E	129.24'

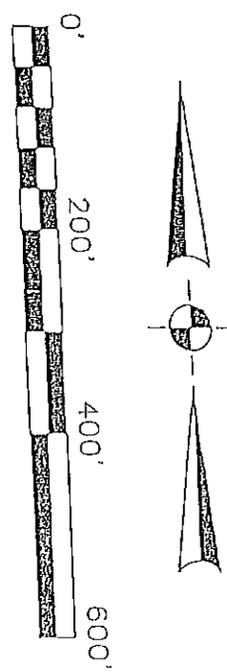
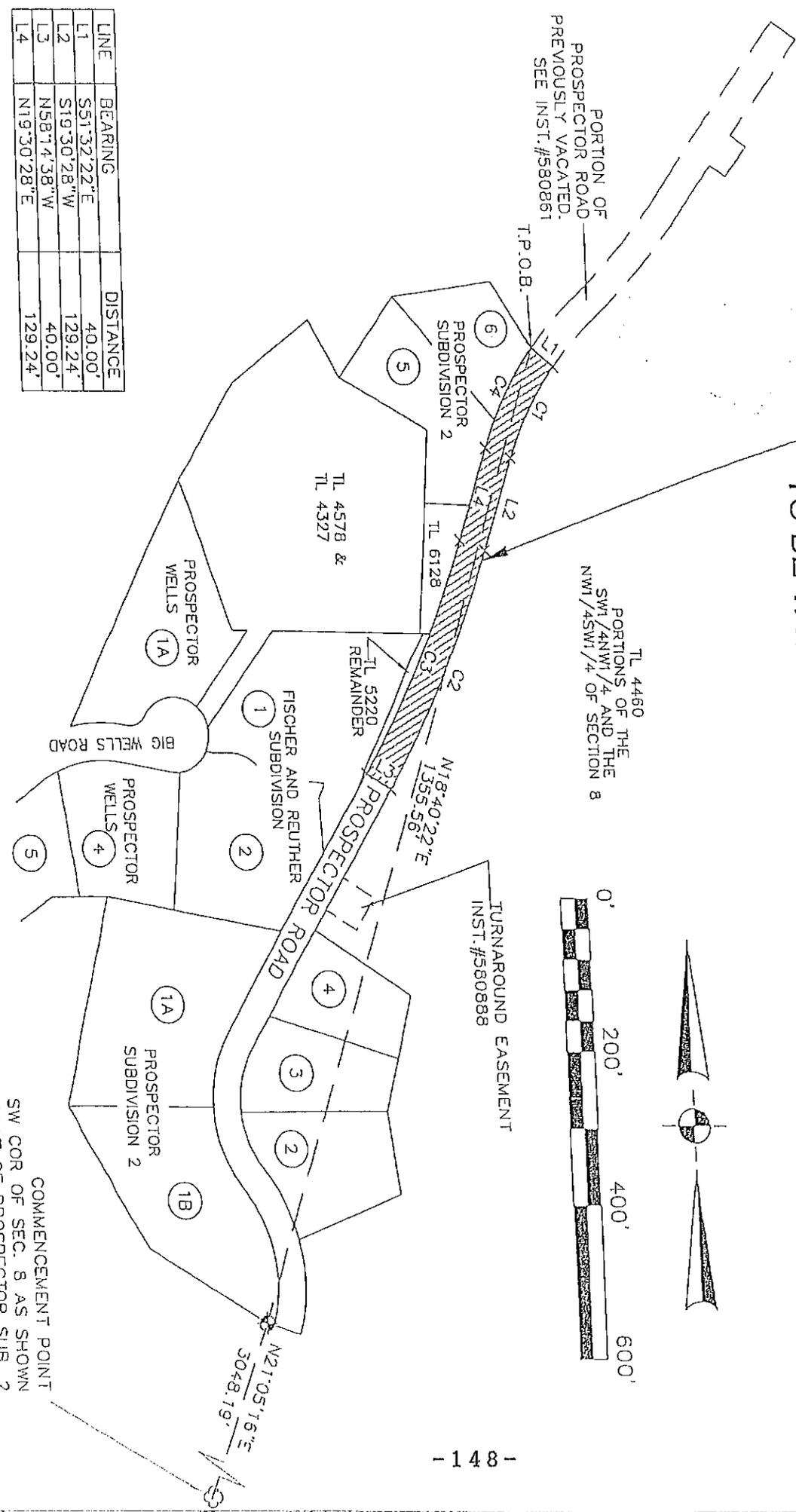
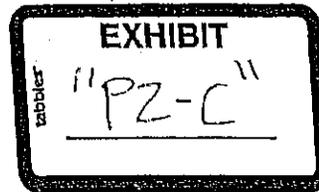


EXHIBIT A



LEGAL DESCRIPTION

CONVEYANCE :

CITY OF SUN VALLEY TO SUN VALLEY COMPANY

A PORTION OF PROSPECTOR ROAD

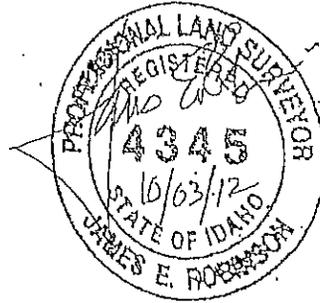
Benchmark Associates, P.A.

ENGINEERING, PLANNING, SURVEYING & MAPPING

P.O. Box 733 • 100 Bell Drive

Ketchum, Idaho 83340

208/726-9512 • Fax 208/726-9514



PORTION OF PROSPECTOR ROAD

Sun Valley, Blaine County, Idaho.

NW1/4 Section 8, Township 4 North, Range 18 East, Boise Meridian.

A portion of Prospector Road as depicted within Prospector Subdivision No. 2, according to the official plat thereof, recorded as Instrument No. 142865, records of Blaine County, Idaho, said portion being more particularly described by metes and bounds as follows:

Commencing at the southeast corner of Lot 5, Prospector Subdivision No. 2, said corner being on the westerly boundary of Prospector Road, and said corner being the True Point of Beginning

Thence along said westerly boundary of Prospector Road by the following 2 courses:

S19°30'28"W, 49.24 feet;

thence 344.39 feet along a curve to the right, said curve having a radius of 1611.00 feet, a central angle of 12°14'54", and a chord length of 343.73 feet which bears S25°37'55"W;

thence leaving said westerly boundary S58°14'38"E, 40.00 feet to a point on the easterly boundary of Prospector Road;

thence along the easterly boundary of Prospector Road by the following 3 courses:

352.94 feet along a curve to the left, said curve having a radius of 1651.00 feet, a central angle of 12°14'54", and a chord length of 352.27 feet which bears N25°37'55"E;

thence N19°30'28"E, 129.24 feet;

thence 138.76 feet along a curve to the right, said curve having a radius of 419.48 feet, a central angle of 18°57'11", and a chord length of 138.13 feet which bears N28°59'04"E, more or less, to a point on the southerly boundary of previously vacated Prospector Road (see Instrument No. 580861, Records of Blaine County, Idaho);

thence along said southerly boundary N51°32'22"W, 20.00 feet to a point on the centerline of Prospector Road;

thence leaving said southerly boundary and along said centerline by the following 2 courses: 145.38 feet along a curve to the left, said curve having a radius of 439.48 feet, a central angle of 18°57'11" and a chord length of 144.72 feet which bears S28°59'04"W;

thence: S19°30'28"W, 80.00 feet;

thence leaving said centerline N70°29'32"W, 20.00 feet to the True Point of Beginning.

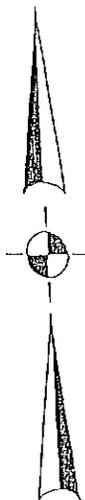
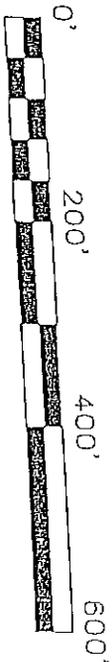
Said portion having an approximate area of 20,357 square feet, or 0.47 acre.

Exhibit _____

PORTION OF PROSPECTOR ROAD
TO BE VACATED ADJACENT TO
TAX LOTS 4460, 5220 & 6128.

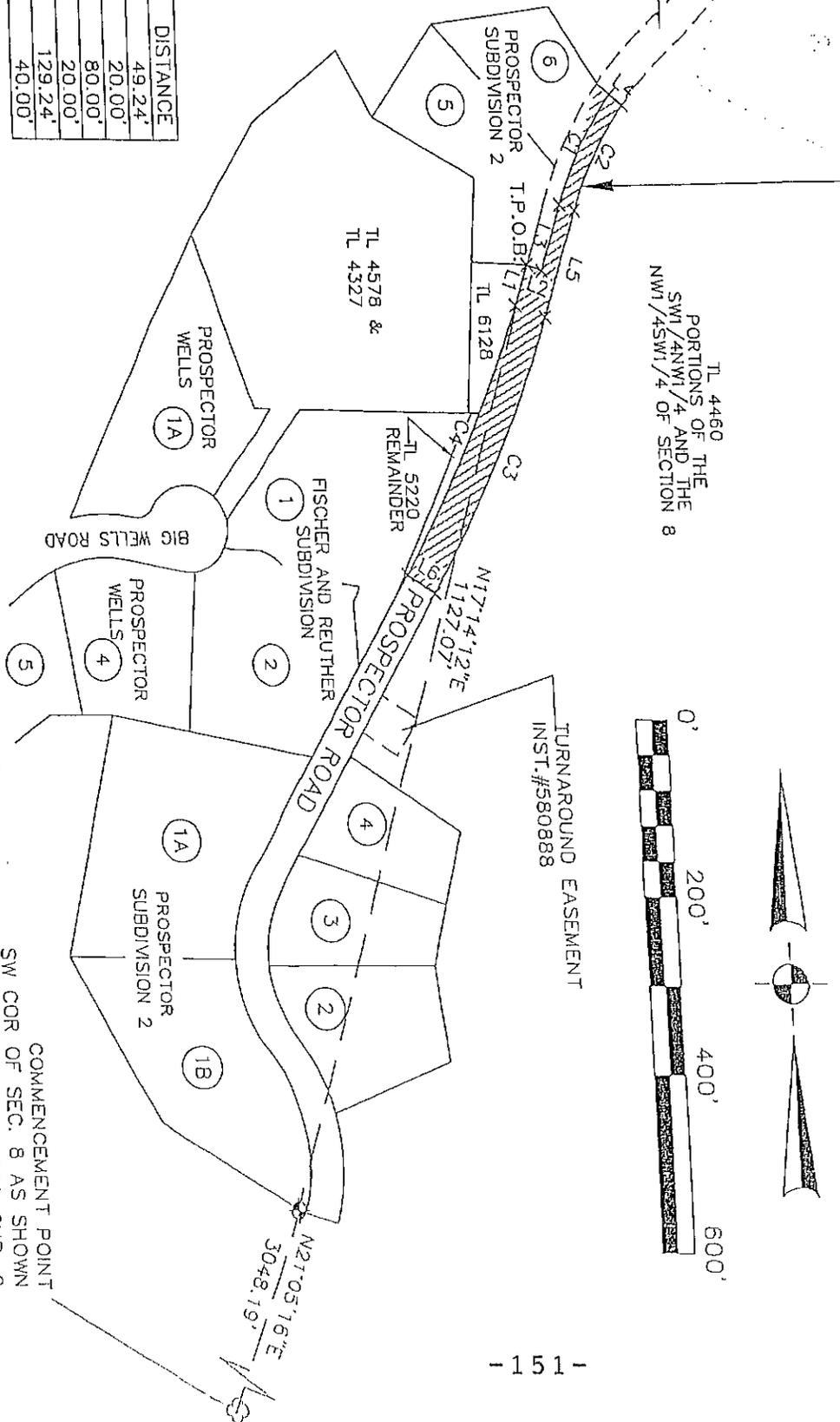
PORTION OF
PROSPECTOR ROAD
PREVIOUSLY VACATED.
SEE INST. #580861

TL 4460
PORTIONS OF THE
SW1/4NW1/4 AND THE
NW1/4SW1/4 OF SECTION 8



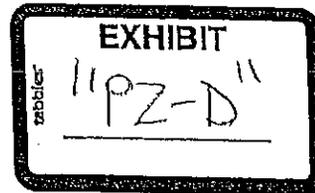
LINE	BEARING	DISTANCE
L1	N19°30'28"E	49.24'
L2	S70°29'32"E	20.00'
L3	N19°30'28"E	80.00'
L4	S51°32'22"E	20.00'
L5	S19°30'28"W	129.24'
L6	N58°14'38"W	40.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	48'	145.37'	144.71'	N28°59'03"E	18°57'10"
C2	119.48'	138.76'	138.13'	S28°59'03"W	18°57'10"
C3	1651.00'	352.94'	352.27'	S25°37'55"W	121°4'54"
C4	1611.00'	344.39'	343.73'	N25°37'55"E	121°4'54"



COMMENCEMENT POINT
SW COR OF SEC. 8 AS SHOWN
ON THE PLAT OF PROSPECTOR SUB. 2

EXHIB.



LEGAL DESCRIPTION

CONVEYANCE :

CITY OF SUN VALLEY TO DUMKE

A PORTION OF PROSPECTOR ROAD

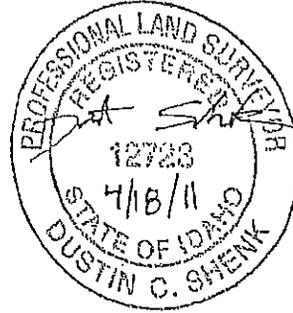
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P.O. Box 733 • 100 Bell Drive

K. m. Idaho 83340

26-9512 • Fax 208/726-9514 • www.bma5b.com



ROAD VACATION DESCRIPTION

PORTION OF PLATTED PROSPECTOR ROAD ADJACENT TO LOTS 5 & 6, PROSPECTOR SUBD. 2

Within: Prospector Subdivision No.2, Sun Valley, Blaine County, Idaho. Section 8,
Township 4 North, Range 18 East, Boise Meridian.

A portion of Prospector Road as platted within Prospector Subdivision No.2 according to the official plat thereof, recorded as Instrument No. 142865, records of Blaine County, Idaho. Said portion being more particularly described by metes and bounds as follows:

Commencing at a stone marking the SW corner of said Section 8 as shown on said plat of Prospector Subdivision No. 2;

thence N21°05'16"E, 3048.20 feet to a corner on the southerly boundary of Lot 1 within said plat Prospector Subdivision No. 2;

thence N18°40'22"E 1355.56 feet to the easternmost corner of Lot 6, Prospector Subdivision No. 2, said corner being the True Point of Beginning.

thence S51°32'22"E, 20.00 feet to the centerline of said Prospector Road;

thence following said centerline 145.37 feet along a curve concave to the southeast with a central angle of 18°57'10", and a radius of 439.48 feet;

thence continuing along said centerline S19°30'28"W, 80.00 feet;

thence departing said centerline N70°29'32"W, 20.00 feet to the westerly right-of-way of said Prospector Road;

thence along said right-of-way N19°30'28"E, 80.00 feet;

thence 151.99 feet along a curve concave to the southeast with a central angle of 18°57'10", and a radius of 459.48 feet to the Point of Beginning.

All as shown on the Exhibit attached hereto and made a part hereof.

Said portion of vacated Prospector Road having an approximate area of 4,574 square feet or 0.10 Acres.

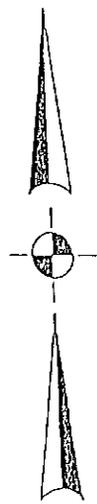
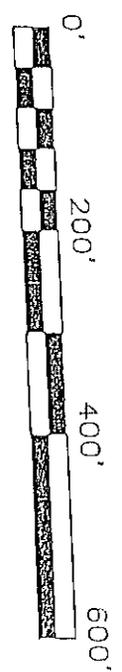
Exhibit _____

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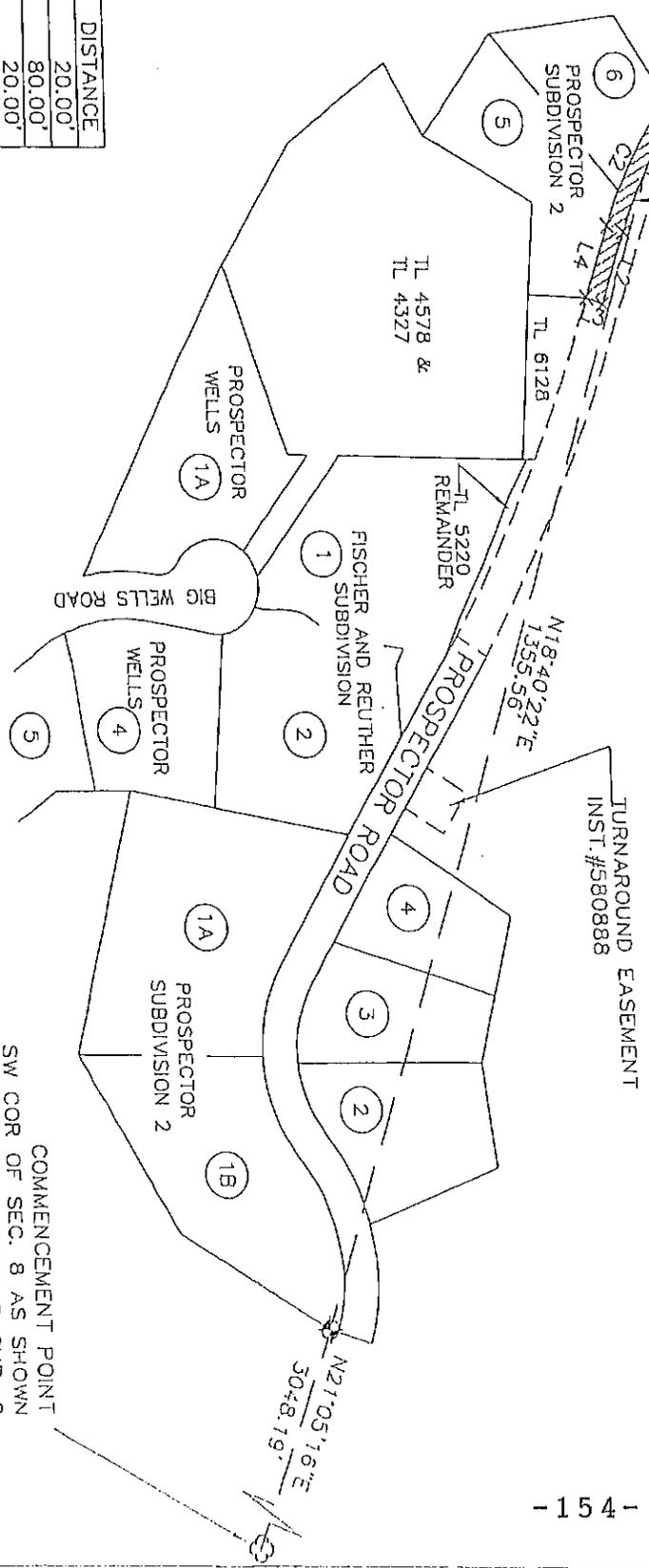
PORTION OF PROSPECTOR ROAD
TO BE VACATED ADJACENT TO
LOTS 5 & 6, PROSPECTOR SUB. 2

PORTION OF
PROSPECTOR ROAD
PREVIOUSLY VACATED.
SEE INST. #5808861

PORTIONS OF THE
SW 1/4 AND W 1/4
AND THE
NW 1/4 AND SW 1/4
OF SECTION 8



TURNAROUND EASEMENT
INST. #580888



LINE	BEARING	DISTANCE
L1	S51°32'22"E	20.00'
L2	S19°30'28"W	80.00'
L3	N70°29'32"W	20.00'
L4	N19°30'28"E	80.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	439.48'	145.37'	144.71'	S28°59'03"W	18°57'10"
			151.30'	N28°59'03"E	18°57'10"

COMMENCEMENT POINT
SW COR OF SEC. 8 AS SHOWN
ON THE PLAT OF PROSPECTOR SUB. 2

