



BLAINE COUNTY HOUSING AUTHORITY

Wednesday, March 25, 2026, 11:30 AM

Town Center West 116 S River Street, Hailey, ID 83333

AGENDA

PUBLIC PARTICIPATION INFORMATION

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You will find this option on our website at <http://www.bcoha.org>.

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- Join us via Zoom (please mute your device until called upon)
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Webinar ID: 990 3123 6084
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This agenda is subject to revisions. All revisions will be underlined.
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CALL TO ORDER: By Board Chairman Keith Perry

ROLL CALL: Pursuant to Idaho Code Section 74-204(4), all agenda items are action items, and a vote may be taken on these items.

COMMUNICATIONS FROM BLAINE COUNTY HOUSING AUTHORITY BOARD: Communications from the Board of Directors

1. Public Comment submitted
2. Public Comment in person

COMMUNICATIONS FROM THE LIASONS: Updates from the Liaisons on their jurisdictions

3. Liaison Reports

COMMUNICATIONS FROM THE STAFF: Updates from the staff

4. Staff Update- Executive Director, Carissa Connelly

CONSENT AGENDA:

ALL ACTION ITEMS - The Board is asked to approve the following listed items by a single vote, except for any items that a board member asks to be removed from the Consent Agenda and considered separately.

5. Approval of the February 18, 2026, BCHA Board Meeting Minutes
6. Approval of the February 2026 Financial Report

NEW BUSINESS:

- [7.](#) Recommendation to Approve Exception Request: Residences at Evergreen- Housing Policy & Program Strategist, Rian Rooney

ADJOURNMENT:

March 25, 2026, Monthly Staff Update

Staff is developing an off-boarding plan while maintaining day-to-day operations.

Staff are coordinating with a real estate contractor to assess repair and maintenance needs for the BCHA-owned Elkhorn Village unit in preparation for sale. Following the assessment, staff will solicit bids for the required work. If bids exceed the administrative approval limit, staff will present the bids along with a request for an exception to convert the unit from a BCHA rental to a Category Local ownership unit.



BLAINE COUNTY HOUSING AUTHORITY

BCHA Board Meeting Minutes

Wednesday, February 18, 2026 11:30 AM

116 S River Street, Hailey, ID 83333

CALL TO ORDER: By Board Chair Keith Perry (00:00:11)

ROLL CALL: (00:00:12)

Keith Perry- Board Chair

Sarah Seppa- Vice Chair

Jennifer Rangel- Board Member

Ana Torres- Board Member (via zoom)

ALSO PRESENT:

Carissa Connelly –Housing Director, BCHA Executive Director

Heather Nicolai –Housing Operations Manager

Daniel Brown—Property Manager & Program Administrator

Jacklyn Highfill –Housing Administrative Assistant

COMMUNICATIONS FROM STAFF (00:01:28)

1. Staff Update—Carissa Connelly, Executive Director

CONSENT AGENDA: (00:05:30)

MOTION TO APPROVE CONSENT AGENDA: (00:06:29)

MOVER: Daryl Fauth

SECONDER: Jenny Rangel

AYES: Keith Perry, Jennifer Rangel, Sarah Seppa, Ana Torres

NAYS:

RESULT: ADOPTED

MOTION TO APPROVE CONSENT AGENDA WITH AMENDMENT EXCLUDING THE CONTRACT FOR SERVICES WITH BLAINE COUNTY: (00:07:13)

MOVER: Daryl Fauth

SECONDER: Jenny Rangel

AYES: Keith Perry, Jennifer Rangel, Sarah Seppa, Ana Torres

NAYS:

RESULT: ADOPTED

RECORDING PAUSED FOR EXECUTIVE SESSION (00:07:43)

MEETING ADJOURNED

MOVER: Sarah Seppa

SECONDER: Keith Perry

AYES: Keith Perry, Jennifer Rangel, Sarah Seppa

NAYS:

RESULT: ADOPTED



BLAINE COUNTY HOUSING AUTHORITY

BCHA Board Meeting Minutes

Wednesday, February 18, 2026 11:30 AM

116 S River Street, Hailey, ID 83333

Respectfully submitted by:

Carissa Connelly
City of Ketchum Housing Dir & BCHA Executive Dir

Approved by:

Keith Perry
BCHA Chair



Financial Reports for period ending February 28, 2026

Prepared on
March 17, 2026

BLAINE COUNTY HOUSING AUTHORITY
Budget vs. Actuals: Budget FY26

October 2025 - September 2026

*Report pulled on 3/17/26 and shows FY26 to date actuals

	Actual	Budget	over Budget	Remaining	% of Budget	% Remaining
Income						
4010 Sale of Real Estate - Elkhorn Rental to Ownership		0	0	0		
4050 City of Ketchum Contributions	395,900	395,900	0	0	100.00%	0.00%
4060 Blaine County Contributions		154,500	-154,500	154,500	0.00%	100.00%
4070 CH Admin Fee	2,086	11,670	-9,584	9,584	17.87%	82.13%
4100 Rental Income	17,975		17,975	-17,975		
4110 Silvercreek - Rental Income	147,056	383,403	-236,347	236,347	38.36%	61.64%
4115 Silvercreek - Laundry Income	4,769	7,000	-2,231	2,231	68.13%	31.87%
Total 4110 Silvercreek - Rental Income	\$ 151,825	\$ 390,403	-\$ 238,578	\$ 238,578	38.89%	61.11%
4130 Elkhorn - Rental Income	3,000	11,970	-8,970	8,970	25.06%	74.94%
4140 Exceeding Income Category-Rent	409		409	-409		
Total 4100 Rental Income	\$ 173,209	\$ 402,373	-\$ 229,164	\$ 229,164	43.05%	56.95%
4300 Grants	31,829	10,000	21,829	-21,829	318.29%	-218.29%
4500 Services	13		13	-13		
4600 Miscellaneous Income	132		132	-132		
Total Income	\$ 603,169	\$ 974,443	-\$ 371,274	\$ 371,274	61.90%	38.10%
Gross Profit	\$ 603,169	\$ 974,443	-\$ 371,274	\$ 371,274	61.90%	38.10%
Expenses						
7100 Administrative Services			0	0		
7110 Financial Services	211	3,399	-3,188	3,188	6.21%	93.79%
7120 Bank Charge	32		32	-32		
Total 7110 Financial Services	\$ 243	\$ 3,399	-\$ 3,157	\$ 3,157	7.13%	92.87%
7130 Liability Insurance	3,498	7,306	-3,809	3,809	47.87%	52.13%
7140 Staff/Board Development	2,425	5,000	-2,575	2,575	48.49%	51.51%
7150 Subscriptions	1,837	3,300	-1,463	1,463	55.66%	44.34%
Total 7100 Administrative Services	\$ 8,002	\$ 19,005	-\$ 11,003	\$ 11,003	42.10%	57.90%
7200 Managed Rental Costs			0	0		
7201 Property Management Systems	610	1,500	-890	890	40.67%	59.33%
7210 Silvercreek - Expenses			0	0		
7211 Silvercreek - Operations	67,544	192,055	-124,511	124,511	35.17%	64.83%
7212 Silvercreek - Rental Expense	198,962	523,855	-324,893	324,893	37.98%	62.02%
Total 7210 Silvercreek - Expenses	\$ 266,506	\$ 715,910	-\$ 449,404	\$ 449,404	37.23%	62.77%
7230 Elkhorn Village Units			0	0		
7231 Elkhorn Village HOA Dues	5,076	11,184	-6,108	6,108	45.38%	54.62%
7232 Elkhorn Village Repair & Maintenance	250	6,537	-6,287	6,287	3.82%	96.18%
Total 7230 Elkhorn Village Units	\$ 5,326	\$ 17,721	-\$ 12,395	\$ 12,395	30.05%	69.95%
Total 7200 Managed Rental Costs	\$ 272,442	\$ 735,131	-\$ 462,689	\$ 462,689	37.06%	62.94%
7400 Contract Labor			0	0		
7410 Admin - Contract Labor		0	0	0		
7430 Application Review and Placement - Contract Labor		0	0	0		
7440 City of Ketchum Staffing Reimbursement		0	0	0		
7450 Compliance - Contract Labor	2,278	0	2,278	-2,278		
7455 Legal Fees	50,894	55,500	-4,606	4,606	91.70%	8.30%
Total 7450 Compliance - Contract Labor	\$ 53,172	\$ 55,500	-\$ 2,328	\$ 2,328	95.81%	4.19%
Total 7400 Contract Labor	\$ 53,172	\$ 55,500	-\$ 2,328	\$ 2,328	95.81%	4.19%
7500 Office expenses			0	0		
7510 Computer & Comm. Expenses	5,265	7,357	-2,092	2,092	71.56%	28.44%
7520 Postal and Delivery Services		310	-310	310	0.00%	100.00%
7530 Furniture & Improvements		285	-285	285	0.00%	100.00%
7550 Rent - BCHA Meriwether Office	5,830	11,757	-5,927	5,927	49.59%	50.41%
7560 Supplies	121	1,022	-901	901	11.83%	88.17%
Total 7500 Office expenses	\$ 11,216	\$ 20,731	-\$ 9,515	\$ 9,515	54.10%	45.90%
7600 Program Expenses			0	0		
7610 Applications, Forms, & Data Management	2,791	14,644	-11,853	11,853	19.06%	80.94%
7630 Data and Analysis	60,690	13,200	47,490	-47,490	459.78%	-359.78%
7640 Mediation	19,500	37,000	-17,500	17,500	52.70%	47.30%

	Actual	Budget	over Budget	Remaining	% of Budget	% Remaining
7650 Lease-up and Sales	-3,100	5,531	-8,631	8,631	-56.05%	156.05%
7660 Printing and Reproduction		2,575	-2,575	2,575	0.00%	100.00%
7670 Translation & Interpretation	120	4,500	-4,380	4,380	2.66%	97.34%
7680 Public Education & Partnership Engagement	7,250	58,825	-51,575	51,575	12.32%	87.68%
7690 HOA Dues Assistance	14,287		14,287	-14,287		
7695 HOA Special Assessment Assistance	1,269		1,269	-1,269		
Total 7600 Program Expenses	\$ 102,806	\$ 136,275	-\$ 33,469	\$ 33,469	75.44%	24.56%
Total Expenses	\$ 447,637	\$ 966,642	-\$ 519,005	\$ 519,005	46.31%	53.69%
Net Operating Income	\$ 155,532	\$ 7,801	\$ 147,731	-\$ 147,731	1993.74%	-1893.74%
Net Income	\$ 155,532	\$ 7,801	\$ 147,731	-\$ 147,731	1993.74%	-1893.74%

BLAINE COUNTY HOUSING AUTHORITY
Profit and Loss YTD Comparison
October 2025 - February 2026

	Total			
	Oct 2025 - Feb 2026	Oct 2024 - Feb 2025 (PY)	Change	% Change
Income				
4010 Sale of Real Estate - Elkhorn Rental to Ownership		219,661	-219,661	-100.00%
4050 City of Ketchum Contributions	395,900	300,000	95,900	31.97%
4070 CH Admin Fee	2,086	6,502	-4,417	-67.92%
4100 Rental Income	17,975		17,975	
4110 Silvercreek - Rental Income	124,005	155,023	-31,019	-20.01%
4115 Silvercreek - Laundry Income	4,157	2,679	1,479	55.20%
Total 4110 Silvercreek - Rental Income	\$ 128,162	\$ 157,702	-\$ 29,540	-18.73%
4130 Elkhorn - Rental Income	3,000	3,750	-750	-20.00%
Total 4100 Rental Income	\$ 149,137	\$ 161,452	-\$ 12,315	-7.63%
4300 Grants	31,829	25,991	5,838	22.46%
4500 Services	13		13	
4600 Miscellaneous Income	132	749	-617	-82.39%
Total Income	\$ 579,097	\$ 714,356	-\$ 135,259	-18.93%
Gross Profit	\$ 579,097	\$ 714,356	-\$ 135,259	-18.93%
Expenses				
7100 Administrative Services			0	
7110 Financial Services	211	9,363	-9,152	-97.75%
7120 Bank Charge	32	131	-100	-76.00%
Total 7110 Financial Services	\$ 243	\$ 9,494	-\$ 9,252	-97.45%
7130 Liability Insurance		3,479	-3,479	-100.00%
7140 Staff/Board Development	2,425		2,425	
7150 Subscriptions	1,837	1,174	663	56.47%
Total 7100 Administrative Services	\$ 4,504	\$ 14,147	-\$ 9,643	-68.16%
7200 Managed Rental Costs			0	
7201 Property Management Systems	610	864	-254	-29.40%
7210 Silvercreek - Expenses			0	
7211 Silvercreek - Operations	63,168	89,368	-26,199	-29.32%
7212 Silvercreek - Rental Expense	198,812	251,559	-52,747	-20.97%
Total 7210 Silvercreek - Expenses	\$ 261,980	\$ 340,927	-\$ 78,947	-23.16%
7230 Elkhorn Village Units			0	
7231 Elkhorn Village HOA Dues	4,339	5,578	-1,239	-22.21%
7232 Elkhorn Village Repair & Maintenance	250	3,496	-3,246	-92.85%
Total 7230 Elkhorn Village Units	\$ 4,589	\$ 9,074	-\$ 4,485	-49.43%
Total 7200 Managed Rental Costs	\$ 267,179	\$ 350,865	-\$ 83,686	-23.85%
7400 Contract Labor			0	
7430 Application Review and Placement - Contract Labor		45,090	-45,090	-100.00%
7440 City of Ketchum Staffing Reimbursement		170,264	-170,264	-100.00%
7450 Compliance - Contract Labor	2,278	9,280	-7,002	-75.45%
7455 Legal Fees	45,344	9,530	35,814	375.80%

	Oct 2025 - Feb 2026	Oct 2024 - Feb 2025 (PY)	Change	% Change
Total 7450 Compliance - Contract Labor	\$ 47,622	\$ 18,810	\$ 28,812	153.17%
Total 7400 Contract Labor	\$ 47,622	\$ 234,164	-\$ 186,542	-79.66%
7500 Office expenses			0	
7510 Computer & Comm. Expenses	4,875	3,032	1,843	60.81%
7520 Postal and Delivery Services		15	-15	-100.00%
7530 Furniture & Improvements		143	-143	-100.00%
7550 Rent - BCHA Meriwether Office	4,864	4,713	151	3.20%
7560 Supplies	121	254	-133	-52.39%
Total 7500 Office expenses	\$ 9,859	\$ 8,156	\$ 1,704	20.89%
7600 Program Expenses			0	
7610 Applications, Forms, & Data Management	2,791	5,759	-2,968	-51.54%
7630 Data and Analysis	60,690	5,180	55,510	1071.63%
7640 Mediation	16,167	15,417	750	4.86%
7650 Lease-up and Sales	275	3,413	-3,138	-91.94%
7660 Printing and Reproduction		1,997	-1,997	-100.00%
7670 Translation & Interpretation	120	1,685	-1,565	-92.90%
7680 Public Education & Partnership Engagement	7,250	372	6,878	1847.81%
7690 HOA Dues Assistance	14,287		14,287	
7695 HOA Special Assessment Assistance	1,269		1,269	
Total 7600 Program Expenses	\$ 102,848	\$ 33,823	\$ 69,025	204.08%
Total Expenses	\$ 432,012	\$ 641,155	-\$ 209,143	-32.62%
Net Operating Income	\$ 147,085	\$ 73,201	\$ 73,884	100.93%
Other Expenses				
8030 Reconciliation Discrepancies-1		149	-149	-100.00%
Total Other Expenses	\$ 0	\$ 149	-\$ 149	-100.00%
Net Other Income	\$ 0	-\$ 149	\$ 149	100.00%
Net Income	\$ 147,085	\$ 73,052	\$ 74,033	101.34%

BLAINE COUNTY HOUSING AUTHORITY
Profit and Loss by Property
October 2025 - February 2026

	Elkhorn Village	Silver Creek Living	Total
Income			
4100 Rental Income		17,975	17,975
4110 Silvercreek - Rental Income		124,005	124,005
4115 Silvercreek - Laundry Income		4,157	4,157
Total 4110 Silvercreek - Rental Income	\$ 0	\$ 128,162	\$ 128,162
4130 Elkhorn - Rental Income	1,500		1,500
Total 4100 Rental Income	\$ 1,500	\$ 146,137	\$ 147,637
4300 Grants		1,500	1,500
Total Income	\$ 1,500	\$ 147,637	\$ 149,137
Gross Profit	\$ 1,500	\$ 147,637	\$ 149,137
Expenses			
7200 Managed Rental Costs			
7210 Silvercreek - Expenses			
7211 Silvercreek - Operations		63,036	63,036
7212 Silvercreek - Rental Expense		154,618	154,618
Total 7210 Silvercreek - Expenses	\$ 0	\$ 217,654	\$ 217,654
7230 Elkhorn Village Units			
7231 Elkhorn Village HOA Dues	4,339		4,339
7232 Elkhorn Village Repair & Maintenance	250		250
Total 7230 Elkhorn Village Units	\$ 4,589	\$ 0	\$ 4,589
Total 7200 Managed Rental Costs	\$ 4,589	\$ 217,654	\$ 222,243
7500 Office expenses			
7510 Computer & Comm. Expenses		1,360	1,360
Total 7500 Office expenses	\$ 0	\$ 1,360	\$ 1,360
Total Expenses	\$ 4,589	\$ 219,014	\$ 223,603
Net Operating Income	-\$ 3,089	-\$ 71,377	-\$ 74,466
Net Income	-\$ 3,089	-\$ 71,377	-\$ 74,466

BLAINE COUNTY HOUSING AUTHORITY
Balance Sheet Comparison
As of February 28, 2026

	Total			
	As of Feb 28, 2026	As of Feb 28, 2025 (PY)	Change	% Change
ASSETS				
Current Assets				
Bank Accounts				
1100 Cash in Bank	0	0	0	
1110 DL Evans Checking	225,275	303,710	-78,435	-25.83%
1120 Checking US BANK-1848	-142	-142	0	0.00%
Total 1100 Cash in Bank	\$ 225,132	\$ 303,567	-\$ 78,435	-25.84%
Total Bank Accounts	\$ 225,132	\$ 303,567	-\$ 78,435	-25.84%
Accounts Receivable				
1200 Accounts Receivable	2,853	0	2,853	
Total Accounts Receivable	\$ 2,853	\$ 0	\$ 2,853	
Total Current Assets	\$ 227,985	\$ 303,567	-\$ 75,582	-24.90%
TOTAL ASSETS	\$ 227,985	\$ 303,567	-\$ 75,582	-24.90%
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2000 Accounts Payable	10,412	63,367	-52,956	-83.57%
Total Accounts Payable	\$ 10,412	\$ 63,367	-\$ 52,956	-83.57%
Credit Cards				
2100 Visa - DL Evans	-27	128	-154	-120.77%
Total Credit Cards	-\$ 27	\$ 128	-\$ 154	-120.77%
Total Current Liabilities	\$ 10,385	\$ 63,495	-\$ 53,110	-83.64%
Total Liabilities	\$ 10,385	\$ 63,495	-\$ 53,110	-83.64%
Equity				
3000 Opening Bal Equity	-313,390	-313,390	0	0.00%
3040 Retained Earnings	383,906	480,411	-96,505	-20.09%
Net Income	147,085	73,052	74,033	101.34%
Total Equity	\$ 217,600	\$ 240,072	-\$ 22,472	-9.36%
TOTAL LIABILITIES AND EQUITY	\$ 227,985	\$ 303,567	-\$ 75,582	-24.90%



BLAINE COUNTY HOUSING AUTHORITY

BOARD MEETING AGENDA MEMO

Meeting Date: Staff Member:

Agenda Item:

Recommended Action:

- A.** I move to approve the request to allow the Maximum Sale Price, for the purposes of determining the seller's proceeds, to include credit for all HOA payments in excess of the owner's affordable housing costs since 2020, as determined using the minimum assumed income for a Category 4, 3-bedroom home in each year.
- B.** OPTION 1: I move to approve the request to allow the Maximum Sale Price to include credit for the owner's capital improvements that meet the definition of 'Capital Improvement' in the BCHA Policies and are documented, with applicable depreciation as calculated by BCHA, including those improvements that were not previously reported to and approved by BCHA.
OPTION 2: I move to approve the request to allow the Maximum Sale Price to include credit for the owner's capital improvements that meet the definition of 'Capital Improvement' in the BCHA Policies, including those improvements that do not have receipts, with applicable depreciation as calculated by BCHA, including those improvements that were not previously reported to and approved by BCHA.
- C.** OPTION 1: I move to deny the request to modify the appreciation formula in the existing deed restriction to be 4% compounded annually.
OPTION 2: I move to approve the request to modify the appreciation formula in the existing deed restriction to allow for 4% appreciation, compounded annually.
- D.** I move to deny the request to credit (waive) the fees or commissions charged to the seller for the seller's portion of the purchase price. BCHA will pay for any commissions proportional to the proceeds it receives from the sale of the home.

Policy Analysis and Background (non-consent items only):

BACKGROUND

As discussed in multiple meetings over the past year, the HOA costs at the Residences at Evergreen condominiums in Ketchum have become unaffordable to the community homeowners who own them and households who qualify for the homes' original income categories. The City of Ketchum and BCHA Board approved a reclassification of the homes to Category Local Light (no appreciation cap) in 2025 to help these owners find a qualified local buyer who can afford the home. This also allows the home to be sold at a

higher price than allowed by the appreciation cap, with the BCHA receiving the proceeds in excess of the amounts allowed as the “Maximum Sale Price,” described in the deed restriction.

At the January 2026, regular BCHA Board meeting, the Board approved an exception request from one of the two owners for adjustments to their Maximum Sale Price, including credit for unaffordable HOA dues paid since 2020, capital improvement credits with depreciation for improvements claimed (including for some where receipts were not provided), and 4% appreciation compounded annually.

Following the January meeting, the owner of the 3-bedroom, community home submitted an exception request, similar to the other owner’s (Attachment #2). Staff has worked with the owner to have them provide and clarify details and information about their request to provide a detailed picture for the Board to evaluate the exception request. Staff notes that as of the writing of this staff report, a small amount of information useful to the analysis is unavailable (e.g. 2026 Income Limits), but staff has evaluated the request and can work with the owner to finalize a price, based on the Board’s direction, once the owner has submitted an Intent to Sell notice.

EXCEPTION REQUEST REVIEW

The owner is requesting three exceptions related to the Maximum Sale Price for their home, and one exception related to the administrative fee that BCHA collects as sale.

Maximum Sale Price Requests:

- A. Credit for Unaffordable HOA Costs.
- B. Credit for Capital Improvements to the Home (some without documentation or not previously approved).
- C. An adjusted appreciation formula of 4% fixed, compounded annually

Administrative Fee/Commission Request:

- D. Credit for BCHA’s real estate commission charged to the seller at closing.

The homeowner and their representative state, in their Exception Request, that the HOA costs at the Residences at Evergreen have made it impossible to continue to afford to live in the community home. They state that the costs have drained their savings, that they are now in debt, and they are seeking an exception to the price they can sell the home for to begin to plan to sell the home and find an alternative housing arrangement.

Maximum Sale Price Requests (A, B, C)

Under the owner’s deed restriction, which was recorded in 2014, at the time of purchase, the owner’s Maximum Sale Price is limited to appreciation on the original purchase price of \$160,818 at the lesser of the change in CPI or 4% annually over the course of ownership, plus up to 10% of the original purchase price (\$16,082) as credit for “Permitted Capital Improvements.” Under that calculation, the owner’s current Maximum Sale Price could be up to \$235,872, if the full 10% of purchase price credit was granted for capital improvements.

A. Credit for Unaffordable HOA Costs

The owner has provided records of dues and assessments dating back to 2015. The owner has clarified that they are requesting payment for unaffordable HOA costs (including special assessments, capital reserves, and operating dues) beginning in 2020. The Residences at Evergreen began issuing special assessments in

2020. To date the owner has paid all HOA dues owed, and they intend to continue to pay until the home is sold. Since 2020, the owner has paid \$78,217 in HOA costs.

Year	HOA Operating Dues	HOA Capital Reserves	HOA Special Assessments
2020	\$ 4,688	\$ 940	\$ 651
2021	\$ 5,152	\$ 1,233	\$ 2,602
2022	\$ 6,188	\$ 1,434	\$ 2,602
2023	\$ 7,426	\$ 1,721	\$ 3,900
2024	\$ 7,975	\$ 2,044	\$ 6,188
2025	\$ 8,637	\$ 3,633	\$ 6,708
2026 To Date	\$ 2,159	\$ 908	\$ 1,430
Total	\$ 42,224	\$ 11,913	\$ 24,081

Special assessments have been charged to cover replacement of one of the building’s boilers specifically and other capital maintenance projects generally. Special assessments and capital reserves over the past few years have generally funded repairs and maintenance, which are excluded from BCHA’s adopted definition of Capital Improvements for the purposes of applying Capital Improvements Credits to the Maximum Sale Price of a property. Similarly, BCHA’s Capital Improvement definition does not cover HOA operations, paid for with operating dues.

Staff agree that these excessive HOA costs, unique to the Residences at Evergreen and causing reclassification of the home to Category Local Light, have made it impossible for the owner to continue to live in the home and have significantly burdened the owner financially.

The Community Homeowner Assistance and Relief Fund (CHARF), established last year, offers financial assistance for HOA costs that are determined to be unaffordable to the homeowner. Under the adopted policy, HOA costs are considered “unaffordable” if they, together with other housing costs, including mortgage, insurance, and utilities, exceed 30% of the owner’s income. In cases where the homeowner’s income is below the established range for the home’s size and income category, the maximum housing costs for the same size home one income category below are used. This establishes an assumed floor for income, calibrated to the home. When this floor is used, assistance is limited to the difference between the actual housing costs and 30% of the established maximum housing costs for one income category below.

The assumed income range for a BCHA Category 4, three-bedroom home in 2025 is \$76,320 to \$95,400. This assumption is based on a household size of 3.5 people and is used to determine and adopt the maximum housing costs. The owner currently occupies the 3-bedroom home alone, and their income has fluctuated since 2020, in several years reporting negative income due to losses. 2020 through 2025, the owner’s total income was less than the minimum assumed income for the home size and category.

Considering the homeowner’s other housing costs, including mortgage payment, insurance, and utilities, staff calculated the unaffordable HOA amounts paid since 2020 using both the owner’s actual, reported income and the assumed minimum. Following these two analyses, the unaffordable amounts paid by the owner range from ~\$68,100 (assumed income) to ~\$78,200 (actual income). Using actual income, the calculated unaffordable amounts cover 100% of the HOA costs paid since 2020. The difference between these figures averages to ~\$135 per month for the 75 months being analyzed since January 2020.

To support the owner in transitioning to a new home and resolve the identified hardship, staff recommend allowing unaffordable housing costs paid by the owner since 2020 to be credited to their Maximum Sale Price. Staff recommend calculating the unaffordable amounts using the assumed minimum income corresponding to the home size and category. This could provide the owner around \$68,100 in additional value if the home were to be priced for sale today, recovering ~\$87% of total HOA costs paid since 2020.

B. Capital Improvements Credits

According to the current deed restriction, to substantiate the cost of qualifying “Permitted Capital Improvements,” the owner must provide receipts/invoice/statements verifying costs as well as written approval of the housing authority obtained prior to the installation of the Permitted Capital Improvements.

“Permitted Capital Improvements” are defined in the deed restriction as:

“Those certain capital improvements described in the Guidelines made to the Property for which written approval of BCHA had been obtained prior to installation of such improvements on the Property... Permitted Capital Improvements do not include improvements made to the Property without BCHA approval prior to their installation on the Property.”

The current BCHA Administrative Policies define a Capital Improvements as:

“Unless otherwise defined in the Deed Covenants on the Community Housing unit, any fixture erected as a permanent improvement to real property that enhances the value of the property, excluding repair, maintenance costs, and standard depreciation when applicable. A fixture is any personal property attached to or installed on land or a structure thereon to become part of the real property. For Capital Improvements to be included in the Maximum Sales Price calculation, they must be approved by BCHA during annual review and not considered luxury or for a limited population group.”

The owner’s legacy deed restriction includes a provision limiting capital improvements credits to 10% of the original purchase price. This would amount to \$16,082 in potential capital improvements credits for the owner. This 10% limitation on credits is not included in newer BCHA deed restrictions. Since the limit is based on the original purchase price of the home, the potential credit can vary considerably across the portfolio. Both the deed restriction and the program policies require that capital improvements receive approval from BCHA to be eligible for credit. Historically, BCHA’s stringency in reviewing and approving capital improvements for credit has varied, and staff has accepted review of capital improvements for credit upon sale.

In the Exception Request Form attached documentation (Exhibit B), the owner has compiled a list of improvements requested for credit amounting to \$22,107.37 total costs. The list does not calculate depreciation of these improvements, which is standard practice when BCHA reviews capital improvements for credits and is consistent with the current definition in the Policies. The owner has provided documentation (invoices + receipts) for most of the items that they want to claim credit for (\$1,525 of claims do not have a receipt).

Included in the total is \$2,725 in materials and labor cost for painting the home and \$110 for a plumbing-related installation fix. Staff does not believe that these costs meet the definition of “Capital Improvement” according to the Policies (paint is not a “fixture” and repair and maintenance are excluded).

Staff has depreciated all other items using the capital improvements worksheet that is part of the maximum sale price calculator. Staff has calculated their current value after depreciation to be ~\$13,300. This includes the \$1,525 of capital improvement claims that do not have receipts.

It is standard BCHA practice to only provide capital improvements credits for capital improvements that are documented with receipts and to apply depreciation. Staff recommends allowing capital improvement credits for the homeowner for those improvements that have receipts provided, with depreciation, and not including the painting and plumbing costs. This would be approximately \$12,350 in capital improvement credit, which is within the amount allowed (10% of purchase price) by the owner’s deed restriction.

Total Requested	\$ 22,107
Total Capital Improvements (excluding painting and plumbing repair, including improvements without receipts)	\$ 19,272
Approximate Credit with Depreciation Applied	\$ 13,300
Total Capital Improvements with Receipts	\$ 17,747
Approximate Credit with Depreciation Applied	\$ 12,350

C. Appreciation Formula

All appreciation-capped BCHA deed restrictions currently use a hybrid method for calculating appreciation from the initial purchase price using an index-based formula (CPI) and a fixed maximum (3% or 4% per year on average). 3% maximum average annual appreciation deed restrictions were introduced in 2024 for new purchases. The owner has a legacy deed restriction which allows 4% average annual maximum appreciation. Calculated appreciation for all BCHA owners is *not compounded*. The 3% or 4% annual maximum is based on the original purchase price.

The owner is requesting 4% appreciation, compounding annually. Under this appreciation formula, the owner’s base appreciation (before capital improvements or HOA cost credits) would be \$252,475. Following the appreciation formula in the deed covenant, the base appreciation (before credits) would be ~\$219,790.

Staff does not find that adjusting the appreciation formula for this homeowner to use a 4% fixed rate compounding annually, rather than appreciation formula in the deed restriction, to address the identified hardship is justified.

Summary of Maximum Sales Price Methodology Options

	Baseline (Deed Restriction)	Owner Request	Staff Recommendation	Explanation of Staff Recommendation
Appreciated home price using the lesser of change in CPI and 4% annually as of December 2025	\$219,790	\$252,475	\$219,790	<i>No change from deed covenant. Would continue to increase with growth in CPI until a Notice of Intent to Sell is submitted.</i>
Estimated Credits for HOA costs	n/a	\$68,000 - \$78,000	\$68,000	<i>This is an estimate and subject to change and</i>

paid since 2020 that were unaffordable				<i>refinement based on review of final inputs when owner is ready to sell.</i>
Approx. Capital Improvement Credits	\$12,350	\$13,300 (does not include painting / plumbing, includes improvements without receipts)	\$12,350	<i>Capital Improvements credits based on improvements made over course of ownership with receipts. Staff has depreciated the improvements. Depreciation will continue until a Notice of Intent to Sell is submitted.</i>
Estimated “Maximum Sale Price” for Owner:	\$232,140	\$333,775 - \$343,775	\$300,140	

The estimates above represent what the owner could receive at closing, prior to paying off their mortgage debt and any commissions or fees. Because the home has been reclassified for Category Local Light at sale, the home could sell for more than these amounts, with the excess proceeds going to BCHA.

Request to Waive Administrative Fee for BCHA Realtor (D)

BCHA contracts with a real estate agent, who is familiar with deed-restricted home sales and policies, to facilitate the marketing and sale of community homes. This work includes conducting open houses, meeting with prospective buyers, explaining the application process, deed restriction terms and obligations, producing the purchase and sale agreement and other necessary tasks. Most BCHA homes transact without a buyer or seller’s agent, with the BCHA contractor representing BCHA and facilitating the process. This approach reduces commission costs and ensures clarity in the process and expectations. For this work, BCHA pays the contract real estate agent 2% of the purchase price. The 2% commission is typically covered by the 3% administrative fee that BCHA charges to homeowners at sale. The remaining 1% goes to BCHA to pay for the cost of home inspection and testing, as well as other staff costs, including stewardship over the course of the seller’s ownership of the home.

The owner has retained a real estate agent to help facilitate the sale of their home. In the exception request, they indicate that the agent is not charging a commission. The owner requests that BCHA credit (i.e. waive) the real estate commission BCHA charges for its own realtor.

Although the owner has their own agent, staff recommends that BCHA still employ BCHA’s real estate contractor to facilitate the sale, as they have a proven understanding of the process and requirements for deed-restricted homes. This is standard process and follows existing practice with other community homeowners who have elected to hire their own agents. The fact that the owner has their own agent does not obviate the need for the BCHA contractor to educate buyers and help facilitate the home sale.

This transaction is unique because the home has been reclassified for sale as Category Local Light, without an established sale price to the new buyer, and with BCHA receiving any excess proceeds received from the

sale above the seller’s approved Maximum Sale Price. Because the home will likely sell for more than the owner’s approved Maximum Sale Price, it would not be fair for the seller to pay the full 3% administration fee on the actual purchase price of the home.

Staff recommends that the seller should pay the 3% administrative fee, which includes 2% for the BCHA realtor commission, on only the portion of the sale proceeds that the owner receives (i.e. the “Maximum Sale Price,” as determined through this Exception Request). Based on the current estimate for a Maximum Sale Price based on staff recommendations (~\$300,140), the 2% realtor fee the owner pays would be \$6,003. BCHA should be responsible for covering the commission on the portion of the sale price that it receives.

STAFF RECOMMENDATION

Staff recommend the following actions regarding each of the four exceptions in this request.

Maximum Sales Price Requests:

- A. Credit for Unaffordable HOA Costs: Approve credit for the unaffordable HOA costs paid since 2020. Calculation of unaffordable HOA costs shall follow staff’s recommendation to use the minimum assumed income for a Category 4, 3-bedroom home each year, consistent with the CHARF policies.
- B. Credit for Capital Improvements to Home: Allow credit for capital improvements made to the home for which the owner has provided receipts with applicable depreciation, as calculated by BCHA, even if these improvements were not originally reported to and approved by BCHA. Staff notes that the BCHA Board granted credits, with applicable depreciation, for all qualified Capital Improvements submitted by the other homeowner in the Residences at Evergreen, even those that did not have receipts, at the Exception Request hearing in January (staff also recommended credit only for those that had documentation).
- C. Alternative Appreciation Formula of 4% Compounded Annually: The staff recommendation is to deny the exception request to change the appreciation formula in the deed covenant based on the analysis of the exception request criteria. Staff notes that the BCHA Board granted this same modification of the appreciation formula for the other homeowner in the Residences at Evergreen at the Exception Request hearing in January (staff also recommended denial at the time).

Partial Administrative Fee Waiver

- D. Waiver/Credit of BCHA Fee for Realtor Commission: Deny the request to waive the 2% administrative fee that BCHA charges to pay its realtor commission. The administration fee should be limited to the owner’s allowed Maximum Sale Price, with BCHA covering any commission for the portion of the purchase price that it receives.

ANALYSIS OF EXCEPTION REQUESTS A. HOA COSTS CREDIT B. CAPITAL IMPROVEMENTS CREDIT C. ALTERNATIVE APPRECIATION CALCULATION D. WAIVER OF BCHA REALTOR COMMISSION

CRITERIA	STAFF RECOMMENDATION
<p>Undue hardship or burden on BCHA refers to the idea that an accommodation or modification would be unreasonable to provide. When determining if an accommodation is reasonable, courts consider a number of factors, including: - Resources: The resources of the entity that would be providing the accommodation</p>	<p>HOA Costs and Capital Improvements NO: There is no undue hardship or burden on BCHA in allowing the owner to receive a different Maximum Sales Price due to the unique conditions and hardship they face from HOA costs. Similarly, there is no undue burden on BCHA to credit capital improvements for which receipts have been provided retroactively for qualified capital improvements. There is reasonable additional staff time</p>

<ul style="list-style-type: none"> - Purpose: Whether the accommodation would undermine the purpose of the requirement - Nexus: Whether there is a clear connection between the requested accommodation and the individual's circumstances - Fair housing laws: Whether the accommodation would violate fair housing laws 	<p>to process the requests and conditions.</p> <p>Alternative Appreciation Calculation, YES: There is no nexus between the applicant's request for an alternative appreciation formula and the demonstrated hardship that they face.</p> <p>Waiver of BCHA Realtor Commission, YES: There is no nexus between the applicant's request to have BCHA credit the portion of the administration fee charged that covers BCHA's agent and the hardship. If BCHA does not hire an agent, the necessary education and marketing work will need to be handled by BCHA staff directly.</p>
<p>The strict application of the Policies to the Applicant, Tenant, or Owner causes an undue hardship or burden, and not merely an inconvenience or issue of preference, which is unique to the person and circumstances for which the request is made.</p>	<p>HOA Costs, YES: The application of the Maximum Sale Price calculation is an undue hardship because the owner has had to spend significantly on HOA costs to continue to live in the home. These costs were not anticipated and are not factored into the design of the maximum sale price calculation used in the deed covenant. HOA costs make the home unaffordable as a Category 4 community home.</p> <p>Capital Improvements, YES: The owner's requested capital improvements credits do not exceed the amount allowed by the deed restriction. BCHA's practice has been to allow non-previously approved capital improvements credits to be credited toward the maximum sale price at sale with depreciation.</p> <p>Alternative Appreciation Calculation, NO: The method for calculating appreciation is clearly defined in the deed restriction and does not cause an undue hardship or burden on the owner.</p> <p>Waiver of BCHA Realtor Commission, NO: The administrative fee of 3% is standard for all BCHA homeowners. The owner has chosen to hire their own agent but is not required to in order to sell their home. The owner will not be responsible for any administrative fee or commission on amounts above the Maximum Sale Price that they receive. BCHA will be responsible for paying commissions on any excess proceeds if the ultimate sale price exceeds the Maximum Sale Price allowed for the owner.</p>
<p>The strict application of the Policies to the Applicant, Tenant, or Owner causes an undue hardship or burden, and not merely an inconvenience or issue of preference, which is unique to the person and circumstances for which the request is made.</p>	<p>HOA Costs, YES: HOA costs facing owners in the Residences at Evergreen condominiums are outliers in the portfolio based on staff analysis. These owners are charged more than 25% of their gross income on HOA dues alone. The issue is so severe that these homes have been reclassified to Category Local Light. There is only one other deed restricted home in the Residences at Evergreen that faces a similar issue. That homeowner</p>

has already received approval of a similar exception request.

Not adjusting the Maximum Sale Price to allow the owner to recover the unaffordable dues paid will make it more difficult for the owner to find an alternative housing situation. Rather than helping to build wealth, homeownership and the associated HOA costs drained the owner's savings and are now causing housing instability.

Capital improvements, YES: The owner purchased their home in 2014 and has owned the home through a period of significant change in policy and administration by BCHA. Many capital improvements were not previously approved, but the owner has submitted the necessary documentation for some of them to receive credit. Most of the capital improvements submitted are reasonable and include receipts, and BCHA should not withhold approval, with applicable depreciation.

Alternative Appreciation Calculation, NO: The applicant's request for an alternative appreciation calculation is not related to the hardship or burden that they uniquely face.

Waiver of BCHA Realtor Commission, NO: The administrative fee of 3% is standard for all BCHA homeowners. Although the home may sell for more than the owner's Maximum Sale Price, BCHA will be responsible for any commissions owed on excess proceeds.

Approval would be **consistent with the spirit, purpose, and intent of the Policies.**

HOA Costs and Capital Improvements, YES: Restricted homes are meant to be affordable to households earning incomes within the home's restricted income category. The owner continues to meet the income category previously designated for the home. Ownership homes are meant to allow the owner to build some wealth while maintaining housing stability. Allowing the owner to recover the credit for unaffordable dues and limited, depreciated capital improvements that were not previously approved is consistent with the spirit of the policies.

Alternative Appreciation Calculation, NO: Modifying the fundamental equation for appreciation defined in the deed restriction is not consistent with the purpose of the deed restriction in setting clear expectations about how the home will appreciate over time and balance homeowner wealth-building and future affordability.

	<p>Waiver of BCHA Realtor Commission, NO: The policies state that the BCHA Administration Fees are to be paid regardless of any expenses incurred by the seller or purchaser in connection with the sales transaction. One purpose of the policies is to define and describe the process for purchasing and selling Community Homes.</p>
<p>Approval will not give the person requesting the exception an undue or unfair advantage over another person, but will merely relieve them of the undue hardship or burden.</p>	<p>HOA Costs, NO: Approval will provide the homeowner some compensation for the unaffordable costs paid to their HOA and enable them to move out of the home, end the hardship, and transition into stable housing.</p> <p>Capital improvements, NO: Approval of depreciated capital improvements credits that were not previously approved is consistent with existing practice for legacy community homeowners.</p> <p>Alternative Appreciation Calculation, YES/NO: Granting approval for an alternative calculation of appreciation fundamentally changes the agreement that the homeowner signed onto when purchasing the home. It would be a significant advantage that is not afforded to other community homeowners. However, the other BCHA owner in the Residences at Evergreen was granted alternative appreciation of 4% compounded annually through their Exception Request.</p> <p>Waiver of BCHA Realtor Commission, YES: All community homeowners are required to pay the full administration fee at sale, which helps to cover BCHA’s contract real estate agent’s commission. Approval would not relieve them of the burden caused by the HOA costs but would give them an unfair advantage over other BCHA homeowners.</p>
<p>Approval would not conflict with any provisions of the BCHA Deed Covenant on the property subject to the request.</p>	<p>HOA Costs and Capital Improvements, NO: The home has been reclassified as Category Local Light (without an appreciation cap). This classification does not establish a sales price, and the unique circumstances of this scenario give the BCHA discretion in determining how to adjust the owner’s portion of future sales proceeds (i.e. “Maximum Sale Price”). Further, approval of the exception, as conditioned, does not restrict the homeowner more than the existing restrictions in the covenant.</p> <p>Alternative Appreciation Calculation, YES/NO: The current deed restriction clearly defines how appreciation will be calculated for the home in determining a Maximum Sale Price. Proposing an alternative calculation directly conflicts with those provisions. However, the home has been reclassified as Category Local Light and can be sold for an amount</p>

	<p>greater than the amount defined in the existing Category 4 deed restriction. Category Local Light does not limit appreciation. The Board has discretion in determining how moneys secured through sale beyond the calculated Maximum Sale Price will be distributed.</p> <p>Waiver of BCHA Realtor Commission, YES: Section 6.2 of the owner’s deed covenant states that the owner shall “at closing, pay an administrative fee to BCHA in an amount equal to three percent (3%) of the actual sales price.” Given that BCHA would retain any proceeds in excess of the owner’s allowed maximum, the three percent will be limited to the owner’s Maximum Sale Price.</p>
<p>Approval is the only reasonably available remedy to the undue hardship or burden, and the exception is not overly broad in its scope</p>	<p>HOA Costs and Capital Improvements, YES: As conditioned, the exceptions are narrow and based on documentation. The owner needs to sell their home for reasons beyond their control and under conditions that are not considered in the policies and deed covenant. Allowing additional credits to achieve a reasonable and justifiable maximum sale price to transition into more stable housing is a limited and sensible remedy to this issue. Approving credits for documented capital improvements with depreciation is reasonable and remedies the burden caused by inconsistent administration of this policy by BCHA historically.</p> <p>Alternative Appreciation Calculation, NO: The request for alternative appreciation calculations does not address or remedy the identified hardships to the homeowner. It would further compensate the owner but is overly broad in its scope.</p> <p>Waiver of BCHA Realtor Commission, NO: There are other identified remedies for the identified hardship, including credits for unaffordable HOA costs.</p>

Attachments:

1. Resolution 2026-08
2. Exception Request Form
3. Capital Improvements Request List

RESOLUTION 2026-08
BEFORE THE BOARD OF COMMISSIONERS
OF THE BLAINE COUNTY HOUSING AUTHORITY
BLAINE COUNTY, IDAHO

A RESOLUTION OF THE BLAINE COUNTY HOUSING AUTHORITY BOARD OF COMMISSIONERS APPROVE AN EXCEPTION
REQUEST

WHEREAS, the community homeowner has faced significant, unaffordable HOA dues and assessments since at least 2020 that have made continued ownership of the home untenable and depleted the owner's savings,

WHEREAS, due to the unique and significant HOA costs at the Residences at Evergreen, the BCHA Board has recommended and the Ketchum City Council has approved reclassifying the home to Category Local Light to help ensure its continued viability as a community home,

WHEREAS, the Maximum Sales Price calculation described in the owner's deed covenant does not account for the unaffordable payments made to the HOA since 2020 that a future owner will benefit from; and

WHEREAS, the Permitted Capital Improvements definition in the deed covenant and the Capital Improvements definition in the BCHA Administrative Policies adopted July 16, 2025 do not allow capital improvements to be credited to the Maximum Sales Price unless they are approved by BCHA in advance; and

WHEREAS, the community homeowner has requested a modification of the Maximum Sales Price allowed by their deed covenant to allow credits for specific, itemized capital improvements and for unaffordable costs paid to the HOA since 2020, and to use an alternative appreciation calculation using 4% fixed annually (compounded or non-compounded); and

WHEREAS, the community homeowner has engaged their own realtor and has requested that BCHA credit (or waive) the 2% realtor commission paid as part of the 3% administrative fee at sale; and

WHEREAS, the BCHA staff recommends that BCHA allow an exception to the Maximum Sales Price definition in the owner's deed restriction with the following conditions:

- a) Beyond standard appreciation, credit will be provided for payments made to the HOA that were unaffordable since 2020, based on the minimum assumed income for a Category 4, 3-bedroom home in each year.
- b) Additionally, credit will be provided for capital improvements, meeting the definition of Capital Improvement in the BCHA Policies, made within the home for which the owner has provided receipts, with applicable depreciation, as calculated by BCHA.

WHEREAS, the BCHA staff recommends denial of the exception request to change the appreciation formula to 4% compounded annually;

- a) Standard appreciation will be calculated following the existing formula outlined in the deed restriction, following the lesser of the growth in Consumer Price Index or an average of 4% annually since purchase.

WHEREAS, the BCHA staff recommends denial of the exception request to credit/waive the portion of BCHA's administrative fee that is used to pay BCHA's real estate agent;

- a) The seller shall be responsible for paying the full 3% Administrative Fee on the portion of the final sale price that the owner is entitled to, as determined through the amended calculation of the Maximum Sale Price.

WHEREAS, the BCHA Board and administrative staff agree with the justifications set forth in the Exception Requests, and believe that the circumstances are unique because of the extreme HOA costs in the Residences at Evergreen necessitating a reclassification of the home to Category Local Light; and

WHEREAS, the BCHA Board and administrative staff agree that the strict application of the policies are the primary cause of the undue hardship or burden; and

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Blaine County Housing Authority, Blaine County, Idaho, as follows:

Section 1. The Blaine County Housing Authority Board of Commissioners approve the Exception Request filed by Community Homeowner, attached and incorporated herein with the conditions.

Section 2. The Blaine County Housing Authority Board of Commissioners authorizes staff to implement administration of the exception.

DATED this ____ day of _____, 2026

ATTEST:

BLAINE COUNTY HOUSING
AUTHORITY BOARD OF
COMMISSIONERS

Executive Director

Chair



BLAINE COUNTY HOUSING AUTHORITY

208.788.6102 | INFO@BCOHA.ORG | WWW.BCOHA.ORG

111 N 1ST AVE STE 2J, HAILEY, ID 83333 | PO BOX 4045, KETCHUM, ID, 83340

Exception Request Form

BCHA staff cannot make exceptions or waive any policy, regulation, or portion of the deed covenants. Only the BCHA Board of Commissioners can make such a decision. According to [Section 6 of BCHA's Community Housing Administrative Policies](#), BCHA staff will review and analyze the information you provide and create a report with a recommendation to the Board for their review. Staff may have additional questions and require documentation. Board review of your request within 45 days of when you submit this form to info@bcoha.org, or drop off a physical copy at Ketchum City Hall or the Hailey BCHA office (111 N 1st Ave STE 2J, Hailey).

The BCHA Board of Commissioners are the ultimate decision makers in your request. The Board may approve, approve with conditions or alterations, or deny a request for an Exception. There are strict criteria that must be met for the Exception to be approved (as outlined in Section 6). Their decision can be appealed.

Date: 02, February, 2026

Requestor/Representative Name: Alex Higgins

Applicant, community homeowner, renter, or landlord: [REDACTED]

Phone number: Alex 208-720-0525 [REDACTED]

Email: Alex alex@svassociates.com [REDACTED]

Address: 111 First Ave. S, [REDACTED], Ketchum, ID 83340

1. Which BCHA Policy or Policies are you requesting waiver of or change to? (please cite specific section, number, and letter that identifies the policy)

- A. Section 5 para. B-3 (pages 28&29)
- B. Section 4 para. E.1.a Section 4 G. 6
- C. Section 4 para. E.1.b
- D. Section 4 page 20 A.2



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2. What circumstances are you experiencing that is creating an undue hardship or burden?

I am a long time local, having lived here since 1988. When I became a single mum in 1998, rental housing was already challenged because many long term rentals were being replaced with short term rentals. Between 2012-2014, I moved my family at least 6 times.

I entered into the BCHA program in 2014, with high hopes, as the intent of the program was to support affordable housing for locals, allowing locals to gain a firmer footing; with the belief, to eventually resell back into the system for another family in need. I had believed I would enter the regular market, or if not, stay in the valley, in my deed restricted unit. That has become impossible, as the two deed restricted units in my building have faced exorbitant increases in unregulated HOA fees.

The unregulated HOA dues have exceeded the mission of the BCHA to “ensure healthy, stable and affordable housing” for this Blaine County resident of 38 years, who has maintained and improved this Evergreen deed restricted unit since 2014.

At the April 2025 BCHA board meeting, I brought this situation to your attention and requested it be a top priority. These units have been described as “outliers” and have required creative and considerate solutions, which I am grateful is now the conversation.

The HOA fees have risen from \$5140 annually to \$18,600 (2025) annually, with no cap. This is an increase of approximately 262%. This not physically or mentally healthy, nor sustainable for me.

3. How does this policy cause that hardship or burden?

In working as much as possible, with no holiday for years, I have drained what savings I had managed. My health has suffered physically, emotionally and mentally. I am now in debt for the first time in 11 years. A safe refuge of a home in this unit, is no longer possible. My future is unknown until this situation finds an equitable financial sales agreement and I can begin to recover my health.

4. What action do you want BCHA to take to resolve the undue hardship or burden?

- A. Credit for Unaffordable HOA costs: Owner requests credit for HOA costs exceeding affordable housing costs
- B. Credit for Improvements to the home which she did not anticipate selling, and which were originally verbally approved by previous BCHA staff. Owner was told, “keep your receipts and submit when/if you sell.”



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- C. Request a more generous appreciation calculation than defined in deed restriction to be at 4% fixed rate compounded annually.
- D. Credit for Real Estate commissions charged to seller at closing. My realtor is not charging a commission. If BCHA employs a realtor, BCHA should pay the commission.

5. Please attach any relevant documentation that provides evidence of your circumstances. If your situation is a health condition, we do not need to know the details but would like to hear from a professional how this condition is making it difficult to fulfill BCHA's program requirements.

If you require a physicians letter as well, please let me know.

INCLUDED and delivered to Hailey BCHA office.

Two folders with original documents have been provided.

1. The Yellow folder are the receipts for improvements with the itemized items, and the a note for a few missing receipts.
2. The Orange folder is the HOA statements since 2015.
3. 2 pages of the Itemized overview of the costs.

And

4. RE-25 Seller's Property Condition Disclosure Form
5. Copy of most recent Community Housing Maximum Resale Price Calculator
6. 2025 and 2026 Evergreen HOA fees

Please note that I am not filling out the Common Intake Form, which requires only 2 years of tax returns. I will not be re-entering the system that has sadly damaged my well-being. It is more important to start to recover.

I do have 5 years of tax returns, even though the IRS only requires we keep at least 3 years. In order to not print all of that out, could you please let me know which page(s) you need.

Thank you





BLAINE COUNTY HOUSING AUTHORITY

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111 N 1ST AVE STE 2J, HAILEY, ID 83333 | PO BOX 4045, KETCHUM, ID, 83340

11 February 2026 Evergreen [REDACTED] s
 For BCH [REDACTED] ception Request file for [REDACTED]
 copy to [REDACTED], representative

Updated: This revision includes properly added labour/materials which is the only thing I can find I added incorrectly, and the years installation for missing receipts improvements.

The Labour and Materials: Peter Chaffey	\$4693.63
2 replaced better energy efficient heating units Manual included \$200 each = \$400 (2018) missing receipt	
1 Built in Laundry room drying rack: manual included missing receipt	\$350 (2019)
Valley Tile & Floor	\$2850.77
Vertical Electric	\$250.00
Glen Southward -sheetrock	\$185.00
DS Sheetmetal -counter	\$1675.76
Sheetmetal Fabrication	\$108.00
Ikea Bathroom Sink (2 other bath sinks were second hand finds)	\$68.00
Kitchen Sink & faucet - missing receipt	\$175.00 (2019)
Wayfair bath Sink Faucet	\$58.40
Wayfair Range Hood	\$200.66
Glass Masters porch screen, bathroom mirror	\$934.38
Evans Plumbing	\$110.00
AC Houston Shower Head	\$32.50
Sun Valley Shades/Shutters missing receipt for second shade approx	\$464.00 \$600.00 (2014)
SV Rug & Tile	\$343.08
Home Depot -stove	\$1463.48
Kitchen tuneup Cupboards	\$2575.00
Ikea cupboard doors	\$248.40
CB2 Built In Wall shelf Unit	\$1596.00
Color Haus Paint	\$555.31
Painting	\$2170.00