



BLAINE COUNTY HOUSING AUTHORITY

Wednesday, February 18, 2026, 11:30 AM

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

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Board Meetings via live stream.

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

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

- Join us via Zoom (please mute your device until called upon)
Join the Webinar: <https://zoom.us/j/94649025855>
Webinar ID: 946 4902 5855
 - Address the Board in person at Ketchum City Hall or the Town Center West in Hailey dependent upon the meeting location.
 - Submit your comments in writing at info@bcoha.org (by 24 hours prior to the meeting)
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 LIAISONS: Updates from the Liaisons on their jurisdictions

3. Liaison Reports

COMMUNICATIONS FROM THE STAFF: Updates from the staff on their jurisdictions

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 January 21, 2026, BCHA Board Meeting Minutes
6. Approval of the February 4, 2026, BCHA Special Board Meeting Minutes

- [7.](#) Approval of the January 2026 Financial Report
- [8.](#) Approval of the 2026 BCHA Board Meeting Schedule
9. Recommendation to Renew Contract for Services with Blaine County

EXECUTIVE SESSION:

§74-206(1)(f) – To communicate with legal counsel about the legal ramifications and options for pending litigation or controversies likely to be litigated soon.

ADJOURNMENT:

February 18, 2026, Monthly Staff Update

These updates are meant to highlight new outputs or efforts and not reiterate regular responsibilities.

GOAL 1: BUILD ORGANIZATIONAL STRUCTURE + CAPACITY TO SERVE REGIONAL HOUSING OPPORTUNITIES + GAPS

- Homekeeper/Public House Compliance: Reviewed current homeowner annual compliance form and refined for integration into Public House, multiple meetings with Public House project manager. Waiting on feedback and will proceed to testing. Anticipate launching homeowner compliance with new system in the spring. (Heather, Liz & Rian)
- Identified issue with Public House that some applicants who have filled out the Common Intake are not receiving an email to verify their email address. This prevents them from being added to the database. Staff have a workaround but have sent multiple support tickets to the Public House team who continue to look into the issue but have not yet resolved it. This has been going on since December. (Daniel + Team)
- BCHA's remaining asset, a condominium in Elkhorn, has become vacant. Staff will work with the Board on devising a strategy for next steps and consideration of sale as Category Local (Carissa, Heather).

GOAL 2: RECOMMEND + ADVOCATE FOR POLICY THAT PROMOTES HOUSING

- Publishing quarterly BCHA waitlist data in February (Heather)
- 2025 Housing Supply Report is on hold due (Carissa, Heather)
- Virtually attended Glendale Subdivision application hearing with Board of County Commissioners. Application was approved and developer is voluntarily restricting 2 out of 7 new residential lots for Category Local. Lots will have 3 homes each (1 single-family + 2 ADU).
- Submitted letter in support of St. Charles Borromeo Catholic Church PUD to Hailey Planning and Zoning Commission. Proposal is asking for several development waivers to build new church. Parish hall will be preserved and donated to ARCH, relocated to City land for operation as community housing. (Rian, Carissa, Keith)
- Analyzed resale formulas and appreciation calculations for consideration of updates to current policy at a future Board meeting (looking at March). This is a continuation of discussion on affordability and appreciation from 2025. (Rian, Carissa, Daryl, Ana)

GOAL 3: EXPAND, COORDINATE, + IMPROVE SERVICES TO CREATE HOUSING STABILITY

- Since the last Board meeting, Silvercreek had five households (7 individuals) move out and three households (10 individuals) move in. At Lift Tower Lodge, one household (3 individuals) moved out, and one household (1 individual) moved in. (Daniel)
- On January 28, our team participated in the annual Point-in-Time (PIT) Count, a nationwide effort to assess the number and characteristics of individuals experiencing homelessness on a single night. Participation in the PIT Count provides valuable data to better understand emerging trends, service gaps, and the evolving needs within our community. (Daniel, Heather)

Silver Creek Living Occupancy

Month	Number of Current Tenants	Number of Current Tenants (FY26 to date)	Number of Vacant Rooms	Number of Open Beds
October	66	66	2	30
November	62	62	6	36
December	67	67	5	31
January	70	70	1	28
February	73	73	3	32
FY to date	73	73	3	32

Number of Applicants on BCHA Waitlist

Month	Number of Applicants currently on waitlist	Increase or Decrease since previous month
October	1066	-
November	1082	+16
December	1117	+35
January	1140	+23
February	1168	+28
FY 26 to date	1168	+102

GOAL 4: INFORM, ENGAGE, COLLABORATE

- Working with two successful professional housing coalitions facilitated by foundations to lead discussion at the next Housing Partner Meeting, March 10th. The May 13th meeting will be a continuation of December's on a grassroots, community based coalition or organization, such as a 501(c)4. (Carissa)
- Preparing to present at the Idaho Housing and Finance Association conference March 16 and 17, one session on scattered site, infill moderate-income construction and the second TBD but as a representative of an Idaho housing authority. (Carissa)

- Met with members of the Hunger Coalition team to discuss the recently completed Living Wage analysis and their plans for how to use it in the community. Discussed presenting high-level findings to the BCHA Board at an upcoming meeting and other opportunities for collaboration (Rian).

GOAL 5: STEWARD/PRESERVE + EXPAND PORTFOLIO OF DEED RESTRICTED HOMES

Expand Portfolio

Director has provided technical assistance to Stanley for 1.5 years on a workforce housing development. Participated in their council meeting February 11 and on the 12th the Council approved executing an option to negotiate a ground lease. (Carissa)

HOA Costs

- Continued to work with Evergreen homeowner who received approval of Exception Request to finalize documentation necessary to determine Maximum Sale Price. (Rian, Jacklyn).
- Received Exception Request from the other Evergreen homeowner regarding maximum sale price changes and sale process. Currently reviewing submission materials, scanning dozens of documents, and determining what else is needed to finalize review and schedule a hearing. (Rian, Jacklyn)

Data and application transition:

Applications, Reviews & Applicant Assistance						
Month	Rental, Full App.	Owner, Full App.	Transitional Full App.	Full Apps Reviewed	Applicant Assistance	Total Applicants assisted
October	2	3	1	6	14	26
November	8	2	6	11	12	39
December	9	3	7	19	14	52
January	7	0	9	9	9	34
February	10	0	9	19	12	50
FY to date	36	8	32	64	61	201

Compliance

- Working with legal team on enforcing compliance with one homeowner and three landlords (Team)

Annual Compliance & Assistance					
Month	Renter Recertification In progress	Renter Recertification Completed	Homeowner Compliance in progress	Homeowner Assistance w/ Capital Improvement	Homeowner Compliance Completed
October	2	3	2	2	3
November	0	3	3	1	9
December	1	3	9	0	8
January	1	2	12	0	1
February	0	0	0	0	0
FY to date	3	11	25	3	21

***Note: Annual Compliance is paused until May 2026**

Sale of Deed-Restricted Units

- Staff is working with a Community Homeowner & local realtor to get their one-bed, 100% AMI (Cat. 4) Community Home ready for sale.

Rental lease-up

- New BCHA leases were distributed and signed by current residents of Evergreen Apartments. (Daniel) Working with City of Ketchum to get the Evergreen Apartments tenants into BCHA's system for eligibility determination and compliance checks. (Heather, Jacklyn, Daniel)
- Evergreen Apartments is fully leased-up.
- 1 Studio, Category 4 in Ketchum is available
- 2 one-bedrooms in Ketchum are available (only available until May 1st when they transfer over to hotel employee units. These are now available to seasonal workers and to any income category (per Board exception). Since the board exception last month, we have been able to fill two vacant units!

Sales & Rental Lease Up				
Month	Monthly # of Condos Sold	FY26 to Date # of Condos Sold	Monthly # of Apartments Leased	FY26 # of Apartments Leased
October	0	0	0	0

November	0	0	0	0
December	0	0	1	1
January	1	1	3	4
February	0	1	5	9



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

February 6, 2026

Memo Re: Support for St. Charles Borromeo Catholic Church PUD

To: City of Hailey Planning and Zoning Commission

From: Keith Perry, Chair; Carissa Connelly, Housing Director
Blaine County Housing Authority

Blaine County Housing Authority (BCHA) is a public entity and has provided housing policy advice to local Blaine County governments since its inception in 1997. BCHA's mission is to ensure access to healthy, stable, and affordable housing for all Blaine County residents and workers by stewarding community housing, advocating for supportive policies and programs, and serving as the central hub for housing resources, education, and tenant services. Toward that end, we partner with local governments and non-profit organizations to engage and collaborate on efforts concerning community housing, comment on local development applications, and advocate for sensible policies at the local, state, and federal levels to support community housing in Blaine County.

We write to express our support for St. Charles Borromeo Catholic Church's PUD proposal. Specifically, we applaud the applicant's engagement with the City of Hailey and ARCH Community Housing Trust to use this redevelopment as an opportunity to provide community housing and preserve an existing structure. ARCH will be responsible for relocating the existing parish office to a site that has been identified by ARCH and the City of Hailey and is committing to operate it as community housing for a household that works for a Blaine County employer. While a community housing amenity is not a requirement for the applicant under the requested waivers in the PUD application, we are pleased to see the proposed partnership to deliver community housing as an outcome. We also commend the applicants for utilizing an existing structure that is suitable for residential use for community housing. ARCH has a history of effectively relocating existing structures for housing, and we are supportive of the proposal.

Thank you for your service to the community and thoughtful review of this application.



Keith Perry
BCHA Board of Commissioners, Chair



Carissa Connelly
BCHA Housing Director



BLAINE COUNTY HOUSING AUTHORITY

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October 31, 2025

Memo Re: Glendale North Subdivision

To: Chair Giannettino and Blaine County Planning and Zoning Commissioners

From: Keith Perry, Chair, and Carissa Connelly, Housing Director
Blaine County Housing Authority

Blaine County Housing Authority (BCHA) is a public entity and has provided housing policy advice to local Blaine County governments since its inception in 1997. We write in support of the proposed Glendale North Subdivision and the applicant's proposal to voluntarily restrict one lot for Category Local community housing. We also wish to highlight some important considerations for the community housing.

We are supportive of the applicant's stated intent to develop the single-family dwelling and two ADUs on the restricted lot and offer them for rent. Offering a single-family home with two rented ADUs for sale to a qualified local household could be challenging, and we feel strongly that a three-unit rental is the best outcome for this property. It is also important that the applicant construct the home and ADUs, as it is unlikely that a qualified local household would purchase a 5-acre restricted lot and construct all three dwellings.

Although this proposal is voluntary, we are pleased that the applicant is proposing to record a formal Category Local deed restriction. We strongly recommend restricting the property using BCHA's rental deed covenant. BCHA is prepared to administer the restriction on behalf of Blaine County to ensure qualified locals access the home and ongoing compliance.

Thank you for your consideration of our comments.



Keith Perry
Blaine County Housing Authority Board of Commissioners, Chair



Carissa Connelly
Housing Director



BLAINE COUNTY HOUSING AUTHORITY

BCHA Board Meeting Minutes

Wednesday, January 21, 2025 10:30 AM

191 5th St W, Ketchum, ID 83333

CALL TO ORDER: By Board Chair Keith Perry (00:00:7)

ROLL CALL: (00:00:20)

Keith Perry- Board Chair

Daryl Fauth- Treasurer

Ana Torres- Board Member (via zoom)

ALSO PRESENT:

Carissa Connelly –Housing Director, BCHA Executive Director

Heather Nicolai –Housing Operations Manager

Liz Vargas —BCHA Program Administrator

Daniel Brown –BCHA Silvercreek Living Property Manager & Program Administrator

Jacklyn Highfill –Housing Administrative Assistant

Rian Rooney –Housing Fellow (via Zoom)

Tripp Hutchinson – Ketchum City Councilmember, BCHA Liaison

Muffy Davis—Blaine County Commissioner, BCHA Liaison

MOTION TO MOVE TO EXECUTIVE SESSION (00:36:05)

MOVER: Keith Perry

SECONDER: Daryl Fauth

AYES: Keith Perry, Ana Torres, Daryl Fauth

NAYS:

RESULT: ADOPTED

RECORDING PAUSED FOR EXECUTIVE SESSION

COMMUNICATIONS FROM BCHA BOARD: (00:03:00)

1. Public Comments in person
Sun Valley Resident : (00:03:42)

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

2. Liaison Reports
 - a. Muffy Davis (00:07:12)
 - b. Tripp Hutchinson (00:07:18)

COMMUNICATIONS FROM THE STAFF:

3. Staff Update- Housing Director, Carissa Connelly (00:07:40)

CONSENT AGENDA: (00:33:25)

5. Approval of the December 17, 2025, BCHA Board Meeting Minutes
6. Approval of the January 8, 2026, BCHA Special Board Meeting Minutes
7. Approval of the December 2025 Financial Report
8. Recommendation to Approve Independent Contractor Agreement with Rian Rooney
9. Recommendation to Adopt February Meeting Schedule
10. Recommendation to Approve Updated Contract for Legal Counsel



BLAINE COUNTY HOUSING AUTHORITY

BCHA Board Meeting Minutes

Wednesday, January 21, 2025 10:30 AM

191 5th St W, Ketchum, ID 83333

MOTION TO APPROVE CONSENT AGENDA: (00:16:30)

MOVER: Keith Perry

SECONDER: Daryl Fauth

AYES: Keith Perry, Ana Torres, Daryl Fauth

NAYS:

RESULT: ADOPTED

NEW BUSINESS:

11. Annual Meeting Board Elections

12. Recommendation to Approve Exception Request- Operations Manager, Heather Nicolai (00:18:53)

13. Recommendation to Approve Exception Request- Housing Policy & Program Strategist, Rian Rooney (00:20:15)

MOTION TO GRANT CREDIT FOR UNAFFORDABLE HOA COSTS TO OWNER SINCE 2020 (ESTIMATED \$35,000- NO CAP- TO BE ADJUSTED AT SALE) AND TO ITEMIZE NO-INTEREST LOANS AND REFUND THE FOUNDATION ACCOUNT FOR SAID LOANS AT SALE (00:44:24)

MOVER: Daryl Fauth

SECONDER: Keith Perry

AYES: Keith Perry, Daryl Fauth, Ana Torres

NAYS:

RESULT: ADOPTED

MOTION TO APPROVE CAPITAL IMPROVEMENTS BASED ON BCHA'S DEPRECIATION FORMULA (00:54:27)

MOVER: Daryl Fauth

SECONDER: Ana Torres

AYES: Keith Perry, Daryl Fauth, Ana Torres

NAYS:

RESULT: ADOPTED

Comment by Jan Wygle (00:57:21)

MOTION TO APPROVE THE ALTERNATIVE APPRECIATION FORMULA OF 4% FIXED RATE COMPOUNDED ANNUALLY FIGURE (01:13:21)

MOVER: Daryl Fauth

SECONDER: Ana Torres

AYES: Keith Perry, Daryl Fauth, Ana Torres

NAYS:

RESULT: ADOPTED

MEETING ADJOURNED (01:15:40)

MOVER: Daryl Fauth

SECONDER: Keith Perry

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

NAYS:

RESULT: ADOPTED



BLAINE COUNTY HOUSING AUTHORITY

BCHA Board Meeting Minutes

Wednesday, January 21, 2025 10:30 AM

191 5th St W, Ketchum, ID 83333

Respectfully submitted by:

Carissa Connelly
City of Ketchum Housing Dir & BCHA Executive Dir

Approved by:

Keith Perry
BCHA Chair



BLAINE COUNTY HOUSING AUTHORITY

BCHA Special Board Meeting Minutes

Wednesday, February 04, 2026 2:30 PM

191 5th St W, Ketchum, ID 83333

CALL TO ORDER: By Board Chair Keith Perry (00:00:06)

ROLL CALL: (00:00:08)

Keith Perry- Board Chair

Sarah Seppa- Vice Chair (via zoom)

Daryl Fauth- Treasurer (via zoom)

Jennifer Rangel- Board Member (via zoom)

ALSO PRESENT:

Carissa Connelly –Housing Director, BCHA Executive Director

Heather Nicolai –Housing Operations Manager

Jacklyn Highfill –Housing Administrative Assistant (via zoom)

MOTION TO MOVE TO EXECUTIVE SESSION (00:00:34)

MOVER: Daryl Fauth

SECONDER: Keith Perry

AYES: Keith Perry, Jennifer Rangel, Sarah Seppa, Daryl Fauth

NAYS:

RESULT: ADOPTED

MEETING ADJOURNED (00:01:23)

MOVER: Daryl Fauth

SECONDER: Keith Perry

AYES: Keith Perry, Jennifer Rangel, Daryl Fauth

NAYS:

RESULT: ADOPTED

Respectfully submitted by:

Approved by:

Carissa Connelly

City of Ketchum Housing Dir & BCHA Executive Dir

Keith Perry

BCHA Chair



Financial Reports for period ending January 31, 2026

Prepared on
February 12, 2026

BLAINE COUNTY HOUSING AUTHORITY
Budget vs. Actuals: Budget FY26

October 2025 - September 2026

*Report pulled on 2/12/26 and shows FY26 to date actuals

	Total					
	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	115,936	383,403	-267,467	267,467	30.24%	69.76%
4115 Silvercreek - Laundry Income	2,427	7,000	-4,573	4,573	34.67%	65.33%
Total 4110 Silvercreek - Rental Income	\$ 118,363	\$ 390,403	-\$ 272,040	\$ 272,040	30.32%	69.68%
4130 Elkhorn - Rental Income	3,750	11,970	-8,220	8,220	31.33%	68.67%
Total 4100 Rental Income	\$ 140,088	\$ 402,373	-\$ 262,285	\$ 262,285	34.82%	65.18%
4300 Grants	9,696	10,000	-304	304	96.96%	3.04%
4600 Miscellaneous Income	132		132	-132		
Total Income	\$ 547,902	\$ 974,443	-\$ 426,541	\$ 426,541	56.23%	43.77%
Gross Profit	\$ 547,902	\$ 974,443	-\$ 426,541	\$ 426,541	56.23%	43.77%
Expenses						
7100 Administrative Services			0	0		
7110 Financial Services	211	3,399	-3,188	3,188	6.21%	93.79%
7130 Liability Insurance		7,306	-7,306	7,306	0.00%	100.00%
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	\$ 4,473	\$ 19,005	-\$ 14,532	\$ 14,532	23.53%	76.47%
7200 Managed Rental Costs			0	0		
7201 Property Management Systems	488	1,500	-1,012	1,012	32.53%	67.47%
7210 Silvercreek - Expenses			0	0		
7211 Silvercreek - Operations	54,494	192,055	-137,561	137,561	28.37%	71.63%
7212 Silvercreek - Rental Expense	126,653	523,855	-397,202	397,202	24.18%	75.82%
Total 7210 Silvercreek - Expenses	\$ 181,147	\$ 715,910	-\$ 534,763	\$ 534,763	25.30%	74.70%
7230 Elkhorn Village Units			0	0		
7231 Elkhorn Village HOA Dues	3,602	11,184	-7,582	7,582	32.21%	67.79%
7232 Elkhorn Village Repair & Maintenance		6,537	-6,537	6,537	0.00%	100.00%
Total 7230 Elkhorn Village Units	\$ 3,602	\$ 17,721	-\$ 14,119	\$ 14,119	20.33%	79.67%
Total 7200 Managed Rental Costs	\$ 185,237	\$ 735,131	-\$ 549,894	\$ 549,894	25.20%	74.80%
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		0	0	0		
7455 Legal Fees	32,464	55,500	-23,036	23,036	58.49%	41.51%
Total 7450 Compliance - Contract Labor	\$ 32,464	\$ 55,500	-\$ 23,036	\$ 23,036	58.49%	41.51%
Total 7400 Contract Labor	\$ 32,464	\$ 55,500	-\$ 23,036	\$ 23,036	58.49%	41.51%
7500 Office expenses			0	0		
7510 Computer & Comm. Expenses	3,944	7,357	-3,413	3,413	53.61%	46.39%
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	3,897	11,757	-7,860	7,860	33.15%	66.85%
7560 Supplies	106	1,022	-916	916	10.39%	89.61%

	Actual	Budget	over Budget	Remaining	% of Budget	% Remaining
Total 7500 Office expenses	\$ 7,947	\$ 20,731	-\$ 12,784	\$ 12,784	38.34%	61.66%
7600 Program Expenses			0	0		
7610 Applications, Forms, & Data Management	2,612	14,644	-12,032	12,032	17.84%	82.16%
7630 Data and Analysis	47,490	13,200	34,290	-34,290	359.78%	-259.78%
7640 Mediation	12,833	37,000	-24,167	24,167	34.68%	65.32%
7650 Lease-up and Sales		5,531	-5,531	5,531	0.00%	100.00%
7660 Printing and Reproduction		2,575	-2,575	2,575	0.00%	100.00%
7670 Translation & Interpretation	49	4,500	-4,451	4,451	1.09%	98.91%
7680 Public Education & Partnership Engagement	7,250	58,825	-51,575	51,575	12.32%	87.68%
7690 HOA Dues Assistance	50,142		50,142	-50,142		
7695 HOA Special Assessment Assistance	1,269		1,269	-1,269		
Total 7600 Program Expenses	\$ 121,645	\$ 136,275	-\$ 14,630	\$ 14,630	89.26%	10.74%
Total Expenses	\$ 351,766	\$ 966,642	-\$ 614,876	\$ 614,876	36.39%	63.61%
Net Operating Income	\$ 196,136	\$ 7,801	\$ 188,335	-\$ 188,335	2514.24%	-2414.24%
Net Income	\$ 196,136	\$ 7,801	\$ 188,335	-\$ 188,335	2514.24%	-2414.24%

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

	Total			
	Oct 2025 - Jan 2026	Oct 2024 - Jan 2025 (PY)	Change	% Change
Income				
4050 City of Ketchum Contributions	395,900	200,000	195,900	97.95%
4070 CH Admin Fee	2,086	4,152	-2,067	-49.77%
4100 Rental Income	17,975		17,975	
4110 Silvercreek - Rental Income	96,786	125,625	-28,839	-22.96%
4115 Silvercreek - Laundry Income	2,427	2,176	251	11.55%
Total 4110 Silvercreek - Rental Income	\$ 99,213	\$ 127,801	-\$ 28,588	-22.37%
4130 Elkhorn - Rental Income	3,750	3,000	750	25.00%
Total 4100 Rental Income	\$ 120,938	\$ 130,801	-\$ 9,863	-7.54%
4300 Grants	9,696	25,991	-16,295	-62.70%
4600 Miscellaneous Income	132	749	-617	-82.39%
Total Income	\$ 528,752	\$ 361,694	\$ 167,058	46.19%
Gross Profit	\$ 528,752	\$ 361,694	\$ 167,058	46.19%
Expenses				
7100 Administrative Services			0	
7110 Financial Services	211	8,950	-8,739	-97.64%
7120 Bank Charge		111	-111	-100.00%
Total 7110 Financial Services	\$ 211	\$ 9,061	-\$ 8,850	-97.67%
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	\$ 4,473	\$ 13,714	-\$ 9,242	-67.39%
7200 Managed Rental Costs			0	
7201 Property Management Systems	488	711	-223	-31.36%
7210 Silvercreek - Expenses			0	
7211 Silvercreek - Operations	54,494	74,212	-19,718	-26.57%
7212 Silvercreek - Rental Expense	126,503	208,416	-81,913	-39.30%
Total 7210 Silvercreek - Expenses	\$ 180,997	\$ 282,627	-\$ 101,631	-35.96%
7230 Elkhorn Village Units			0	
7231 Elkhorn Village HOA Dues	3,602	4,462	-860	-19.28%
7232 Elkhorn Village Repair & Maintenance		990	-990	-100.00%
Total 7230 Elkhorn Village Units	\$ 3,602	\$ 5,452	-\$ 1,850	-33.94%
Total 7200 Managed Rental Costs	\$ 185,087	\$ 288,791	-\$ 103,704	-35.91%
7400 Contract Labor			0	
7430 Application Review and Placement - Contract Labor		45,090	-45,090	-100.00%
7440 City of Ketchum Staffing Reimbursement		140,181	-140,181	-100.00%

	Oct 2025 - Jan 2026	Oct 2024 - Jan 2025 (PY)	Change	% Change
7450 Compliance - Contract Labor		6,840	-6,840	-100.00%
7455 Legal Fees	32,464	6,820	25,644	376.02%
Total 7450 Compliance - Contract Labor	\$ 32,464	\$ 13,660	\$ 18,804	137.66%
Total 7400 Contract Labor	\$ 32,464	\$ 198,931	-\$ 166,467	-83.68%
7500 Office expenses			0	
7510 Computer & Comm. Expenses	3,944	1,308	2,636	201.52%
7530 Furniture & Improvements		143	-143	-100.00%
7550 Rent - BCHA Meriwether Office	3,897	3,770	127	3.37%
7560 Supplies	106	254	-148	-58.17%
Total 7500 Office expenses	\$ 7,947	\$ 5,474	\$ 2,473	45.17%
7600 Program Expenses			0	
7610 Applications, Forms, & Data Management	2,612	5,620	-3,008	-53.52%
7630 Data and Analysis	47,490		47,490	
7640 Mediation	12,833	15,417	-2,583	-16.76%
7650 Lease-up and Sales		3,413	-3,413	-100.00%
7660 Printing and Reproduction		184	-184	-100.00%
7670 Translation & Interpretation	49	958	-909	-94.88%
7680 Public Education & Partnership Engagement	7,250	372	6,878	1847.81%
7690 HOA Dues Assistance	50,142		50,142	
7695 HOA Special Assessment Assistance	1,269		1,269	
Total 7600 Program Expenses	\$ 121,645	\$ 25,964	\$ 95,681	368.52%
Total Expenses	\$ 351,616	\$ 532,875	-\$ 181,259	-34.02%
Net Operating Income	\$ 177,136	-\$ 171,181	\$ 348,317	203.48%
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	\$ 177,136	-\$ 171,330	\$ 348,466	203.39%

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

	Elkhorn Village	Silver Creek Living	Total
Income			
4100 Rental Income		17,975	17,975
4110 Silvercreek - Rental Income		96,786	96,786
4115 Silvercreek - Laundry Income		2,427	2,427
Total 4110 Silvercreek - Rental Income	\$ 0	\$ 99,213	\$ 99,213
4130 Elkhorn - Rental Income	2,250		2,250
Total 4100 Rental Income	\$ 2,250	\$ 117,188	\$ 119,438
4300 Grants		1,500	1,500
Total Income	\$ 2,250	\$ 118,688	\$ 120,938
Gross Profit	\$ 2,250	\$ 118,688	\$ 120,938
Expenses			
7200 Managed Rental Costs			
7210 Silvercreek - Expenses			
7211 Silvercreek - Operations		54,362	54,362
7212 Silvercreek - Rental Expense		82,309	82,309
Total 7210 Silvercreek - Expenses	\$ 0	\$ 136,670	\$ 136,670
7230 Elkhorn Village Units			
7231 Elkhorn Village HOA Dues	3,602		3,602
Total 7230 Elkhorn Village Units	\$ 3,602	\$ 0	\$ 3,602
Total 7200 Managed Rental Costs	\$ 3,602	\$ 136,670	\$ 140,272
7500 Office expenses			
7510 Computer & Comm. Expenses		1,035	1,035
Total 7500 Office expenses	\$ 0	\$ 1,035	\$ 1,035
7600 Program Expenses			
7690 HOA Dues Assistance		35,855	35,855
Total 7600 Program Expenses	\$ 0	\$ 35,855	\$ 35,855
Total Expenses	\$ 3,602	\$ 173,560	\$ 177,162
Net Operating Income	-\$ 1,352	-\$ 54,872	-\$ 56,224
Net Income	-\$ 1,352	-\$ 54,872	-\$ 56,224

BLAINE COUNTY HOUSING AUTHORITY
Balance Sheet Comparison
As of January 31, 2026

	Total			
	As of Jan 31, 2026	As of Jan 31, 2025 (PY)	Change	% Change
ASSETS				
Current Assets				
Bank Accounts				
1100 Cash in Bank	0	0	0	
1110 DL Evans Checking	290,075	29,117	260,957	896.22%
1120 Checking US BANK-1848	-142	-142	0	0.00%
Total 1100 Cash in Bank	\$ 289,932	\$ 28,975	\$ 260,957	900.63%
Total Bank Accounts	\$ 289,932	\$ 28,975	\$ 260,957	900.63%
Accounts Receivable				
1200 Accounts Receivable	2,853	0	2,853	
Total Accounts Receivable	\$ 2,853	\$ 0	\$ 2,853	
Total Current Assets	\$ 292,785	\$ 28,975	\$ 263,810	910.47%
TOTAL ASSETS	\$ 292,785	\$ 28,975	\$ 263,810	910.47%
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2000 Accounts Payable	45,134	33,075	12,059	36.46%
Total Accounts Payable	\$ 45,134	\$ 33,075	\$ 12,059	36.46%
Credit Cards				
2100 Visa - DL Evans	0	210	-210	-100.00%
Total Credit Cards	\$ 0	\$ 210	-\$ 210	-100.00%
Total Current Liabilities	\$ 45,134	\$ 33,285	\$ 11,849	35.60%
Total Liabilities	\$ 45,134	\$ 33,285	\$ 11,849	35.60%
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	177,136	-171,330	348,466	203.39%
Total Equity	\$ 247,651	-\$ 4,310	\$ 251,961	5846.31%
TOTAL LIABILITIES AND EQUITY	\$ 292,785	\$ 28,975	\$ 263,810	910.47%



BLAINE COUNTY HOUSING AUTHORITY

BOARD MEETING AGENDA MEMO

Meeting Date: Staff Member:

Agenda Item:

Recommended Action:

Reasons for Recommendation:

1. Staff want to ensure that the BCHA Board has ample notice to the remaining BCHA Board Meeting dates, times and locations.
2. The regularly scheduled BCHA Board meetings will be on the 3rd Wednesday of each month (except the March 2026 meeting will be on the 4th Wednesday). Due to availability of the meeting spaces, the meeting times and locations are adjusted in the schedule listed below.
 - March 25th from 11:30 A.M.-1:30 P.M. at Hailey Town Center West
 - April 15th from 10:30 A.M.-12:30 P.M. at Ketchum City Hall
 - May 20th from 11:30 A.M.-1:30 P.M. at Hailey Town Center West
 - June 17th from 11:30 A.M.-1:30 P.M. at Ketchum City Hall
 - July 15th from 11:30 A.M.-1:30 P.M. at Hailey Town Center West
 - August 19th from 11:30 A.M.-1:30 P.M. at Ketchum City Hall
 - September 16th from 11:30 A.M.-1:30 P.M. at Hailey Town Center West
 - October 21st from 10:30 A.M.-12:30 P.M. at Ketchum City Hall
 - November 18th from 11:30 A.M.-1:30 P.M. at Hailey Town Center West
 - December 16th from 11:30 A.M.-1:30 P.M. at Ketchum City Hall

Attachments:

RESOLUTION 2026-07
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 ADOPT THE MARCH THROUGH THE DECEMBER 2026 MEETING SCHEDULE.

WHEREAS, the regular meetings of the BCHA Board shall be held on the 3rd Wednesday of each month in 2026, except the March 2026 meeting will be held on the 4th Wednesday; and

WHEREAS, pursuant to Idaho Code § 67-2343(1), any public agency that holds meetings at regular intervals of at least once per calendar month scheduled in advance over the course of the year may satisfy this meeting notice by giving meeting notices at least once each year of its regular meeting schedule; 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 approves adopting the March through December 2026 BCHA Board meeting schedule. See Exhibit A

Section2. The Blaine County Housing Authority Board of Commissioners authorizes staff to execute and notice the March through December 2026 meetings.

[This space left intentionally blank]

DATED this _____ day of _____, 2026

ATTEST:

BLAINE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS

Executive Director

Chair

EXHIBIT A

BCHA Board Meeting Schedule Marc-December 2026

- March 25th from 11:30 A.M.-1:30 P.M. at Hailey Town Center West
- April 15th from 10:30 A.M.-12:30 P.M. at Ketchum City Hall
- May 20th from 11:30 A.M.-1:30 P.M. at Hailey Town Center West
- June 17th from 11:30 A.M.-1:30 P.M. at Ketchum City Hall
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