Exhibit A. Blaine County Housing Authority's Lease Addendum

1. Owner cannot charge above the Maximum Housing Costs. The owner is obligated to ensure that no more than the Maximum Rent is charged, accounting for the estimated cost of essential utilities and all other fees.

2. Rent Increases are Limited.
   (a) The Owner cannot increase the rent by more than the greater of 4% of current rent every twelve (12) months at lease renewal, without pre-approval of BCHA.
   (b) The Owner is obligated to first give the BCHA sixty (60) days written notice of intent to raise above the allowable amount and respond in a timely manner to BCHA's requests for documentation that justifies such an increase. Then, if approved, the Owner must give the Qualified Tenant at least ninety (90) days written notice.
   (c) If, upon annual re-certification, BCHA determines that the Tenant is two (2) income categories above the unit's designated income category, Tenant will continue to pay the Maximum Housing Cost associated with the unit's income level directly to the property manager. BCHA will charge the difference between the unit's income level and the Maximum Housing Costs associated with the Tenant's new income. This additional rent will be paid directly to BCHA.

3. Tenant and Owner are obligated to adhere to BCHA's Community Housing Administrative Policies and the Deed Covenant tied to the unit. If Tenant falls out of compliance with the Priorities and requirements outlined in Section 2.A., BCHA may require that the Tenant vacate the Community Home (with 30 days' notice) or the lease will not be renewed.

4. Owner may not Evict or not Renew Lease without Just-Cause or Mediation. Idaho's Landlord Tenant Manual provides the minimum protection for tenants https://www.ag.idaho.gov/content/uploads/2023/07/LandlordTenant.pdf. Given the difficulty with finding alternative affordable housing, Community Housing rentals with a Deed Covenant managed by the BCHA only allow for just cause eviction under the following circumstances:
   (a) Just-cause for eviction and non-renewal of leases is allowed of a Qualified Tenant after the following conditions are met:
      I. Notice of Default or Non-Compliance was provided to the Qualified Tenant and BCHA; and
      II. Owner makes a reasonable effort to participate in the mediation process in advance of, or as required by, court order and adheres to any resulting mediation agreement.
   (a) Just-causes for eviction and non-renewal of leases, with a 30-day written notice is provided the Qualified Tenant and BCHA, includes the following:

I. Repeated violations of the lease terms or Property's Rules and Regulations.
II. Refusal to accept reasonable changes in the terms and conditions of the lease.
III. Conviction of a drug use committed on the property.
IV. The Owner or BCHA determines that the tenant falsified eligibility with program criteria.
V. Tenant no longer meets BCHA's prioritization criteria by which Tenant accessed the Community Home or BCHA's other program eligibility requirements.

(b) Just-causes for eviction, with a 15-day written notice is provided the Qualified Tenant and BCHA, include the following:
I. Failure to pay rent or habitual late payment of rent.
II. Repeated disorderly conduct.

(c) Just-causes for eviction, with a 3-day written notice is provided the Qualified Tenant and BCHA, include the following:
I. Qualified Tenant is engaged in the unlawful delivery or production of a controlled substance on the premises of the leased property during the tenancy.
II. Qualified Tenant damages or commits waste upon the property, verbally or physically assaults or threatens the Property manager or its employees, or other tenants.

(d) If the Qualified Tenant or their visitors are committing acts of domestic violence and/or sexual assault, then the Owner or Property manager must (1) notify BCHA and (2) follow the Violence Against Women Act.

(e) Owner may not coerce or harass tenants to waive their rights, lease-terms, or move out.

5. Capital Improvements are limited during occupancy if any of the following circumstances are met:
(a) Work exceeds more than a single eight-hour day.
(b) Work requires packing, moving, or storing belongings.
(c) Continued occupancy constitutes a danger to the Qualified Tenant's health or safety and/or the nature of the improvement creates an undue burden or unnecessary hardship.
(d) The Qualified Tenant does not have access to functional kitchen or bathroom facilities.

If an owner seeks to make improvements that meet any of the above, they must provide BCHA with a plan for in-place rehabilitation or relocation. Except for health and safety emergencies, work cannot commence without the prior written consent of BCHA. Consent may be withheld in BCHA's sole and absolute discretion or may include notice and relocation assistance requirements.

6. The Owner is required to disclose defects and necessary repairs when the Community Home

is turned over by the following, or similar, method:

(a) Providing the Applicant with an Inspection Checklist (either BCHA's or a BCHA approved Inspection Checklist) and walking through the Community Home prior to executing the lease.

(b) Determining repair timelines, if needed, in the Inspection Checklist.

(c) Including the Inspection Checklist in the lease agreement.