BLAINE COUNTY HOUSING AUTHORITY
Wednesday, July 15, 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/91511221926
  Webinar ID: 915 1122 1926

- Address the Board in person at Ketchum City Hall or 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.

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- Program Administrator, Liz Vargas

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 June 17, 2026, BCHA Board Meeting Minutes

6. Approval of the June 2026 Financial Report
7. Skinner Fawcett LLP Engagement Letter

NEW BUSINESS:

8. Clarification of Exception Requests for Residences at Evergreen Condominiums Owners- Housing Policy & Program Strategist, Rian Rooney

EXECUTIVE SESSION:

ADJOURNMENT:

July 15, 2026, Monthly Staff Update

- Staff are currently awaiting direction from the Blaine County Commissioners regarding the future of BCHA.
- Coordination of remodel and repair work on the BCHA-owned unit in Elkhorn has been resumed. Staff met with the real estate agent regarding the sale of the unit. Based on the inspection report, she provided recommendations for the necessary repairs before listing the property. She advised allowing a minimum of three months to complete the repairs and prepare the unit to be placed on the market.
- Liz is currently working on filling 3 rental units.
- Liz is working with legal on 4 non-compliance matters.
- Liz is performing rental compliance on 5 tenant households.
- Daniel Brown's property management responsibilities at Silvercreek Living, Lift Tower Lodge, and Evergreen Apartments remain unchanged.

BLAINE COUNTY HOUSING AUTHORITY
BCHA Board Meeting Minutes
Wednesday, June 18, 2026 11:30 AM
191 5th St W, Ketchum, ID 83333

CALL TO ORDER: By Board Chair Keith Perry

ROLL CALL: (00:00:24)
Keith Perry- Board Chair
Sarah Seppa- Vice Chair (via zoom)
Daryl Fauth- Treasurer
Jennifer Rangel- Board Member

ALSO PRESENT:
Heather Nicolai –Housing Operations Manager
Jacklyn Highfill –Housing Administrative Assistant
Liz Vargas- Program Administrator
Daniel Brown- Program Administrator
Brian Parker- Bellevue-BCHA liaison

COMMUNICATIONS FROM THE BOARD:
-Daryl Fauth (00:01:02)

COMMUNICATIONS FROM THE LIAISONS:
-Brian Parker, Bellevue- BCHA Liaison (00:03:40)

COMMUNICATIONS FROM THE STAFF:
-Liz Vargas, Program Administrator (00:04:13)

CONSENT AGENDA: (00:07:57)

1. Approval of the May 20, 2026, BCHA Board Meeting Minutes
2. Approval of the May 2026 Financial Report
3. Recommendation to Renew Contract for Services with Blaine County
4. Fiscal Year 2027 Budget Proposal

MOTION TO APPROVE #5-7 CONSENT AGENDA: (00:07:24)
MOVER: Daryl Fauth
SECONDER: Keith Perry
AYES: Keith Perry, Jennifer Rangel, Sarah Seppa, Daryl Fauth
NAYS:
RESULT: ADOPTED

DISCUSSION ON FISCAL YEAR 2027 BUDGET PROPOSAL (00:09:30)

MOTION TO APPROVE BCHA FY2027 BUDGET PROPOSAL (00:30:15)
MOVER: Daryl Fauth
SECONDER: Keith Perry
AYES: Keith Perry, Jennifer Rangel, Sarah Seppa, Daryl Fauth
NAYS:
RESULT: ADOPTED

NEW BUSINESS

5. Discuss the Future of BCHA (00:30:35)
6. Recommendation to Adopt 2026 - 2027 Income Limits, Net Worth Limits, and Maximum Housing Costs- Housing Policy & Program Strategist, Rian Rooney (00:31:59)

MOTION TO ADOPT 2026-2027 INOME LIMITS, NET WORTH LIMITS, AND MAXIMUM HOUSING COSTS
MOVER: Jennifer Rangel
SECONDER: Keith Perry
AYES: Keith Perry, Jennifer Rangel, Sarah Seppa, Daryl Fauth
NAYS:
RESULT: ADOPTED

MEETING ADJOURNED (00:57:13)
MOVER: Jennifer Rangel
SECONDER: Daryl Fauth
AYES: Keith Perry, Jennifer Rangel, Sarah Seppa, Daryl Fauth
NAYS:
RESULT: ADOPTED

Respectfully submitted by:

_____
Jacklyn Highfill
BCHA Administrative Assistant

Approved by:

_____
Keith Perry
BCHA Chair

BLAINE COUNTY HOUSING AUTHORITY

Financial Reports for period ending June 30, 2026

Prepared on

July 9, 2026

BLAINE COUNTY HOUSING AUTHORITY

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

October 2025 - June 2026

	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	296,925	98,975	-98,975	133.00 %	-33.00 %
4060 Blaine County Contributions		115,875	-115,875	115,875		100.00 %
4070 CH Admin Fee	3,086	8,753	-5,667	5,667	35.00 %	65.00 %
4100 Rental Income						
4110 Silvercreek - Rental Income	247,864	287,552	-39,688	39,688	86.00 %	14.00 %
4115 Silvercreek - Laundry Income	6,905	5,250	1,655	-1,655	132.00 %	-32.00 %
Total 4110 Silvercreek - Rental Income	**254,769**	**292,802**	**-38,033**	**38,033**	**87.00 %**	**13.00 %**
4130 Elkhorn - Rental Income	3,000	8,978	-5,978	5,978	33.00 %	67.00 %
4140 Exceeding Income Category-Rent	818		818	-818		
Total 4100 Rental Income	**258,587**	**301,780**	**-43,193**	**43,193**	**86.00 %**	**14.00 %**
4300 Grants	33,457	7,500	25,957	-25,957	446.00 %	-346.00 %
4500 Services	13		13	-13		
4600 Miscellaneous Income	132		132	-132		
Total Income	**$691,175**	**$730,832**	**$ -39,657**	**$39,657**	**95.00 %**	**5.00 %**
GROSS PROFIT	**$691,175**	**$730,832**	**$ -39,657**	**$39,657**	**95.00 %**	**5.00 %**
Expenses						
7100 Administrative Services						
7110 Financial Services	211	2,549	-2,338	2,338	8.00 %	92.00 %
7120 Bank Charge	40		40	-40		
Total 7110 Financial Services	**251**	**2,549**	**-2,299**	**2,299**	**10.00 %**	**90.00 %**
7130 Liability Insurance	3,498	5,479	-1,982	1,982	64.00 %	36.00 %
7140 Staff/Board Development	2,100	3,750	-1,650	1,650	56.00 %	44.00 %
7150 Subscriptions	1,837	2,475	-638	638	74.00 %	26.00 %
Total 7100 Administrative Services	**7,685**	**14,254**	**-6,569**	**6,569**	**54.00 %**	**46.00 %**
7200 Managed Rental Costs						
7201 Property Management Systems	1,137	1,125	12	-12	101.00 %	-1.00 %
7210 Silvercreek - Expenses						
7211 Silvercreek - Operations	140,789	144,041	-3,253	3,253	98.00 %	2.00 %
7212 Silvercreek - Rental Expense	342,981	392,891	-49,911	49,911	87.00 %	13.00 %
Total 7210 Silvercreek - Expenses	**483,769**	**536,932**	**-53,163**	**53,163**	**90.00 %**	**10.00 %**
7230 Elkhorn Village Units						
7231 Elkhorn Village HOA Dues	7,746	8,388	-642	642	92.00 %	8.00 %
7232 Elkhorn Village Repair & Maintenance	250	4,903	-4,653	4,653	5.00 %	95.00 %
Total 7230 Elkhorn Village Units	**7,996**	**13,291**	**-5,295**	**5,295**	**60.00 %**	**40.00 %**
Total 7200 Managed Rental Costs	**492,902**	**551,348**	**-58,446**	**58,446**	**89.00 %**	**11.00 %**
7400 Contract Labor						
7410 Admin - Contract Labor	315	0	315	-315		
7430 Application Review and Placement - Contract		0	0	0		

BLAINE COUNTY HOUSING AUTHORITY

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

October 2025 - June 2026

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
Labor						
7440 City of Ketchum Staffing Reimbursement		0	0	0		
7450 Compliance - Contract Labor		0	0	0		
7455 Legal Fees	57,947	41,625	16,322	-16,322	139.00 %	-39.00 %
Total 7450 Compliance - Contract Labor	**57,947**	**41,625**	**16,322**	**-16,322**	**139.00 %**	**-39.00 %**
Total 7400 Contract Labor	**58,262**	**41,625**	**16,637**	**-16,637**	**140.00 %**	**-40.00 %**
7500 Office expenses						
7510 Computer & Comm. Expenses	6,726	5,518	1,208	-1,208	122.00 %	-22.00 %
7520 Postal and Delivery Services	83	232	-149	149	36.00 %	64.00 %
7530 Furniture & Improvements		214	-214	214		100.00 %
7550 Rent - BCHA Meriwether Office	8,729	8,818	-89	89	99.00 %	1.00 %
7560 Supplies	121	767	-646	646	16.00 %	84.00 %
Total 7500 Office expenses	**15,659**	**15,548**	**111**	**-111**	**101.00 %**	**-1.00 %**
7600 Program Expenses						
7610 Applications, Forms, & Data Management	8,984	10,983	-1,999	1,999	82.00 %	18.00 %
7630 Data and Analysis	60,824	9,900	50,924	-50,924	614.00 %	-514.00 %
7640 Mediation	29,500	27,750	1,750	-1,750	106.00 %	-6.00 %
7650 Lease-up and Sales	-3,970	4,148	-8,118	8,118	-96.00 %	196.00 %
7660 Printing and Reproduction		1,931	-1,931	1,931		100.00 %
7670 Translation & Interpretation	219	3,375	-3,156	3,156	6.00 %	94.00 %
7680 Public Education & Partnership Engagement	7,250	44,119	-36,869	36,869	16.00 %	84.00 %
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	**118,362**	**102,206**	**16,156**	**-16,156**	**116.00 %**	**-16.00 %**
Total Expenses	**$692,870**	**$724,981**	**$ -32,112**	**$32,112**	**96.00 %**	**4.00 %**
NET OPERATING INCOME	**$ -1,694**	**$5,851**	**$ -7,545**	**$7,545**	**-29.00 %**	**129.00 %**
NET INCOME	**$ -1,694**	**$5,851**	**$ -7,545**	**$7,545**	**-29.00 %**	**129.00 %**

BLAINE COUNTY HOUSING AUTHORITY

Profit and Loss YTD Comparison

October 2025 - June 2026

	TOTAL			
	OCT 2025 - JUN 2026	OCT 2024 - JUN 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	357,487	38,413	11.00 %
4070 CH Admin Fee	3,086	11,467	-8,381	-73.00 %
4100 Rental Income				
4110 Silvercreek - Rental Income	247,864	255,525	-7,662	-3.00 %
4115 Silvercreek - Laundry Income	6,905	5,525	1,380	25.00 %
Total 4110 Silvercreek - Rental Income	**254,769**	**261,050**	**-6,281**	**-2.00 %**
4130 Elkhorn - Rental Income	3,000	6,750	-3,750	-56.00 %
4140 Exceeding Income Category-Rent	818		818	
Total 4100 Rental Income	**258,587**	**267,800**	**-9,213**	**-3.00 %**
4300 Grants	33,457	50,922	-17,465	-34.00 %
4500 Services	13		13	
4600 Miscellaneous Income	132	2,430	-2,298	-95.00 %
Total Income	**$691,175**	**$909,767**	**$ -218,592**	**-24.00 %**
GROSS PROFIT	**$691,175**	**$909,767**	**$ -218,592**	**-24.00 %**
Expenses				
7100 Administrative Services				
7110 Financial Services	211	9,363	-9,152	-98.00 %
7120 Bank Charge	40	171	-132	-77.00 %
Total 7110 Financial Services	**251**	**9,534**	**-9,283**	**-97.00 %**
7130 Liability Insurance	3,498	6,958	-3,461	-50.00 %
7140 Staff/Board Development	2,100	3,937	-1,837	-47.00 %
7150 Subscriptions	1,837	2,157	-320	-15.00 %
Total 7100 Administrative Services	**7,685**	**22,586**	**-14,901**	**-66.00 %**
7200 Managed Rental Costs				
7201 Property Management Systems	1,137	1,306	-169	-13.00 %
7210 Silvercreek - Expenses				
7211 Silvercreek - Operations	140,789	141,877	-1,088	-1.00 %
7212 Silvercreek - Rental Expense	342,981	422,454	-79,474	-19.00 %
Total 7210 Silvercreek - Expenses	**483,769**	**564,331**	**-80,562**	**-14.00 %**
7230 Elkhorn Village Units				
7231 Elkhorn Village HOA Dues	7,746	8,644	-898	-10.00 %
7232 Elkhorn Village Repair & Maintenance	250	6,537	-6,287	-96.00 %
Total 7230 Elkhorn Village Units	**7,996**	**15,182**	**-7,186**	**-47.00 %**
Total 7200 Managed Rental Costs	**492,902**	**580,819**	**-87,917**	**-15.00 %**
7400 Contract Labor				
7410 Admin - Contract Labor	315		315	
7430 Application Review and Placement - Contract Labor		60,000	-60,000	-100.00 %
7440 City of Ketchum Staffing Reimbursement		211,574	-211,574	-100.00 %

BLAINE COUNTY HOUSING AUTHORITY

Profit and Loss YTD Comparison

October 2025 - June 2026

	TOTAL			
	OCT 2025 - JUN 2026	OCT 2024 - JUN 2025 (PY)	CHANGE	% CHANGE
7450 Compliance - Contract Labor		12,400	-12,400	-100.00 %
7455 Legal Fees	57,947	12,047	45,900	381.00 %
Total 7450 Compliance - Contract Labor	**57,947**	**24,447**	**33,500**	**137.00 %**
Total 7400 Contract Labor	**58,262**	**296,021**	**-237,759**	**-80.00 %**
7500 Office expenses				
7510 Computer & Comm. Expenses	6,726	5,688	1,038	18.00 %
7520 Postal and Delivery Services	83	181	-98	-54.00 %
7530 Furniture & Improvements		143	-143	-100.00 %
7550 Rent - BCHA Meriwether Office	8,729	8,670	59	1.00 %
7560 Supplies	121	483	-362	-75.00 %
Total 7500 Office expenses	**15,659**	**15,164**	**494**	**3.00 %**
7600 Program Expenses				
7610 Applications, Forms, & Data Management	8,984	12,079	-3,095	-26.00 %
7630 Data and Analysis	60,824	37,613	23,211	62.00 %
7640 Mediation	29,500	30,833	-1,333	-4.00 %
7650 Lease-up and Sales	-3,970	3,413	-7,383	-216.00 %
7660 Printing and Reproduction		1,997	-1,997	-100.00 %
7670 Translation & Interpretation	219	3,424	-3,205	-94.00 %
7680 Public Education & Partnership Engagement	7,250	7,561	-312	-4.00 %
7690 HOA Dues Assistance	14,287		14,287	
7695 HOA Special Assessment Assistance	1,269		1,269	
Total 7600 Program Expenses	**118,362**	**96,921**	**21,441**	**22.00 %**
Total Expenses	**$692,870**	**$1,011,511**	**$ -318,641**	**-32.00 %**
NET OPERATING INCOME	**$ -1,694**	**$ -101,743**	**$100,049**	**98.00 %**
Other Expenses				
8030 Reconciliation Discrepancies-1		149	-149	-100.00 %
Total Other Expenses	**$0**	**$149**	**$ -149**	**-100.00 %**
NET OTHER INCOME	**$0**	**$ -149**	**$149**	**100.00 %**
NET INCOME	**$ -1,694**	**$ -101,893**	**$100,198**	**98.00 %**

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

	Elkhorn Village	Silver Creek Living	Total
Income			
4100 Rental Income			
4110 Silvercreek - Rental Income		247,864	247,864
4115 Silvercreek - Laundry Income		6,905	6,905
Total 4110 Silvercreek - Rental Income	**$ 0**	**$ 254,769**	**$ 254,769**
4130 Elkhorn - Rental Income	1,500		1,500
Total 4100 Rental Income	**$ 1,500**	**$ 254,769**	**$ 256,269**
4300 Grants		1,500	1,500
Total Income	**$ 1,500**	**$ 256,269**	**$ 257,769**
Gross Profit	**$ 1,500**	**$ 256,269**	**$ 257,769**
Expenses			
7100 Administrative Services			
7110 Financial Services			
7120 Bank Charge		8	8
Total 7110 Financial Services	**$ 0**	**$ 8**	**$ 8**
Total 7100 Administrative Services	**$ 0**	**$ 8**	**$ 8**
7200 Managed Rental Costs			
7210 Silvercreek - Expenses			
7211 Silvercreek - Operations		140,402	140,402
7212 Silvercreek - Rental Expense		298,787	298,787
Total 7210 Silvercreek - Expenses	**$ 0**	**$ 439,189**	**$ 439,189**
7230 Elkhorn Village Units			0
7231 Elkhorn Village HOA Dues	7,746		7,746
7232 Elkhorn Village Repair & Maintenance	250		250
Total 7230 Elkhorn Village Units	**$ 7,996**	**$ 0**	**$ 7,996**
Total 7200 Managed Rental Costs	**$ 7,996**	**$ 439,189**	**$ 447,185**
7500 Office expenses			
7510 Computer & Comm. Expenses		275	275
Total 7500 Office expenses	**$ 0**	**$ 275**	**$ 275**
Total Expenses	**$ 7,996**	**$ 439,472**	**$ 447,468**
Net Operating Income	**-$ 6,496**	**-$ 183,203**	**-$ 189,699**
Net Income	**-$ 6,496**	**-$ 183,203**	**-$ 189,699**

BLAINE COUNTY HOUSING AUTHORITY

Balance Sheet Comparison

As of June 30, 2026

	TOTAL			
	AS OF JUN 30, 2026	AS OF JUN 30, 2025 (PY)	CHANGE	% CHANGE
ASSETS				
Current Assets				
Bank Accounts				
1100 Cash in Bank	0	0	0	
1110 DL Evans Checking	101,607	112,476	-10,868	-10.00 %
1120 Checking US BANK-1848	-142	-142	0	0.00 %
Total 1100 Cash in Bank	**101,465**	**112,333**	**-10,868**	**-10.00 %**
Total Bank Accounts	**$101,465**	**$112,333**	**$ -10,868**	**-10.00 %**
Accounts Receivable				
1200 Accounts Receivable	4,074	0	4,074	
Total Accounts Receivable	**$4,074**	**$0**	**$4,074**	**0%**
Total Current Assets	**$105,539**	**$112,333**	**$ -6,794**	**-6.00 %**
TOTAL ASSETS	**$105,539**	**$112,333**	**$ -6,794**	**-6.00 %**
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2000 Accounts Payable	36,718	47,206	-10,488	-22.00 %
Total Accounts Payable	**$36,718**	**$47,206**	**$ -10,488**	**-22.00 %**
Total Current Liabilities	**$36,718**	**$47,206**	**$ -10,488**	**-22.00 %**
Total Liabilities	**$36,718**	**$47,206**	**$ -10,488**	**-22.00 %**
Equity				
3000 Opening Bal Equity	-313,390	-313,390	0	0.00 %
3040 Retained Earnings	383,906	480,411	-96,505	-20.00 %
Net Income	-1,694	-101,893	100,198	98.00 %
Total Equity	**$68,821**	**$65,128**	**$3,693**	**6.00 %**
TOTAL LIABILITIES AND EQUITY	**$105,539**	**$112,333**	**$ -6,794**	**-6.00 %**

SKINNER FAWCETT LLP

206 W. Jefferson Street, Boise, ID 83702
PO Box 700, Boise, ID 83701
208-345-2663 | FAX 208-345-2668 | skinnerfawcett.com

July 1, 2026

Via e-mail: info@bcoha.org

Keith Perry, Chair
Blaine County Housing Authority
111 N. First Ave. Suite 2J, Hailey, ID 83333
P.O. Box 4045, Ketchum, ID 83340

RE: Engagement as Legal Counsel

We are pleased to provide this proposed scope of engagement of Skinner Fawcett LLP to continue to represent Blaine County Housing Authority ("BCHA") related to BCHA's affordable housing operations in Idaho. We look forward to our continued work together.

The purpose of this letter is to confirm the scope of our engagement as counsel to BCHA and provide certain information concerning our legal fees, billing practices, and other terms that will govern our relationship. This subsequent period of our engagement with BCHA will end on December 31, 2026, at which time our engagement may be extended through mutual written agreement. Our representation of BCHA shall be terminable at will by either of us, subject to payment of all fees for services performed and costs advanced through the date of termination.

We will bill BCHA monthly based upon hourly rates set forth below:

John R. McDevitt, Partner	$350/hr.
Sean H. Costello, Partner	$350/hr.
Meghan M. Carter, Senior Associate	$300/hr.

John R. McDevitt will be the point of contact for general matters and will coordinate attorneys handling the BCHA engagement.

BCHA will be billed, as necessary, for outside vendor expenses, if and as accrued. Our office will consult with BCHA prior to incurring legal fees higher than our stated rates and/or procuring outside vendor expenses.

We understand the scope of our engagement pursuant to this letter to include legal representation, counsel, and advice related to BCHA's affordable housing operations in Idaho, including deed covenants analysis, deed covenant enforcement, document review(s), landlord/tenant issues, eviction proceedings, fair housing issues, and general consultation related to state and federal law involving real property, eviction, and fair housing.

Please note, our firm has served as General Counsel to the Idaho Housing and Finance Association ("IHFA") for many decades, an entity which has certain regulatory and financing roles related to BCHA's low-income housing initiatives. To limit potential future conflicts of interest, we propose our engagement to exclude any representation of BCHA in matters adverse to IHFA. BCHA should also recognize our firm may continue to represent IHFA, even in matters adverse to BCHA, though the firm will follow reasonable ethical and procedural limits to prevent the same attorney representing and counseling BCHA in matters related to its affordable housing initiatives from the attorney representing IHFA in any adverse action. In that situation BCHA would need to seek other legal counsel. Our engagement would also not involve representation or counsel related to the debt financing of housing developments or other projects BCHA might pursue or finance through IHFA, nor representation or counsel to BCHA for aspects of its business regulated or administered by IHFA directly, or as an agent for HUD, or other federal entity (e.g., Section 8 facility inspections performed by IHFA).

Finally, by approving our engagement, BCHA agrees that both BCHA and our firm may use electronic devices and internet services to communicate with each other and forward documents to each other, notwithstanding the risk that such communications may be intercepted by and disclosed to unauthorized parties. BCHA agree the benefits of using such technologies outweighs the risks of potential disclosure. If these terms are satisfactory, please sign a copy of this letter and email it back to me. I, and the firm, very much look forward to working with BCHA.

Very truly yours,

SKINNER FAWCETT LLP

JOHN R. MCDEVITT

*****

The foregoing has been approved by Blaine County Housing Authority this ____ day of _____, 2026.

By: _____
Authorized Representative

BLAINE COUNTY HOUSING AUTHORITY

BOARD MEETING AGENDA MEMO

Meeting Date:	July 15, 2026	Staff Member:	Rian Rooney

Agenda Item: Clarification of Exception Requests for Residences at Evergreen Condominiums Owners

Recommended Action:

Staff is requesting that the Board clarify the terms of the Exception Requests approved for the owners of the Residences at Evergreen Condominiums.

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 and March 2026 BCHA Board meetings, the Board approved Exception Requests from each of the two community homeowners in the Residences at Evergreen condominiums related to adjustments to their Maximum Sale Price (i.e. maximum amount that they can receive at sale).

Since those Exception Requests were approved, the owner of the 1-bedroom unit has indicated they are working to gather documentation to help staff determine a Maximum Sale Price and has not yet submitted a Notice of Intent to Sell. The owner of the 3-bedroom unit has submitted a Notice of intent to Sell, and staff worked with them to calculate a Maximum Sale Price following the Board's direction on the Exception Request. Staff proceeded to begin marketing the home for sale in late May; the home has not yet received an offer. The owner's calculated Maximum Sale Price is $338,863. The home is currently listed for $674,000.

The owner of the 3-bedroom has been reflecting on the lack of alternative housing opportunities in the Wood River Valley and is considering the viability of paying off their mortgage to reduce their housing costs and make it more feasible to afford the HOA costs and stay in the home longer term. The owner is not obligated to sell the home and may withdraw their Notice of Intent to Sell. BCHA has not provided any due-upon-sale loans to the owner for HOA cost assistance. The owner has asked staff and the Board for clarification of the details of the Exception Request and how it applies moving forward.

Staff are attaching the resolutions from each of the Exception Requests (2026-05 and 2026-08) related to the owners of the Residences at Evergreen Condominiums. Each of the Exception Requests granted the following modifications to the Maximum Sale Price:

1. Credit will be provided for unaffordable HOA costs the owner has paid beginning in 2020
2. Credit will be provided for Owner's capital improvements, including those improvements that do not have receipts, with applicable depreciation as calculated by BCHA.
3. The Owner's Maximum Sale Price will be calculated using a 4% fixed appreciation rate, compounded annually, rather than the appreciation formula described in the deed restriction (lesser of change in Consumer Price Index or 4% fixed annually, non-compounded).

In addition to these modifications, the Board granted the owner of the 1-bedroom an increase in the Maximum Sale Price equal to the value of the due-on-sale, no-interest loans ($7,686.75) that BCHA/BCHF had provided from the Community Homeowner Assistance and Relief Fund (CHARF). This essentially makes the loans forgivable if the owner and BCHA can successfully sell the home for a price greater than or equal to the owner's adjusted Maximum Sale Price.

The owner of the 3-bedroom home was also granted a reduction in the BCHA administrative fee due at sale from 3% to 2%. For both owners the administrative fee would only apply to the owner's share of the final sale price.

These Exception Requests were presented to the Board under the assumption that both owners were seeking clarity because they intended to sell their homes in the near term. Consequently, neither Exception Request established any clarity or limits on the applicability of the Exception Requests if the owners choose not to sell in the near term. Staff seeks the Board's guidance to clarify these Exception Requests given the current context and the 3-bedroom owner's request for clarification to inform their decision-making.

CLARIFICATION OF EXCEPTION REQUEST DETAILS

Credit for Unaffordable HOA Costs.

There is no question that HOA costs have become unaffordable to these owners. Both applicants requested credit for unaffordable HOA costs paid beginning in 2020. In 2020, the HOA also began levying special assessments which have continued each year, in addition to escalations in regular HOA dues. It is unclear if the special assessments will cease. Credit added to the Maximum Sale Price for each of these owners since 2020 could amount to approximately $10,000 to $15,000 per owner per year moving forward.

Eventually these additional credits, coupled with 4% annual compounded appreciation may result in a Maximum Sale Price for the owners that equals or exceeds the viable sale price of the homes with a Category Local Light deed restriction. If that occurs, BCHA would only receive the administrative fee at sale.

Credit for Capital Improvements to the Home

Staff have already worked with the owners since the Exception Requests to account for improvements made to the homes over the course of their ownership, following the Board's direction to permit credit for improvements not previously approved and/or lacking substantial documentation.

Staff's recommendation is to honor the existing claimed improvements and continue to allow the owners to seek Capital Improvements credit for new improvements to the home, with the requirement that all improvements moving forward follow BCHA policy requiring both prior approval and documentation to receive credit. Consistent with the original resolutions and standard BCHA policy, depreciation of capital

improvements should continue to apply until a Notice of Intent to Sell is submitted to establish a Maximum Sale Price.

Adjusted Appreciation to 4% fixed, compounding annually
Each owner's Exception Request included a modification of the appreciation calculation to allow for 4% appreciation, compounding annually. This differs from the calculation stated in the deed restriction, which allows for the lesser of 4% annually (not compounded) or the change in CPI. It is impossible to predict whether the change in CPI or 4% annually will be greater over the full term of ownership, but over the course of ownership of these two homes to date, CPI has grown less than 4% annually on average.

The difference in value that the owner of the 3-bedroom unit could receive using compounded annual appreciation through 2035 compared with 4% non-compounded is about $70,000 (note that the difference could be even greater using change in CPI). Due to annual compounding, the difference will grow exponentially over time.

OPTIONS FOR BOARD CLARIFICATION

The Board may consider these and other options for clarification of the granted Exception Requests.

A. No change, affirm the exceptions in the resolutions. This would allow the changes to the Maximum Sale Price for these owners to continue to apply in perpetuity. This could eventually result in the owners' Maximum Sale Prices exceeding the viable market price of their homes as Category Local Light. In that scenario, the owners would receive the full price that they are able to sell the reclassified homes for, less an administrative fee (3% or 2%) to BCHA to facilitate the sale.
B. Establish a time limit for applicability of these Exceptions. The owners both approached BCHA for Exception Requests to their Maximum Sale Prices because all other solutions had been exhausted and it appeared the only viable solution was to sell the homes. The Board may wish to clarify a date at which point owners must submit a Notice of Intent to Sell for the Exceptions to remain in effect. If owners do not submit a Notice of Intent to Sell by the identified date, they would have the option to return to the Board for a new exception when they are ready to sell.
C. Combination of A and B. The Board may wish to consider each element of each owner's Exception Request independently and may wish to clarify timelines on some elements but not others.

EXCEPTION REQUEST CRITERIA

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

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.
Approval would **not conflict with any provisions of the BCHA Deed Covenant** on the property subject to the request.
Approval is **the only reasonably available remedy** to the undue hardship or burden, and the exception is not overly broad in its scope

Attachments:

1. Resolution 2026-05
2. Resolution 2026-08

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RESOLUTION 2026-05
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 previously approved by BCHA; 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 credits with depreciation 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 BCHA staff recommended 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. Owner must provide evidence of payments made since 2020 to determine this figure.

b) Additionally, credit will be provided for capital improvements made within the home for which the owner has provided receipts, with applicable depreciation.

c) Owner must provide the following documentation to BCHA to determine final Maximum Sale Price allowance: tax returns or alternative documentation for 2020, 2021, 2022, 2023 to demonstrate gross income and HOA dues, reserves and assessments charged and paid in 2020, 2021, 2022, 2023; and

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WHEREAS, the BCHA staff recommended denial of the element of the exception request to change the appreciation formula to compound annually and to use a fixed rate of 4% annual growth and recommended to continue to utilize the appreciation formula described in the deed covenant; and

WHEREAS, the BCHA Board, at its January 21, 2026 meeting, approved allowance of all three elements of the applicant's exception request to the Maximum Sales Price definition in the owner's deed restriction with the following conditions:

a) Credit will be provided for unaffordable HOA costs that the owner has paid since 2020 and added to the Maximum Sales Price, as determined by evidence of HOA amounts paid and owner's income since 2020.
b) Loans paid on behalf of the owner by Blaine County Housing Authority and Blaine County Housing Foundation will be itemized and credited toward the Maximum Sales Price. Those amounts will be paid back to the Blaine County Housing Authority and Blaine County Housing Foundation at sale.
c) Credit will be provided for the capital improvements requested by the applicant in their exception request, regardless of whether receipts were provided, with depreciation subtracted using BCHA's depreciation schedule.
d) Appreciation will be calculated at a fixed rate of 4% compounded annually.

WHEREAS, the BCHA Board agrees 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 agrees 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 described.

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

DATED this 21 day of January, 2026

ATTEST:

Signed by:
A93A11BC6D23474...
Executive Director

BLAINE COUNTY
HOUSING AUTHORITY
BOARD OF
COMMISSIONERS

Signed by:
Keith Perry
3A857AC81513481...
Chair

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Exception Request for "Maximum Sales Price" – [redacted]

Date: January 15, 2025

Requestor/Representative Name: [redacted]

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

Phone number: [redacted]

Email: [redacted]

Address: [redacted]

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)

- BCHA Administrative Policies: Section 4.E.1. Calculation of Maximum Sales Price.
  - "For existing Community Homes, the Maximum Sales Price at resale is determined by the initial purchase price of the seller adjusted for the following: (a) Add allowable appreciation (as described in the recorded Deed Covenant). (b) Add BCHA-approved Capital Improvements."
- BCHA Administrative Policies: Section 1.F.8. Definition of "Capital Improvements."
  - "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."
- Community Housing Deed Restriction, Instrument #550941: Section 5. Maximum Sales Price & Maximum Rental Amount.
  - Sections 5.2 and 5.3, regarding calculation of the Maximum Sales Price and Permitted Capital Improvements.

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2. What circumstances are you experiencingthat are creating an undue hardship or burden?

[redacted]. I have a medical condition that limits the number of hours and days that I can work [redacted]. The Evergreen Homeowners Association costs, including operating dues, capital reserves, and special assessments at the Residences at Evergreen condominiums have increased dramatically in the last several years, making my Category 3 community home unaffordable. The HOA does not reduce or put caps on dues or special assessments for deed-restricted community homes. In 2025, my 1,063 s.f. condominium, that I purchased in 2007 for $69,871.00, was billed $7,059 for Operating Dues, $2,969 for Capital Reserve Dues, $4,675 for one Special Assessment and $807.50 for another Special Assessment (now over) for combined HOA costs in 2025 of $15,501. These costs are far beyond what BCHA expected and projected when I purchased my unit 18 years ago and are totally unaffordable for me.

I have repeatedly fallen behind in my payments of HOA dues and assessments because they swallow too large a percentage of my income for me to stay current with my other living expenses. Since I bought the house, the Operating Dues have increased 140%, the Capital Reserve Dues have increased almost 800%. The HOA dues are forcing me to sell my home. Since 2007 the values of the Evergreen Units have increased enormously, making the HOA expenses acceptable to the other owners. I'm told that under the terms of my deed restriction my base maximum sale price would be limited to $108,953, as of December 2025. My deed restriction allows for up to $6,987 (10% of the original purchase price) to be added for Permitted Capital Improvements for a total maximum sales price of $115,940.

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

The combination of a limit on appreciation, a cap on capital improvements, and the excessive HOA dues I have had to pay for years results is a grave injustice and hardship. The next owner will benefit from all the improvements I've made, including those for which I would get no compensation. I would not have upgraded the unit as much as I did if I thought I would be forced out of it. Moreover, capping my capital improvements at 10% of my original purchase price is inconsistent with current methods for calculating permitted capital improvements and is patently unfair to long term owners like me. Newer restrictions do not have a limit for capital improvements credits.

BCHA will receive an unexpected windfall of thousands of dollars upon the sale of my "forever home" that can go towards additional housing or assistance. If the original

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concept of an a[ordable residence, where only 30% of my income would be spent on housing costs, had held true, I would be tens of thousands of dollars ahead. I might have been able to pay o[my mortgage or increase my savings. If I am not compensated for those excessive expenses through the sale of my unit I will have been unfairly treated. I am struggling to a[ord an alternative housing option because, without my requested exemption, my allowed maximum sales price is too low, and I have spent significant savings paying the HOA dues.

Under the terms of my existing deed and covenants, I will not receive credit for the thousands of dollars of una[ordable dues and special assessments I have paid to the HOA, that have now allowed BCHA an opportunity to resell the unit for a greatly increased price. By adding the excessive costs I have paid during the last 5 years, to my maximum sale price, and adding all my Capital Improvements (totaling $15,569.81), I will be approximately where I should be under the BCHA guidelines. I will not have "gotten rich" on my real estate investment. The excessive dues addition to the maximum sale price will simply reduce the windfall to BCHA while treating me fairly.

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

I request that BCHA provide an exemption to the calculation of my maximum sale price as set forth in my deed and covenants to allow for the addition of all payments that I have made to the HOA that are defined as "una[ordable," (i.e. they in combination with my other housing payments have exceeded 30% of my gross income) since 2020 (the year of the first special assessment). Additionally, I would like to receive credit for all the improvements I have made to my home to upgrade my unit, whether or not they were preapproved by the BCHA. I also request that all loans from BCHA paid towards my HOA dues/assessments be added to the maximum sale price. Those loans would then be repaid by me to BCHA at closing. I also request that the appreciation on my unit be calculated at 4% compounded annually, as shown on attached Exhibit A. While this is way below market appreciation since 2007, it seems fair to me. Finally, based on an adjusted gross income of $42,651, 30% for housing costs would be $1,066 per month, and the recommended HOA portion (4%) would be $142 per month. As shown on Exhibit B, these calculations result in "una[ordable HOA costs" of approximately $77,777.64. However, I am only requesting that $36,884 representing excessive special assessments and capital reserve be added to my maximum sale price, still providing BCHA with over $150,000 of "new money" upon the sale of my unit.

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The bottom line is that I would like the BCHA Board to grant the above exemptions and set my maximum sale price for the unit at $207,348.00. If the BCHA Board is unwilling to accept compounded appreciation, then a simple 4% appreciation annually (as shown on Exhibit D) that results in a maximum sale price of $183,114 may be acceptable.

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 diLicult to fulfill BCHA's program requirements.

Attachments:

Exhibit A: Spreadsheet showing calculations for a maximum sale price of $207,348.

Exhibit B: Spreadsheet showing calculations for "una[ordable" HOA dues and special assessments.

Exhibit C: Spreadsheet showing Capital Improvements and costs, with available receipts

Exhibit D: Spreadsheet showing calculations for a maximum sale price of $183,113

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	A	B	C	D	E	F
1	**Unit**	**Purchase Price**	**Date**	**Appreciation at 4%/yr**	**Special assessments**	**Capital Reserve Dues**
2				**compounded**	**Paid**	
3	Evergreen IBDRM	$ 69,871.00	2007	$ 2,794.84		$ 335.48
4			2008	$ 2,906.63		$ 335.48
5			2009	$ 3,022.90		$ 339.32
6			2010	$ 3,143.81		$ 339.32
7			2011	$ 3,269.57		$ 379.32
8			2012	$ 3,400.35		$ 441.12
9			2013	$ 3,5.36.36		$ 594.00
10			2014	$ 3,677.82		$ 594.00
11			2015	$ 3,824.93		$ 688.84
12			2016	$ 3,977.93		$ 688.84
13			2017	$ 4,137.05		$ 688.84
14			2018	$ 4,302.53		$ 688.84
15			2019	$ 4,474.63		$ 688.84
16			2020	$ 4,653.61	$ 2,126.00	$ 688.84
17			2021	$ 4,839.76	$ 2,126.00	$ 1,020.48
18			2022	$ 5,033.35	$ 2,126.00	$ 1,175.80
19			2023	$ 5,234.68	$ 4,250.00	$ 1,484.80
20			2024	$ 5,444.07	$ 5,057.50	$ 1,484.80
21			2025	$ 5,661.83	$ 5,572.50	$ 2,968.88
22			2026			
23						
24	**Totals**	**$ 69,871.00**		**$ 77,336.66**	**$ 21,258.00**	**$ 15,625.84**
25						
26						

EXHIBIT A

	G	H	I	J	K
1	**Capital Improvements**	**Loans from**	**Total Acceptable**	**Estimated ReSale Price**	**Approx Funds to**
2	**Costs**	**BCHA**	**Max Sale Price**	**Category Local**	**BCHA**
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21		$ 1,168.75			
22		$ 6,518.00	$ 207,348.00	$ 380,000.00	
23					
24	**$ 15,569.81**	**$ 7,686.75**	**$ 207,348.06**	**$ 380,000.00**	**$ 172,651.94**
25					
26					

		8	C	D	E	F
1	[redacted]	ue Operatin Dues/Qtr	Capital Reserve oues/Qtr	Special assessment/Qtr	SpecialAssessment!Qtr	Total HOA Dues/Assess.
2				$ (220,000.00)	!Boiler)	per Quarter
3						
4	2020•	$ 925.87	$ 172.21	$ 531.50		$ 1,629.58
5						
6	2021	$ 1,062.37	$ 255.12	$ 531.50		$ 1,848.99
7						
8	2022	$ 1,264.38	$ 293.96	$ 531.50		$ 2,089.84
9						
10	2023	$ 1,601.55	$ 371.20	$ 1,062.50		$ 3,035.25
11						
12	2024	$ 1,713.66	$ 556.80	$ 1,062.50	$ 807.50	$ 4,140.46
13						
14	2025	$ 1,764.71	$ 742.22	$ 1,168.75		$ 3,675.68
15						
16	2026	$ 1,826.11	$ 768.04	$ 1,168.75	$ 807.50	$ 4,570.40
17						
18		$ 10,158.65	$ 3,159.55	$ 6,057.00	$ 1,615.00	$ 20,990.20
19						
20	*Year of 1st Sp.Asses.					
21						
22						
23						
24						
25						
26						

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	G	H	I	J	K
1	HousingExpenses/Qtr••	TotalDues andHousing	AffordableHousing/Qtr	Excessive Dues/Qtr	Excessive Dues/Year
2	(Util&Ins reduced 5%/yrretro)	Expense/Qtr	30%xAGI*		
3					
4	$ 1,817.45	$ 3,447.03	$ 2,568.08	$ 878.95	$ 3,515.80
5					
6	$ 1,845.41	$ 3,694.40	$ 2,284.65	$ 1,409.75	$ 5,638.99
7					
8	$ 1,873.37	$ 3,963.21	$ 2,406.00	$ 1,557.21	$ 6,228.84
9					
10	$ 1,901.33	$ 4,936.58	$ 3,198.83	$ 1,737.76	$ 6,951.04
11					
12	$ 1,929.30	$ 6,069.76	$ 3,198.83	$ 2,870.93	$ 11,483.73
13					
14	$ 1,957.26	$ 5,632.94	$ 3,198.83	$ 2,434.12	$ 9,736.46
15					
16	$ 1,957.26	$ 6,527.66			
17					
18	$ 13,281.38	$ 34,271.58	$ 16,855.20	$ 10,888.72	$ 43,554.86
19					
20					
21	**includes2025		•used2024AGIfor		
22	Mt!(:$466/mo x3		2023 and 2025		
23	Power:$100/mox3		and2026 est.		
24	Ins:$26.43/mo x3				
25	Cox:$60/mo x3				
26					

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	A	B	C	D	E	F
1	**Improvement**	**Date**	**Cost**	**Depreciation****	**Current Value**	**Notes**
2						
3	Install 5 closets	10/30/07	$ 1,180.00	$ (424.80)	$ 755.20	Receipt
4	Install custom cabling for TV and sound system	9/4/07	$ 2,106.28	$ (1,084.31)	$ 1,021.97	Receipt
5	Install shelving in kitchen pantry & cupboards	2007	$ 780.00	$ (280.80)	$ 499.20	
6	Install Stackable Washer & Dryer	2008	$ 1,200.00	$ (1,200.00)	$0.00	Sears
7	Install Screen Door	7/2/09	$ 420.00	$ (180.18)	$ 239.82	Receipt
8	Install wooden blinds	4/1/10	$ 1,020.00	$ (765.00)	$ 255.00	Receipt
9	Install additional lighting:					
10	Diningroom ceiling fixture	2012	$ 320.27	$ (104.09)	$ 216.18	Lowe's; electrician
11	Install ceiling lightingin study	2012	$ 1,596.66	$ (518.91)	$ 1,077.75	Lowe's; electrician
12	Install hardwood floors	3/5/14	$ 3,419.00	$ (376.09)	$ 3,042.91	Receipt
13	Install new shower head in master bath	2016	$ 165.00	$ (29.70)	$ 135.30	
14	Install cabinet in master bath	2016	$ 165.00	$ (29.70)	$ 135.30	
15	Replace kitchen sink	2017	$ 494.00	$ (155.61)	$ 338.39	Evans Plumbing
16	Install bedroom carpet	8/11/22	$ 1,269.32	$ (319.87)	$ 949.45	Receipt
17	Install Disposal in Sink	2024	$ 165.00	$ (30.03)	$ 134.97	None when purchased
18	Replace kitchen sink faucet	2025	$ 300.45	$ (10.52)	$ 289.93	Costco
19						
20			$14,600.98	$ (5,509.61)	$ 9,091.37	
21						
22	**Depreciation rates from Claimspages.com					
23	used by insurance claims adjusters					
24						

EXHIBITC

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	A	B	C	D	E	F
1	**Unit**	**Purchase Price**	**Date**	**Appreciation at 4%/yr**	**Special assessments Paid**	**Capital Reserve Dues**
!		**$ 69,871.00**				
			2007	$ 2,794.84		$ 335.48
5			2008	$ 2,794.84		$ 335.48
6			2009	$ 2,794.84		$ 339.32
7			2010	$ 2,794.84		$ 339.32
8			2011	$ 2,794.84		$ 379.32
9			2012	$ 2,794.84		$ 441.12
10			2013	$ 2,794.84		$ 594.00
11			2014	$ 2,794.84		$ 594.00
12			2015	$ 2,794.84		$ 688.84
13			2016	$ 2,794.84		$ 688.84
14			2017	$ 2,794.84		$ 688.84
15			2018	$ 2,794.84		$ 688.84
16			2019	$ 2,794.84		$ 688.84
17			2020	$ 2,794.84	$ 2,126.00	$ 688.84
18			2021	$ 2,794.84	$ 2,126.00	$ 1,020.48
19			2022	$ 2,794.84	$ 2,126.00	$ 1,175.80
20			2023	$ 2,794.84	$ 4,250.00	$ 1,484.80
21			2024	$ 2,794.84	$ 5,057.50	$ 1,484.80
22			2025	$ 2,794.84	$ 5,572.50	$ 2,968.88
23			2026			
24						
25						
26	**Totals**	**$ 69,871.00**		**$ 53,101.96**	**$ 21,258.00**	**$ 15,625.84**
27						
28						

EXHIBIT D

Docusign Envelope ID: 9E73D4D8-F6D4-4233-8290-6395A26F8761

	G	H	I	J	K
1	**Capital Improvements**	**Loans from BCHA**	**Total Acceptable**	**Estimated BCHA Resale**	**Amount payable per BCHA**
2	**Costs**		**Max Sale Price**		
3				$ 380,511.00	
4					
5					
6					
7					
8					
9	$ 15,569.81				
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22		$ 1,168.75			
23		$ 6,518.00			
24					
25					
26	**$ 15,569.81**	**$ 7,686.75**	**$ 183,113.36**	**$ 380,511.00**	**$ 205,084.39**
27	(not by year)				
28					

Docusign Envelope ID: 45E16665-BFF6-8FA2-8264-9321AD87E35A

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 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 compounding annually; 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 recommended 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 recommended denial of the exception request to change the appreciation formula to 4% compounded annually; and

Docusign Envelope ID: 45E16665-BFF6-8FA2-8264-9321AD87E35A

WHEREAS, the BCHA staff recommended 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; and

WHEREAS, the BCHA Board agrees with the justifications set forth in the Exception Requests, and believes 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 agrees that the strict application of the policies are the primary cause of the undue hardship or burden; and

WHEREAS, the BCHA Board, at its March 25, 2026 meeting, approved allowance approved the Exception Request with the following modifications:

a) The Owner's Maximum Sale Price, for the purposes of determining the seller's proceeds, will 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) The Owner's Maximum Sale Price will 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 an approved by BCHA.
c) The Owner's Maximum Sale Price will use an appreciation formula, modified from the formula described in the deed restriction, to allow for 4% fixed, compounded annually.
d) BCHA will reduce the administrative fee charged to the owner from 3% to 2%. The administrative fee charged will be limited to 2% of the seller's portion of the final purchase price. BCHA will pay for any commissions proportional to the proceeds it receives from the sale of the home.

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 the Exception Request filed by Community Homeowner, attached and incorporated herein with the conditions and modifications described above.

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

Docusign Envelope ID: 45E16665-BFF6-8FA2-8264-9321AD87E35A

DATED this _____day of _____, 2026

ATTEST:

Signed by:
Heather Nicolai
72BDA54CFE1844F...
Operations Manager

BLAINE COUNTY
HOUSING AUTHORITY
BOARD OF
COMMISSIONERS

Signed by:
Keith Perry
3A857AC81513481...
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

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."

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

[redacted]

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

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 = missing receipt	$400 (2018)
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	$464.00
missing receipt for second shade approx	$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