

## QUARTERLY COMPLIANCE UPDATE

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October 30, 2023

### Annual Compliance of Community Homeowners

- In 2023 all Community Homeowners were contacted to complete their annual compliance form which resulted in a compliance rate of 100% with all households responding.
- With all households responding, 4 were determined to be out of compliance. One household has sold to a qualified applicant, one came into compliance by completing their annual compliance form, we are in the process of determining compliance status with one household and working with the last household for a potential exemption filing within the given timeframe (November 9, 2023). There may be two more forced sales as a result that may require attorney involvement.

### Annual Recertification of Community Renters

- After the departure of BCHA's previous bilingual Program Administrator, Silvia Romero, I picked up the annual recertification process of Community Renters. Currently we are on target with recertifications. We do have 2 Community renters who were re-certified in April, based on the 2020 Guidelines that were in place at the time of recertification. Once the new guidelines were adopted by the Board, they got caught "in the crossfire" of the new guidelines as they are two categories above the category of the units, they reside in.
- I would like to propose that these two community renters be allowed to fall under the 2020 guidelines under which they were recertified. Upon their next recertification cycle in 2024 they will fall under the new guidelines, giving them time to get back into the application process for consideration of higher income category units rather than potentially being displaced from their current community rentals. I believe this is more in line with BCHA's mission. I further believe that if they do get a rent increase above their unit category, it should be a reasonable increase which would be paid to BCHA and not the landlord until their next recertification cycle.

### Non-Compliance with Landlords of Community Rentals

- The KETCH building landlord is non-compliant on several issues. The City of Ketchum's attorney in conjunction with BCHA are currently working to resolve said issues. Initial stages.
- The owner of CSX (Cold Springs Crossing) is non-compliant with re-certification/lease issues. A notice of non-compliance letter is being prepared to be sent certified mail to the landlord.
- The City of Ketchum's attorney in conjunction with BCHA are working on non-compliance issues with the owner of the building at 100 7<sup>th</sup> Ave. to fill the one-bedroom community rental unit which is a category 4 unit.

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*Blaine County Housing Authority*