



BLAINE COUNTY HOUSING AUTHORITY

BOARD MEETING AGENDA MEMO

Meeting Date: Staff Member:

Agenda Item:

Policy Analysis and Background:

Upon receiving the updated Guidelines, community homeowner Chase Hamilton reached out to Board Chair Keith Perry and then later called the BCHA line. The purpose of the call was to update the new director, as has done with previous directors, on his circumstances regarding property ownership. With the aim of documentation and avoiding future confusion, staff requested that Mr. Hamilton submit the attached exception request for Board consideration.

Mr. Hamilton is requesting an exception to the following policy in the updated Guidelines:

- Section 4 Purchasing Community Housing
 - D. Ongoing Obligations/Requirements for Community Homeownership
 - 4) The owner and household members must not acquire new residential real estate (excluding shared inheritance).

Given the updated Guideline language, staff believe that the only property that needs an exception is his co-ownership in a rental property. However, staff request formal approval of each of his owned property. Staff's interpretation of the applicable guideline is to avoid housing people who have access to alternative, permanent, safe dwellings suitable for habitation (particularly for the income-category units). Recommendations for approving each property are described here.

1. Co-owned property currently rented, under market value, to a long-term local family. Upon clarification, this property is a 3 bedroom for \$2,000 per month (excluding utilities) – so affordable to a category 6 household and 43% less than advertised median for a three bedroom in Blaine County. This property is rented to a family of four and Mr. Hamilton's buy-in was 15%. He remains on the loan and would have difficulty removing himself due to risk of increased interest rates. Given that Mr. Hamilton's ownership stake doesn't grant him access to an alternative, permanent residence, staff recommend granting an exclusion.
2. Undeveloped property. The Guidelines specify "residential real estate" must not be acquired. Undeveloped property is not a physical habitable home.
3. Shared forest service property. Chase's request outlines how he is one of many family members that own this cabin: The Guidelines exclude "shared inheritance" – the cabin meets, in nature, this exclusion. In addition, per forest service regulations, it cannot be a permanent residence: The policy

only applies to “residential real estate” – since the cabin cannot be permanently inhabited, staff do not believe it is a viable alternative to a community home.

Sustainability Impact:

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Financial Impact:

None OR Adequate funds exist in account:

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Attachments:

- | |
|--|
| 1. BCHA exception request – Chase Hamilton – July 2023 |
| 2. Clarification email: re - requesting an exception |
| 3. |

July 7, 2023

Chase Hamilton
100 Meadow Circle C
PO Box 1108
Ketchum, ID 83340
208-720-5511
hamilton77@gmail.com

To the Blaine County Housing Authority,

I am requesting a waiver to the BCHA policy of Section 4 Purchasing Community Housing > D. Ongoing Obligations/Requirements for Community Homeownership > 4) The owner and household members must not acquire new residential real estate (excluding shared inheritance).

My current address is 100 Meadow Circle, Unit C, that I inhabit full time as my primary residence.

There are three properties in question:

1. 411 North River Lane, Hailey
2. Lot 28, Sunbeam Street, Hailey
3. 210 Anderson Creek Road, Unincorporated Blaine County

Basis for the exception request for each property:

1. I am a partial owner only in this property. My involvement in this property was something I discussed with the previous BCHA director, Nathan Harvill, who was supportive of my involvement. The property is currently rented, under market value, to a long-term local family.
2. This is an undeveloped property, not currently inhabitable. I hope to develop this in the near future and to vacate and make available my current community housing.
3. This is a U.S. Forest Service-leased with improved structure property. Multiple family members are owners of this property. My name is on the Hamilton Cabin Trust because I am the only locally-living family member who is an owner, and I take the majority of responsibility for communication with the USFS. Per USFS regulations, this property is not allowed to be inhabited full time or as a primary residence. I also discussed my name being the primary name on this trust with former BCHA director Dave Patrie, who confirmed that this action did not violate the terms of my deed restriction.

None of these properties are available for me to claim as a residence. Because of this, I am requesting from BCHA a complete waiver of Section 4.D.4.

Thank you for your consideration. If you would like any further information, please don't hesitate to reach out.

Sincerely,
Chase Hamilton

From: [Chase Hamilton](#)
To: [Carissa Connelly](#)
Subject: Re: requesting an exception
Date: Monday, July 10, 2023 7:53:35 AM

Hello Carissa,

I should have included this

It's 3 Bedrooms for \$2000 mo. plus utilities. It's rented to a family of 4 plus dogs.
My buy in was 15%.

I'm trying to get my name off of this but I'm also on the loan. We can't redo the loan because we would lose the affordable interest rate.
so it's not as easy as I thought. If it's ok we may have to let this ride for a few years.

Chase

On Sat, Jul 8, 2023 at 7:10 PM Carissa Connelly <CConnelly@ketchumidaho.org> wrote:

Thanks Chase! A few clarifying questions on #1, the co-owned rental property:

- how many bedrooms is it
- what is the monthly rent
- what is your % of ownership

Take care,

CARISSA CONNELLY | CITY OF KETCHUM

Housing Director

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: (208) 727-5088 | f: 208.726.7812

cconnelly@ketchumidaho.org | projectketchum.org/housing-matters/

Correspondence, including e-mail, to and from employees of the City of Ketchum, in connection with the transaction of public business, is subject to the Idaho Public Records Act and may be disclosed to third parties.

From: Chase Hamilton <hamilton77@gmail.com>

Sent: Friday, July 7, 2023 8:06 AM
To: Carissa Connelly <CConnelly@ketchumidaho.org>
Subject: Re: requesting an exception

Carissa,

Thank you for this info. Attached is my request for the BCHA board.

I look forward to hearing from you.

Chase

On Wed, Jun 28, 2023 at 12:23 PM Carissa Connelly <CConnelly@ketchumidaho.org> wrote:

Hi Chase,

Thanks for the call-back. Here's the process for [requesting an exception](#). Essentially, what we need from you is Section 8.4.2. Any Applicant, Tenant, or Owner may file a request for an Exception with BCHA, in writing stating:

- a. The Specific BCHA Policy or Policies which the Applicant, Tenant, or Owner is requesting waiver of or alteration to; (**in your case this is [Section 4 Purchasing Community Housing](#) > D. Ongoing Obligations/Requirements for Community Homeownership > 4) The owner and household members must not acquire new residential real estate (excluding shared inheritance).**)
- b. The circumstances constituting an undue hardship or burden which are the basis for the Exception request; (**I would explain each of the three scenarios you explained to me, so that we have it on record**)
- c. The action requested to resolve the undue hardship or burden (i.e., partial waiver, complete waiver, or modification of the Policy or Policies); and,
- d. The name, address, and telephone number of the person making the request and his or her representative, if any.

Please let me know if you have any questions!

Take care,

CARISSA CONNELLY | CITY OF KETCHUM

Housing Director

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