

From: [Niels Meyer](#)
To: [BCHA Info](#)
Subject: Guides As Local Employees
Date: Monday, July 8, 2024 11:09:14 AM

To whom it may concern,

My name is Niels Meyer and I am an owner of Sawtooth Mountain Guides based out of Stanley and have guided in and around the Wood River Valley since 2013.

I am writing in support of counting guides as local employees.

Due to the nature of guiding I think that it falls outside of the category of local or non local jobs.

Guides work all over the state, country and world and are often not full time guides in any one place. So if they are not considered local employees where they live, then they cannot be considered local employees anywhere.

While our business is based out of Stanley, the majority of our employees live in Blaine County, including myself and my business partner. We also guide many days in Blaine County and many of our customers live there as well. Because of this we assist local emergency services in search and rescue, which I believe should be considered when deciding if guides are local employees or not because they are an asset to the community.

Many of our guides also have part time jobs or volunteer in Blaine County. While our business is in Stanley, I am a volunteer firefighter/EMT for Ketchum Fire Department and a solar installer for Bluebird Solar, but these are only part time so I would not be considered a full time local employee.

My comments are based on my experience and my guide service, but I believe this applies to all guides who live in Blaine county regardless of whether they work in the Sawtooths, on the Salmon River or anywhere else in the state. I Believe that excluding guides who reside in Blaine County as local employees would be a disservice to locals who help support our local economy and are willing to help other residents of Blaine County when they are in need.

Thank you for the consideration,
Niels Meyer

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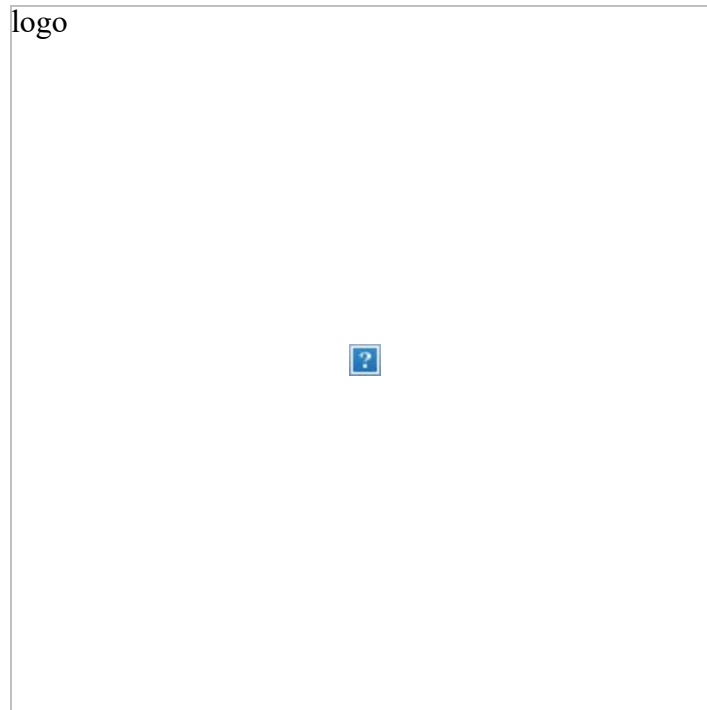
From: [Elizabeth](#)
To: [BCHA Info](#)
Subject: Re: BCHA Updated Community Housing Administrative Policies May 2024
Date: Tuesday, June 11, 2024 12:35:12 PM

Hey Carissa and Co,

Are you planning to make an exception to the short term rental prohibition during the World Cup? That's pretty once-in-a-lifetime, and could probably earn someone's mortgage in just that one week!

Just throwing it out there,
Liz

On Tue, Jun 11, 2024 at 11:59 AM Blaine County Housing Authority <info@bcoha.org> wrote:



June 11, 2024

Dear Blaine County Housing Authority's (BCHA's) Community Homeowners,
Renters, Landlords, and Applicants,

The BCHA's mission is to advocate for, promote, plan, and preserve the long-term supply of desirable and affordable housing choices in all areas of Blaine County to maintain and economically diverse, vibrant, and sustainable community. The homes you currently – or seek to – own, rent, or manage are part of BCHA's growing program of permanent housing for people who live and work in Blaine County. BCHA improves its practices and policies to incorporate learned lessons and best practice. As such, from time-to-time, BCHA will update the Community Housing Administrative Guidelines that apply to these homes. (The Community Housing Administrative Guidelines are now labeled "Policies" instead of Guidelines to clarify the requirement to comply with the Policies.)

Program participants, including landlords, have a legal obligation to follow these policies as they are updated, whether this obligation is through the deed-restriction on your unit, Exceedance Agreement, or lease. For example, some deed covenants state the following:

"2.2 The "Guidelines" are the Community Housing Guidelines adopted by BCHA and in effect as of the applicable date for reference to such Guidelines, as such Guidelines may be amended from time to time. The most current Guidelines were adopted in [Month, Year] by the Blaine County Housing Authority Board and recorded Instrument #[instrument number] on [Month, Year] date. Amendments to these most current recorded Guidelines will not affect the rights of the holder of a mortgage or deed of trust on the Property recorded prior to the date of recordation of the amendments."

This last sentence refers to the rights of the bank or lender on the property.

Please see the newly adopted [Community Housing Administrative Policies](https://www.bcoha.org/community-housing-policies.html) online here: <https://www.bcoha.org/community-housing-policies.html>.

- **Applicants:** See Section 1 and 2.
- **Community Housing Renters and Landlords:** Please see Section 1, 3,

Exhibit A.

- **Community Homeowners:** See Section 1, 4, and 5.
- For anyone believing BCHA made a mistake or violated the Policies, or would like to request an exception to one of the Policies because you believe it is creating an undue hardship or burden: See Section 6.

Please reach out with any questions or concerns to info@bcoha.org or (208) 788-6102.

Kind Regards,

Carissa Connelly

BCHA Housing Director

En español:

Estimados propietarios, inquilinos, propietarios y solicitantes de la comunidad de la Autoridad de Vivienda del Condado de Blaine (BCHA):

La misión de la BCHA es defender, promover, planificar y preservar el suministro a largo plazo de opciones de vivienda deseables y asequibles en todas las áreas del condado de Blaine para mantener una comunidad económicamente diversa, vibrante y sostenible. Las viviendas que actualmente (o desea poseer, alquilar o administrar) son parte del creciente programa de viviendas permanentes de BCHA para personas que viven y trabajan en el condado de Blaine. BCHA mejora sus prácticas y políticas para incorporar lecciones aprendidas y mejores prácticas. Como tal, de vez en cuando, BCHA actualizará las Pautas administrativas de vivienda comunitaria que se aplican a estos hogares. (Las Pautas administrativas de vivienda comunitaria ahora se denominan “Políticas” en lugar de Pautas para aclarar el requisito de cumplir con las Políticas).

Los participantes del programa, incluidos los propietarios, tienen Cada uno de ustedes tiene la obligación legal de seguir estas políticas a medida que se actualizan, ya sea que esta obligación sea a través de la restricción de escritura de su unidad, el

Acuerdo de excedencia o el contrato de arrendamiento. Por ejemplo, algunos pactos de escritura establecen lo siguiente:

“2.2 Las "Pautas" son las Pautas de Vivienda Comunitaria adoptadas por y vigentes a partir de la fecha aplicable para hacer referencia a dichas Pautas, según dichas Pautas puedan modificarse de vez en cuando. Las Directrices más actualizadas fueron adoptadas en [Mes, Año] por la Junta de la Autoridad de Vivienda del Condado de Blaine y registraron el Instrumento # [número de instrumento] en la fecha [Mes, Año]. Las modificaciones a estas Directrices registradas más recientes no afectarán los derechos del titular de una hipoteca o escritura de fideicomiso sobre la Propiedad registrada antes de la fecha de registro de las modificaciones.”

Esta última frase se refiere a los derechos del banco o prestamista sobre la propiedad.

Consulte las Políticas administrativas de vivienda comunitaria recientemente adoptadas y la versión en español pronto estará disponible **aquí**: <https://www.bcoha.org/community-housing-policies.html>.

- **Solicitantes:** consulte las secciones 1 y 2
- **Inquilinos y propietarios de viviendas comunitarias:** consulte la Sección 1, 3 y el Anexo A
- **Propietarios de viviendas comunitarias:** consulte las secciones 1, 4 y 5
- Para cualquier persona que crea que BCHA cometió un error o violó las Políticas, o desea solicitar una excepción a una de las Políticas porque cree que está creando una dificultad o carga indebida: consulte la Sección 6

Comuníquese con cualquier pregunta o inquietud a info@bcoha.org o al (208) 788-6102.

Atentamente,

Carissa Connelly

Director de Vivienda de BCHA

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