

**AMENDED  
OLD CUTTERS SUBDIVISION  
COMMUNITY HOUSING PLAN**

OLD CUTTERS INC. (the "Developer") submits the following Amended Community Housing Plan for Old Cutters Subdivision (the "Subdivision") pursuant to the provisions of Section 4.11 of the Subdivision Ordinance (the "Ordinance"). Capitalized terms have the meaning set forth in the Ordinance or below.

Deleted: AApplicant@

Deleted: and Exhibit letters refer to the exhibits to the subdivision application

1. General Requirements.

a. Requirement Calculation.

Base number of Dwelling Units is 124  
 124 units x 20% = 24.8 Community Housing Units  
 Round up 24.8 units to 25 units  
 Total number of Community Housing Units is 25  
 Total number of Dwelling Units is 149

b. Method. All of the Community Housing Units shall be constructed by the Developer on lots in the Subdivision. Thirteen (13) of the units shall meet the income restriction requirements of Section 4.11.4.2 of the Ordinance. Pursuant to Section 4.11.5.1.6 of the Ordinance, the remaining twelve (12) units shall be restricted as described in the response to Standard 4.11.4.2, below.

Deleted: Applicant

c. Analysis of Standards.

i. Standard 4.11.4.1 All of the Community Housing Units, which exceed twenty percent (20%) of the actual number of the market rate Dwelling Units, shall be constructed on site.

ii. Standard 4.11.4.2 The Developer proposes to construct thirteen (13) of the twenty-five (25) Community Housing Units in accordance with this Standard (the "income-restricted units"). The sales prices of the income-restricted units when sold by the Developer to the initial Qualified Buyer shall be set to allow purchase by households with incomes ranging from Category 2 through Category 6 as defined in the Blaine County Housing Authority ("BCHA") Guidelines (the Guidelines") then in effect. The income-restricted units will range in size from four hundred and fifty (450) square feet to twelve hundred ninety-six (1296) square feet as follows:

Deleted: Applicant

Deleted: Applicant

Income Category	Number of Units	Size & Type of Units*
2	1	450 sq. ft. studio Cottage
3	1	450 sq. ft. studio Cottage
3	2	600 sq. ft. 1 bedroom Cottage
4	1	608 sq. ft. studio Cottage

Deleted: COMMUNITY HOUSING PLAN v2

Deleted: community housing plan v4.doc

Income Category	Number of Units	Size & Type of Units*
4	1	864 sq. ft. 1 bedroom Cottage
4	2	1,152 sq. ft. 2 bedroom Duplex
4	1	1,296 sq. ft. 3 bedroom Duplex
5	1	864 sq. ft. 1 bedroom Cottage
5	1	1,152 sq. ft. 2 bedroom Duplex
5	1	1,296 sq. ft. 3 bedroom Duplex
6	1	1,296 sq. ft. 3 bedroom Duplex

\*Unit sizes listed are minimum size. Actual plans for units to be built may be slightly larger.

These units will be sold under the terms of the BCHA Community Housing Pricing Calculator in force at the time of each sale. The current calculator indicates that the income-restricted units will sell in a range from seventy-five thousand (\$75,000.00) dollars to two hundred and ninety-five thousand (\$295,000.00) Dollars.

The remaining twelve (12) Community Housing Units will be restricted to certain residents of Blaine County who (a) either presently work in Blaine County or are retired and have lived in Blaine County for at least the past twenty (20) years, (b) do not own any other residential real property anywhere, and (c) have a personal net worth, as defined in the Guidelines, of not more than (i) two hundred percent (200%) of the sales price of the Community Housing Unit which they have qualified to purchase for a resident worker or (ii) four hundred percent (400%) of the sales price of the Community Housing Unit which they have qualified to purchase for a retired resident. These residents will be divided into the following three (3) groups: Group 1 - people who work for the City of Hailey, or who work for an approved non-profit organization based in Hailey, or who are retired and have resided in Hailey for the previous 20 years; Group 2 - people who work for Blaine County or the Blaine County School District, people who work for an approved non-profit organization based in Blaine County, and retired people who have resided in Blaine County for the previous 20 years; Group 3 - anyone else who resides and works in Blaine County (the "resident/worker-restricted units"). The twelve (12) resident/worker-restricted units will have varying floor plans that range from 600' square foot studios to 1800' square foot two bedroom cottages. All of these units will vary in exterior and interior finishes. These units will be "cottages," which are townhouses built as a single building, oriented around a common courtyard shared by no more than seven (7) such "cottages." The initial sale of the twelve (12) resident/worker-restricted units will proceed as follows:

Step 1 - People who believe they qualify as Group 1 buyers, as described above, have two (2) weeks to fill out and submit an application along with a \$500 fee. BCHA verifies they qualify, and puts their name in a hat. At the end of two weeks, in a public ceremony, twelve (12) names are pulled out of the hat, plus three (3) alternates. The twelve (12) people chosen, in the order in which their names have been drawn then select their units. The twelve (12) people have one (1) week to sign a purchase and sale agreement to buy their cottage with BCHA or they lose their place to one of the alternates. The application fee shall be applied to the earnest money due under the purchase and sale agreement.

Page 2

community housing plan v4 +kg edits

Deleted: COMMUNITY HOUSING  
PLAN v2

Deleted: community housing plan  
v4.doc

123 (B)

Alternates and Group 1 buyers whose names did not get pulled from the hat get their \$500 fee refunded.

Step 2 – If there are not twelve (12) people who qualify as Group 1 buyers, then remaining units will be made available to Group 2 buyers in the same manner as described above.

Step 3 – If there are not twelve (12) people who qualify as Group 1 or Group 2 buyers, then remaining units will be made available to Group 3 buyers in the same manner as described above.

iii. Standard 4.11.4.3 The sale of all twenty-five (25) Community Housing Units shall be restricted to owner occupancy as described in the two Deed Restrictions (Exhibits A-1 and A-2).

Deleted: E

iv. Standard 4.11.4.4 The Community Housing Units shall be located on Lot 9, Block 3, Lot 2, Block 4, Lot 14, Block 5, Lot 15, Block 6, Lot 9, Block 7, Lot 1, Block 9 and Lot 4, Block 10, as depicted on the preliminary plat of the Subdivision and are therefore disbursed throughout the Subdivision with Market Rate Units. The overall size, bedroom sizes, exterior and materials, design appearance and landscaping of the Community Housing Units are similar to Market Rate Units in the development. The units are designed to blend in with the Market Rate Units by following the same architectural guidelines and standards as set forth in the Declaration Establishing Covenants, Conditions and Restrictions for Old Cutters Subdivision recorded in the records of Blaine County, Idaho on November 29, 2007 as Instrument No. 553633 (the "CC&R's"). The CC&R's were drafted in order to insure a high quality design and construction mirroring the attractive section of Old Hailey. The Victorian homes with their steep roofs, tall windows, front porches, garages in the rear, and two tone paint is the model that all housing units will follow. Integrating the Community Housing Units with the Market Rate Units creates a greater sense of community within the development. Please refer to Exhibit B for community housing schematic site plans and floor plans. The community housing unit sizes meet the minimum requirements of the adopted guidelines of the BCHA.

Deleted: E

Deleted: K

v. Standard 4.11.4.5 At least one (1) community housing unit shall be constructed and offered for sale before the issuance of every fifth (5<sup>th</sup>) certificate of occupancy for the Market Rate units in the Subdivision. In the event a Community Housing Unit is constructed and made available as a rental unit prior to being offered for sale, the unit shall be inspected and determined to be in a marketable condition at such time it shall be offered for sale. The determination of whether a unit is in a marketable condition shall be at the sole discretion of the BCHA. The cost of any required inspection and resolution of any deficiencies shall be the responsibility of the Developer.

vi. Standard 4.11.4.6 The two proposed deed restrictions for the Community Housing Units shall be in perpetuity. The deed restriction for each Community Housing Unit shall be recorded concurrently with the townhouse plat in which the Community Housing Unit is located.

Deleted: COMMUNITY HOUSING PLAN v2

Deleted: community housing plan v4.doc

vii. Standard 4.11.4.7 The homeowners association assessments for the Community Housing units shall be imposed and restricted as follows:

- a. The initial, regular assessment shall be the same as other, similar market rate unit. Thus, for a duplex unit, the assessment will be one-half (1/2) of the amount of the assessment for a single family home or lot. All single family homes or lots in the Subdivision will be assessed the same. The assessment for a cottage unit on a lot that includes seven (7) cottages will be one-seventh (1/7<sup>th</sup>) of the amount of the assessment for a single family home or lot. The assessment for a cottage unit on a lot that includes six (6) cottages will be one-sixth (1/6<sup>th</sup>) of the amount of the assessment for a single family home or lot. The annual regular assessment for the Subdivision shall include an amount allocated to an adequate reserve fund which is to be established for maintenance, repair and replacement of any improvements to the common areas or easements within the Subdivision owned or controlled by the Association.
  
- b. The regular assessment for any Community Housing unit may only be increased, if at all, once every twelve (12) months. Such an increase shall be limited to the percentage increase in the Consumer Price Index over the same twelve month period. Thus, the new, annual assessment shall be calculated by multiplying the current, annual assessment by a fraction the numerator of which is the most recently published Consumer Price Index as of the end of the twelve month period, and the denominator of which is the most recently published Consumer Price Index as of the beginning of the twelve month period. By way of an example, if the initial annual assessment for a duplex unit is \$600 commencing June 1, 2008, the annual assessment for the twelve month period commencing June 1, 2009 shall not be more that \$600 multiplied by a fraction, the numerator of which is the Consumer Price Index as of June 1, 2009 and the denominator of which is the most recently published Consumer Price Index as of the June 1, 2008. For purposes of these restrictions, the Consumer Price Index shall be the U.S. City Average All Items Consumer Price Index for All Urban Consumers, published monthly by the Bureau of Labor Statistics of the United States Department of Labor.
  
- c. The owner of a Community Housing unit may pay any special assessment against his or her unit in twelve (12) equal monthly

Deleted: COMMUNITY HOUSING PLAN v2  
Deleted: community housing plan v4.doc

community housing plan v4 +kg edits

installments without any interest accruing.

viii. Standard 4.11.4.8 The alternative deed restriction pursuant to Section 4.11.5.1.6 of the Ordinance is attached as Exhibit A-2.

Deleted: described in the response to Standard 4.11.4.2, above

2. Construction or Provision of On Site Community Housing Units.

a. Unit Descriptions. The Community Housing Units shall be located on Lot 9 Block 3 (two income-restricted and two resident/worker-restricted Cottages), Lot 2, Block 4 (one income-restricted and four resident/worker-restricted Cottages), Lot 14, Block 5 (two (2) duplex townhouse income-restricted units), Lot 15, Block 6 (two (2) duplex townhouse income-restricted units), Lot 9, Block 7 (two (2) duplex townhouse income-restricted units), Lot 1, Block 9 (three income-restricted and two resident/worker-restricted Cottages) and Lot 4, Block 10 (one income-restricted and four resident/worker-restricted Cottages), as depicted on the preliminary plat of the Subdivision. Building floor plans for each of these units are included with this plan. Please refer to **Exhibit D** schematic site plan and building floor plans.

The following table describes the overall size and number and size of bedrooms for each of the different types of Community Housing Units:

Type	# of Bedrooms	Bedroom Square Footage	Total Square Footage*
Cottage	Studio		450
Cottage	1	121	600
Cottage	1	224	1296
Cottage	2	130	1404
Cottage	2	120	1800
Duplex	3	112	1296
		110	
		115	
Duplex	2	119	1152
		201	

\*Square footage is approximate until official plans are drawn.

The sales prices of the income-restricted units will be dependent upon individual's income level as to be determined by BCHA. The prices will range from \$75,000.00 to \$295,000.00 depending upon individual qualifications. The proposed sales prices of the resident/worker-restricted units are as follows:

Deleted: COMMUNITY HOUSING PLAN v2

Deleted: community housing plan v4.doc

# of Units	Size/Type	Proposed Sales Price
2	600 sq ft 1 bedroom Cottage	\$179,000.00
3	1296 sq. ft. 1 bedroom Cottage	\$215,000.00
3	1404 sq ft 2 bedroom Cottage	\$235,000.00
4	1800 sq. ft. 2 bedroom Cottage	\$279,000.00

b. Agreement with BCHA. Developer and BCHA shall enter into a written agreement to provide for the time and manner of construction inspections for the twenty-five (25) Community Housing units. The agreement shall also provide that BCHA shall have the right to review and approve/disapprove of proposed changes from the approved plans and specifications involving interior/exterior finishes, number, size and/or type of windows, unit location, landscaping and/or the size and type of each unit.

Deleted: Applicant

c. External Unit Design. Please refer to **Exhibit D** for schematic exterior elevations of Community Housing Units and Market Rate Units. The Community Housing Units will conform to the same Design Guidelines as the Market Rate Units. The proposed Design Guidelines require that all buildings insure a high quality design and construction mirroring the Victorian houses of Old Hailey. The primary goal is to insure the creation of an attractive, well-maintained, intimate community. The Community Housing Units and Market Rate Units will have a roof pitch no flatter than 6:12 and no steeper than 12:12 with a minimum 1' overhang. All houses, duplexes, and townhouses are required to have a front porch no smaller than 6' x 12', have tall windows, and trim (fascia, window, corner) to be a different color than the body of the house. Building materials will be of a high quality and will conform to the Architectural guidelines.

d. Schedule. The five (5) Community Housing Units for Lot 4, Block 10, which has been resubdivided into the Rimrock Cottages : Phase 1 have been constructed and the four (4) resident/worker restricted units will be offered for sale in 2009. All of the remaining Community Housing Units will be constructed and offered for sale as required by the Ordinance.

Deleted: sold

e. Targeted Income Categories. The targeted income categories for the thirteen income-restricted units are as follows:

Income Category	# of Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom
2	1	450 sq ft	0	0	0

Deleted: COMMUNITY HOUSING PLAN v2

Deleted: community housing plan v4.doc

123(F)

3	3	450`sq ft	(2) 600 sq ft	0	0
4	5	608 sq ft	864 sq ft	(2)1152 sq ft	1296 sq ft
5	3	0	864 sq ft	1152 sq ft	1296 sq ft
6	1	0	0	0	1296 sq ft
<b>Total:</b>	<b>13</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>3</b>

community housing plan v4 +kg edits

Deleted: COMMUNITY HOUSING  
PLAN v2

Deleted: community housing plan  
v4.doc