

## Jessica Parker

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**From:** Lisa Horowitz  
**Sent:** Monday, April 6, 2020 8:53 AM  
**To:** Janet Fugate; Owen Scanlon; Dan Smith; Dustin Stone; Richard Pogue  
**Cc:** Jessica Parker  
**Subject:** FW: Quigley View  
**Attachments:** City of Hailey letter.docx

Please see the attached letter from the applicant regarding tonights hearing on the Quigley View Townhomes.

Lisa

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**From:** rmcwalt [rmcwalt@cox.net]  
**Sent:** Monday, April 06, 2020 8:34 AM  
**To:** Lisa Horowitz; Bruce Smith; Bruce Titus  
**Subject:** Quigley View

Good morning Lisa,

I have attached a 1 page summary of the background and history of Quigley View for the hearing tonight. To be as efficient as possible with your time, I hope you can send this off to the commissioners or read it into the record as they make a decision on the Town Home conversion. I will be on go to [meeting.com](http://meeting.com) listening, not sure how to answer questions if I'm needed.

Thanks again

Walt Femling  
720-5428

Sent from [Mail](#) for Windows 10

## **Background and History of Quigley View**

Dear Commissioners,

Please accept this as written testimony on the Quigley View Townhome application before you on April 6, 2020.

I first want to say that I am a strong proponent of affordable housing and have provided this housing in Hailey for 30 years when they were the Del Norte Apartments. In 2007 my partner and I decided to improve this property to east Hailey standards, did a complete re-build and added square footage making them 2-bedroom 2-bathroom units.

On September 24, 2008, the Hailey City Council approved a condominium plat for 8 units as Phase 1 of Quigley View Condominiums and it was recorded in February 2009. Unfortunately, this was the start of the great recession and pre-sales were dropped and not one unit sold. We were unable to secure financing from our construction loan under the condominium plat.

The only chance for financing was in the multi-family plat, so in December 2010, I asked the City to vacate the recorded condominium plat and turn them back into apartments. At the time, the City told me if within the next 3 to 5 years I wanted to record back into the condominium plat it could be handled administratively.

Well, its been 9 years and as I did my due diligence returning to the condominium plat I learned of some disturbing details from the banks. There are no first-time home buyer programs for condominiums, financing is 1% higher interest and over 90% of condo sales in Blaine County are cash deals by investors. This is not the vision I have for my property. I see this as a rare affordable housing project for east Hailey and under the townhome plat there are several first-time home buyer programs as much as 100% financing. We currently have interest from first-time buyers and employers for employee housing.

This is why I have spent several thousand dollars to re-plate this as townhomes and to re-write a new set of CC&R's for the property. This townhome association will pay for the water, sewer, garbage, landscaping, snow removal and take care of the buildings so they will not deteriorate by individual ownership. A management company will take care of the property.

Thank you for your consideration. I see the townhome plat giving a greater opportunity for hard working people to purchase affordable housing in east Hailey, rather than the condo plat, which would most likely go to investors.

J. Walt Femling