

Participate

From: H Boyle <Boylehp@yahoo.com>
Sent: Monday, February 5, 2024 4:26 PM
To: Participate
Subject: Public comment on Post Office for Council

Our new Council members seem far more willing to represent their constituents than the old regime in addressing the post office failings.

You have been speaking of this for years and accomplished nothing. It is long past time for you to represent us.

Why can't the City facilitate a suit of the PO? The City should have standing as a PO Box holder, and there is no reason why the City can't lead a class action suit. I'll volunteer to be a lead plaintiff and I'm sure you won't lack any others who would volunteer.

Hiding behind "jurisdiction" is not what we want from our elected officials. We want leadership, representation and action.

Perry Boyle
Ketchum

Participate

From: Cyn Z <ottozech@hotmail.com>
Sent: Thursday, January 25, 2024 10:38 AM
To: Participate
Subject: Changes to Main Street

Hi,
Thanks for the public forum on the changes in Ketchum to street scape.

I am an owner of a condo along Main Street in South Ketchum.

Regarding bike paths on the highway. WHY? Why encourage highway bike travel at all? We have a great bike path along the river that completely addresses the need for dedicated bike travel into Ketchum and beyond. Bringing bikes along the highway makes no sense, the roadway is already over taxed with large trucks, and vehicles all day long and any extra space surely should be dedicated to sidewalks. Walking paths make sense, more bike access does not.

If a bike dedicated path is in high demand along the highway, the stretch between the Coho Building and downtown is already severely restricted. Moving bikes to Leadville from just north of Coho Building is an easy transition. A basically unused side street (next to the open field and the McCaws' Wagon wheel cottages) connects the highway and Leadville .
Seems a natural place to move bikes to safer territory.

Thanks
C Zech
Ketchum

Participate

From: John Dohn <jdshop555@gmail.com>
Sent: Friday, February 9, 2024 8:25 AM
To: Participate
Subject: Just Sharing

To whom it may concern,

I am writing to you through one of my emails that's mostly designed for junk email in hopes to remain anonymous for now. Please do not be alarmed it's really more for me.

I just wanted to share some of my winters observations to try and shed some light on recurring issues and maybe try and throw out some simple solutions.

As I am sure you're aware the driving habits and hazards this winter have been increasingly apparent and more difficult. It's hard to believe I know, but it's definitely more concerning by the day. Every day I find it more and more challenging to safely navigate our community while witnessing dozens of close calls with other drivers and pedestrians.

Most of the issues come from multiple stop signs, being ignored, speed limits surpassed especially when roads are iced over, pedestrians being nearly run over even on the bike path, passing on double yellow lines while in town etc, etc.

I know our community deputies cannot be everywhere all at once and when they are present they do a great job.

Is it possible to consider traffic cameras, or blinking stop signs? Maybe discuss better signage to indicate traffic patterns? Maybe more or any DUI stops? Something to help?

Maybe it's just the ski traffic and late night apres. But it still doesn't provide myself and my family with any comfort any time we have to go to or through town.

For instance last evening coming home down warm springs road, I witnessed an individual run the stop sign by the Y, narrowly missing oncoming traffic, and again at the Ski Way intersection even though someone apparently put another stop sign in place to assist?

And when driving through Ketchum down Sun Valley Road, heading west to east, not a single intersection that crosses the road from North to South was safe from multiple vehicles blowing right through stop signs at high rates of speed.

Are we seeing an increased in new drivers? More out of state drivers? More distracted drivers? More drunk or under some influence drivers?

Also time of day seems to directly effect the percentages of down right unlawful driving habits. From 7-9 a.m and again between 530 and 730 p.m. So that's great? Is it a local resident issue or out of town worker issue?

This may seem like a lot or maybe just a rant. But if you live in the valley you've had to notice the increase in both full time residence and visitors? And our infrastructure is tapped.

I guess I'm not looking for any answers at this time, I just wanted to share some concerns about driving in the valley, and to also say thank you for being there to support the community.

This is a great place to live, recreate and be a part of a great community.

Thank you for all you do, and please help where possible.

Thanks

Participate

From: HP Boyle <boylehp@yahoo.com>
Sent: Thursday, February 8, 2024 5:19 PM
To: Participate
Cc: Scott Lewis external
Subject: PUBLIC COMMENT for City Council

It looks like lease-to-locals has become a successful program. At roughly \$3,000 per year per person housed, it seems like the most cost-effective way the Council has funded affordable housing to date. I hope you will give locals Esther Williams and Halsey Pierce credit for bringing this proposal to the Council in 2020. I would think that some people might object to housing locals in Sun Valley. If they work in Ketchum, isn't the point of the Housing Action Plan to address the workforce housing situation for Ketchum workers? It does beg several questions.

1. why limit this to SV and Ketchum if it seems to work? Why not expand to Hailey and Bellevue? If a Ketchum local worker would be happy living down the valley, why isn't that also a good option?
2. why aren't Ketchum employers participating in funding this program? It seems cheap—\$3k a year to get your worker housing. What does the Council plan to do about creating employer partnerships?
3. Is any of this "corporate welfare?" Are we housing employees of corporations who could easily afford to pay for this program?
4. The big question: **How does Ketchum define "local?"** Are we paying Ketchum taxpayer money to house Ketchum workers, or **are we paying to house people wh work outside of Ketchum?** If we are, why does that make sense as a solution to the Ketchum workforce housing shortage?

The in-lieu of fee is a bad idea and should be eliminated, and I know I am not alone in that thought. \$550 is a made-up number, and it goes into a pot that can take years to create housing. We get housing faster if you eliminate the fee and require the housing. Why wouldn't that be the priority? It would also address the community's increasing pushback on the massive buildings you subsidize for income-restricted housing. Why ghettoize the units when you can distribute them throughout the community?

Thank you,

Perry Boyle
Ketchum

Begin forwarded message:

From: City of Ketchum <housing@ketchumidaho.org>
Subject: Housing Matters Newsletter January and February 2024
Date: February 8, 2024 at 3:59:24 PM MST
To: <boylehp@yahoo.com>
Reply-To: City of Ketchum <housing@ketchumidaho.org>



Housing Matters Update | January and February 2024

January 24th Point-in-Time (PIT) Count

A Point-in-Time Count is an unduplicated count on a single night of the people in a community who are experiencing homelessness. The count informs decision-making on housing efforts and determines level of federal funding available for Blaine County. Blaine County will be conducting a PIT count during the week of January 25th-31st. During this window service providers in the community, including The Hunger Coalition, the Advocates, St. Luke's Center for Community Health and BCHA, will be administering surveys asking participants where they slept the night of January 24th. The PIT count is coordinated at the state level by the Idaho Housing and Finance Association, and administered at the regional level by our Continuum of Care.

At the local level, the PIT Count helps communities plan services and programs to appropriately address local needs, measure progress and identify strengths and gaps in our current homelessness assistance system. Blaine County first conducted a PIT count in January 2023, at which point we counted 139 individuals: 14 unsheltered and 125 in shelter or transitional housing.

Region 4 Homelessness Count 2023



PROGRAM UPDATES

Ownership and Preservation Program Launch January 24.

The City of Ketchum Housing Department is launching the Ownership and Preservation Program (OPP) pilot, previously approved by the Ketchum City Council in 2023. The Program provides a financial incentive to existing local homeowners or to locals seeking homeownership in Ketchum in exchange for recording a deed restriction on their home, **which limits resale to a local**. The OPP is modeled on and adapted from similar deed restriction purchase programs in mountain resort communities, including the Vail InDEED program, Live Park City, and Jackson/Teton County's Preservation Program.

Specifics of the program:

- The City will provide 15-30% of the home's value for the deed restriction.

- The locals-only deed restriction does not have an income limit but requires at least one member of the household to be full-time for one or more Blaine County businesses or qualify for an exception.
- There are no restrictions on how program funds are used, but they may be used by new buyers to assist with down payment and closing costs.

Locals interested in participating in the program will be able to apply via the Ownership and Preservation Program application through the Blaine County Housing Authority. To learn more about the OPP, visit [Ketchum’s Housing Matters webpage](#). To apply, [click here](#).

Lease to Locals houses 45 people since open to Sun Valley homes.

These Lease to Locals grants provide a financial incentive for property owners to transition their home for local rental use.

- 23 homes – 18 in Ketchum and 5 in Sun Valley – have been **opened for local-use**.
- 41 bedrooms are now open for locals and 45 local people are housed.
- The average rent per bedroom is \$1,250, a drop from \$1,364 since Ketchum imposed a rent cap.
- \$159,000 in grants have been committed to the program by Ketchum City Council.
- Of the 23 homes unlocked so far, 30% were used as an empty vacation home, 30% as a primary residence, 22% as short-term rental, and 18% were recently purchased.
- Find out how to participate [here](#).

The Landlord-Tenant Mediation Program improves housing stability for 25 people.

The Housing Mediation Project is a free mediation program that provides Blaine County landlords and tenants with an avenue for resolving housing-related issues without filing an eviction with the court. It is available to landlords considering filing for eviction and tenants facing eviction.

4 local residents were able to renew their lease, 5 did not have a potential eviction filed, and 13 were able to extend their lease terms all due to third-party mediation provided by Neuromediation Group. The extended lease terms ranged from 6 days to 6 months, providing more time for the tenant to find alternative housing. Payment plans were agreed upon for three of the tenants, enabling the lease extension. Learn more [here](#).

Updated In-Lieu in effect

As of January 1, 2024, Ketchum’s Community Housing In-Lieu Fee for the Floor Area Ratio Exceedance Program has increased from \$450/square foot to \$550/square foot. This density bonus program allows developers to exceed the base floor area allowed by zoning on a property if some of the additional floor area is dedicated to community housing. This community housing portion may be developed on-site as part of the development, or an in-lieu fee may be paid. The in-lieu fee is intended to be updated annually. Complete planning applications submitted prior to January 1, 2024 are vested under the \$450/sf fee.

PRO Housing Grant Status Update

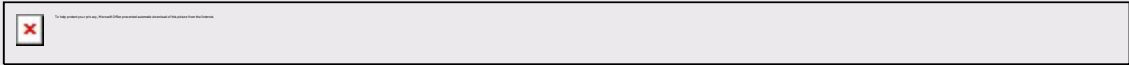
The results of our PRO Housing Grant submission are still anticipated, and an update will be provided when received.



[“Demystifying Development Math”](#) by the Turner Center for Housing Innovation at UC Berkeley provides a tool that explains the reasoning behind housing development decisions to non-developers. The finances required for development demonstrate why in destination communities like ours, new housing is more attainable for households seeking second homes, to short-term rent, and retirees and remote workers who can afford the high-end rent. So, when housing development might be feasible but won't be occupied by people who live and work in Blaine County.

[“Mountain towns are trying all sorts of solutions to the housing crisis”](#) by High Country News, December 22, 2023, summarizes findings and trends from the Colorado Association of Ski Towns (CAST) [2023 Workforce Housing Report](#). Ketchum, Jackson, Mammoth Lakes, Park City, and Whistler participated. At a high level, key findings are (1) the market will not save us, (2) no one wants to be like Aspen – except for the fact that 37% of their housing is restricted for local occupancy, and (3) with no single solution, towns are getting creative.

Blaine County Housing Authority Update



BCHA and BCCF to Host upcoming BAH Event

Join hosts [Blaine County Charitable Fund](#) and [Blaine County Housing Authority](#), along with members from the [Blaine County Mediation Project](#) at their new offices in the Meriwether Building (same building as JAVA), 111 North 1st Avenue, Suite 2J in Hailey on Thursday, February 15, 5-7 PM for The Chamber's next Business After Hours (BAH) networking event. Enjoy food at Café Della sponsored by Blaine County Title, beverages from Sawtooth Brewery and get to know your colleagues around the valley better while learning more about the people and programs working to develop community housing solutions in the community!

BCHA to depart Housing Matters newsletter

For updates, opportunities and news, BCHA will be publishing a quarterly newsletter, no longer included in the Ketchum Housing Matters Newsletter. As a farewell, BCHA wanted to send out a special thank you to supporters, and friends including, but not limited to:

Donors:

- Blaine County
- City of Ketchum
- Idaho Housing & Finance Association
- A generous anonymous donor by Fidelity Charitable
- Mountain West Bank
- Spur Foundation
- BCT Title Company

Partners:

- Blaine County Charitable Foundation
- The Advocates

Hunger Coalition
St. Luke's Center for Community Health
BearRock Investments, LLC
DL Evans Bank

Community Resources:

Heather Wesley
Anita Northwood
Anna Mathieu
Sarah Michael
Sunny Shaw
Aaron Heugly

Ketchum Supporters:

Ketchum Finance Department
Trent Donat
Suzanne McCollum
Daniel Hansen

Blaine County Housing Authority Liaisons:

Muffy Davis
Lisa Horowitz
Tripp Hutchinson
Jane Conard

Special Thanks to Blaine County Housing Authority Board of Commissioners:

Keith Perry
Sarah Seppa
Nate Hart
Mason Frederickson
Jenni Rangle
Ana Torres

If you are interested in joining the BCHA newsletter, a link to join the mailing list will be provided in subsequent Housing Authority newsletters.

Thank you!

Stay in the Loop

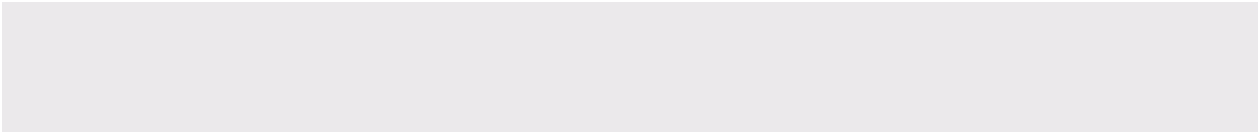
ProjectKetchum.org



City of Ketchum

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