



City of Ketchum
City Hall

June 7, 2021

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

**Discussion and Policy Direction from City Council Regarding Ideas from
Community Housing Workshop**

Recommendation and Summary

A Community Housing Workshop was held on May 28th to listen to community ideas and concerns. Staff captured those suggestions and feedback and would like to review them to get policy direction from the Council regarding potential next steps.

The reasons for the recommendation are as follows:

- The city's comprehensive plan has identified the need for workforce housing.
- Members in the community are currently experiencing significant increases in rental rates and low supply.
- Local businesses are struggling to recruit enough employees to stay open at desired hours.

Introduction and History

The city has long supported efforts to increase the supply of workforce housing. Many traditional tools (see attached) that are used by other U.S. cities are not allowed under Idaho law. That said, the city is committed to taking further actions to increase supply.

Staff will be prepared to review a matrix of short-, mid- and long-term initiatives with the Council in an effort to prioritize and align resources (staff and funds).

Short-term

- Conduct on-line survey with Housing Authority and SVED to gain a better understanding of need and potential solution preference.
- Create city housing website to increase communication with community and provide link to resources.
- Utilize federal COVID funds to provide for rental assistance to avoid further displacement.
- Secure hotel rooms.
- Secure RV spots at either existing provider or city owned land (south portion of YMCA lot).
- Create permit process to allow for RVs on private land with owner consent.
- Designate camping locations at Rotary Park.

Mid-term

- Investigate any commercial space to transition into hostel.
- Investigate costs and regulatory issues with creation of tiny house village.
- Zoning changes to reduce minimum lot size or any other barriers that would increase market options.

Long-term

- Issue RFP for city parking lot property (Leadville & 6th Street).
- Partner with KURA to understand interest in RFP for Washington Street lot.
- Partner with Blaine County and St. Luke's to investigate workforce housing project near hospital.
- Identify additional land for future acquisition opportunities.

Sustainability Impact

Workforce housing has a direct correlation on the decrease of trip generation and the associated carbon footprint. National best practices is to create local housing choices so as to limit total family budget impact between transportation and housing costs in order to address other needs such as health care, child care, etc.

Financial Requirement/Impact

Once the Council prioritizes these opportunities, staff can return with the financial impact and the most appropriate funding source (in lieu housing fund, Federal COVID funds, CIP).

Attachments

1. National League of Cities Housing Toolkit

National Tools to Address Housing Affordability

	<i>Allowed under Idaho Law</i>	<i>Being use in Ketchum</i>
Local Inclusionary Zoning	No	NA
Rent control	No	NA
Housing Vouchers	Yes	Yes
State Housing Trust Fund	Yes but not funded	NA
Real Estate Transfer tax	No	NA
State Tax Incentives	No	NA
City Housing Trust Fund	Yes	Yes
Utilize City/Public Owned Land for projects	Yes	Yes