



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

For Blaine County eligibility requirement:
"I move to adopt local eligibility criteria for Bluebird Village"

If additional Ketchum preference is supported:
"I move to adopt Ketchum Preference Policy for Bluebird Village"

Reasons for Recommendation:

- Screening aligns with Blaine County Housing Authority criteria
- Requires households to be economically active, with exceptions for long-time community members who are no longer economically active due to age or cannot be due to disability
- Is supported by legal counsel who specialize in Fair Housing Law

Policy Analysis and Background (non-consent items only):

Goal 1: Produce + Preserve Housing
Action 1: Continue to support Bluebird Village development.

When City Council approved the ground lease for Bluebird Village, the public requested a local preference policy. Housing Department staff are working with Blaine County Housing Authority to update their guidelines/policies, which include local eligibility criteria. Staff proposes applying a version of BCHA’s policies to Bluebird Village – modified from the most recent BCHA Community Housing Guidelines/Policies draft for clarity, formatting, and with minor adjustments. Using common criteria aligns with the goal of a housing navigation system – to ease access to housing opportunities and clarify eligibility criteria and application processes across the county.

Local Eligibility Criteria
To qualify to rent in Bluebird Village, the Applicant/Applicant Household must meet the eligibility criteria as stated below, in addition to income, asset, and other tax credit requirements:

1. At least one non-dependent member of the Applicant Household must meet one of the following criteria:
 - (a) Be a Full-Time Employee working in Blaine County; or
 - (b) Will be a Full-Time Employee working in Blaine County; or
 - (c) Be a Retired Person who was a Full-Time Employee in Blaine County; or

- (d) Be a Disabled Person who currently lives in Blaine County as their Primary Residence; and
2. The Applicant/Applicant Household occupies the home as their Primary Residence; and
3. No member of the Household owns developed residential real estate or a mobile home.

Definitions

1. Full Time Employee - A person who is self-employed or employed by one or more Blaine County employers which serve(s) Blaine County residents and physically working in Blaine County for a minimum of 1,500 hours worked per calendar year (or a minimum of 30 hours per week).
Exceptions include
 1. education providers; or
 2. breaks in employment due to temporary physical or mental disability, acting as primary caretaker of ill or disabled relative, sole guardian or single parent of child under 4 years of age, military service, extended vacation not to exceed six months every six years, or full-time education or training.
2. Retired Person – A person who
 1. was a Full-Time Employee in Blaine County, Idaho, for not less than ten (10) out of the twenty-five (25) years prior to the date of qualification; and
 2. was a Full-Time Employee in Blaine County for an entity that served Blaine County immediately prior to their retirement; and
 3. Is 65 years of age or older.
3. Disabled Person/Dependent - A person who meets the definition of "individual with a disability" contained in 29 U.S.C. Section 706(8), and/or as defined in the Americans with Disabilities Act of 1990.

Ketchum Preference Policy

There has also been discussion of having a Ketchum Preference Policy. This would mean that households who meet such a policy would be prioritized over households that don't. The following preference policy is a potential add-on to the eligibility criteria, which runs some risks described below.

Preference Policy:

Applicant/Applicant Households that meet the following criteria will be prioritized for Bluebird Village housing:

1. At least one non-dependent member of the Applicant Household must meet one of the following criteria:
 - a. Be a Full-Time Employee working in Ketchum or Ketchum's Area of City Impact; or
 - b. Will be a Full-Time Employee working in Ketchum or Ketchum's Area of City Impact; or
 - c. Be a Retired Person who was a Full-Time Employee in Ketchum or Ketchum's Area of City Impact; or
 - d. Be a Disabled Person who currently lives in Ketchum or Ketchum's Area of City Impact as their Primary Residence; or
2. 75% of household income is earned in Ketchum or Ketchum's area of impact from entities that

serve Blaine County residents; and

3. The Applicant/Applicant Household occupies the home as their Primary Residence; and
4. No member of the Household owns developed residential real estate or a mobile home.

Potential risks of Ketchum preference:

- If ethnicity of Ketchum workers skew more white/non-Hispanic than the rest of Blaine County then there is a potential fair housing violation if Hispanic households are disproportionately denied housing because of the policy. A data sample will be available once our housing needs assessment is updated. This data would aid in tracking compliance with the Federal Fair Housing Act.
- Unintentionally screening out key community members.
- Added administrative burden of an additional, separate check.

Sustainability Impact:

Ability to house employees and community participants locally decreases commuter vehicular trips.

Financial Impact:

None	
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Attachments:

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