



Ketchum Urban Renewal Agency

P.O. Box 2315 | 191 5th Street | Ketchum, ID 83340

March 17, 2025

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

REQUEST FROM WOOD RIVER COMMUNITY HOUSING TRUST TO COLLABORATE WITH KURA ON HOUSING PROPOSALS FOR SOUTH YMCA AND LIFT TOWER LODGE SITES

Introduction/History

The city of Ketchum has issued a request for proposal to develop community housing at the South YMCA and Lift Tower Lodge sites. The RFP was issued March 5th and proposals are due on April 11, 2025. Proposers can submit a proposal for one of the sites or for both sites.

The City Council approved the following goals for the two sites:

South YMCA

Housing Goal: Provide community housing primarily for families for a wide range of incomes. Due to severe need of affordable, stable housing for families and proximity to the YMCA, Atkinson's Park, Bigwood School, Hemmingway Elementary, the South YMCA lot is ideally located for families. A successful project would be primarily three- and four-bedrooms. Ketchum seeks a project where 100% of the residential units are community housing units. If the proposal is primarily for under 80% area median income, then the tenure must be rental. If moderate and category Local, ownership or a mix of rental and ownership would be considered.

Development Design Goals:

1. Achieve a design concept that seamlessly integrates the development into the surrounding residential neighborhood and is distinguishable from the surrounding commercial and industrial uses. Traditional architectural styles are encouraged.
2. Retain and enhance landscape and open space buffer between the development and Warm Springs Rd.
3. Provide cohesive pedestrian circulation that integrates the development with the regional bike path, YMCA campus, bus stop, and other public amenities.
4. Provide adequate vehicle parking, bike parking and storage for each unit.
5. Sustainable building certification from established program achieving an [TBD] equivalent or higher.

Lift Towner Lodge

Housing Goal: Provide community housing for a mix of families and small local households across a wide range of income levels, while accounting for transition of current tenants.

In order to address a wide range of incomes and tenures, proposals can be from an individual developer or a partnership. Ketchum is open to two developments on same site with different income levels and tenures. City reserves the right to request or encourage proposers to potentially partner. Ketchum seeks a project where 100% of the residential units are community housing units. For any units proposed under 80% area median income, then the tenure must be rental. If moderate and category Local, ownership or a mix of rental and ownership would be considered. A small portion of transitional housing units and/or permanent supportive housing units is preferred.

Development Design Goals:

1. Enhance entrance to Ketchum by integrating the historic lift tower and develop an attractive landscape plan along Hwy 75.
2. Achieve a design concept that seamlessly integrates the development into the surrounding residential neighborhood. Traditional architectural styles are encouraged. Step backs of upper floors should occur from Hwy 75 and Serenade.
3. Provide cohesive pedestrian circulation that integrates with the future bus stop, sidewalk and bike infrastructure on Hwy 75 and W 2nd Ave. Vehicular access shall be taken from W 2nd Ave.
4. Provide usable open space for the gathering of residents within the development program. Interior and exterior space is encouraged but exterior open space should be provided at a minimum.
5. Provide adequate vehicle parking, bike parking and storage for each unit.
6. Sustainable building certification from established program achieving an [TBD] equivalent or higher.

WRCHT Request

The Wood River Community Housing Trust (WRCHT) is interested in submitting a proposal in response to the RFP and is seeking KURA collaboration for potential public infrastructure funding. WRCHT is requesting that it be permitted in its proposal to state that KURA desires to collaborate with WRCHT to fund eligible public infrastructure associated with the South YMCA site and Lift Tower Lodge, should the WRCHT proposal be selected.

If the Board supports this request, a letter will be prepared and signed by the Chair memorializing KURA's intent to collaborate on this project. KURA support at this time does not commit the KURA to a specific dollar amount, the amount of funding will be determined based on identified public infrastructure needs and subject to KURA approval. If WRCHT is selected as the developer for one or both sites, KURA and WRCHT would identify eligible public infrastructure improvements, the amount of funding, and enter into funding agreements.

Analysis

WRCHT has been an outstanding development partner with the KURA. Although the First + Washington project did not come to fruition, the reasons were beyond the control of WRCHT. This request is an opportunity for KURA to support the mission of WRCHT and further the housing goals of KURA. This request can be supported for the following reasons:

- WRCHT is a non-profit developer existing for the purpose of affordable, workforce housing.
- Housing developed by WRCHT consists of middle-income workforce housing dedicated to local workers consistent with the housing goals of KURA
- The Trust has a track record of producing workforce housing in Blaine County

In the event WRCHT is not selected as the developer, the selected developer could request public infrastructure funding from KURA. The support requested by WRCHT at this time does not preclude KURA funding for another developer.

Financial Requirement/Impact

KURA previously agreed to provide up to \$7 million to support public infrastructure funding for First + Washington. There is approximately \$5 million available in KURA fund balance to support public infrastructure projects that have not been identified in the KURA Capital Improvement Budget. Potential public infrastructure funding for the South YMCA and Lift Tower Lodge sites is not anticipated to reach the funding level identified for First + Washington.

Recommendation and Motion

If the Board supports WRCHT request, staff recommends the following motion:

“ I move to authorize the Chair to sign a letter identifying KURA’s intent to collaborate with WRCHT for potential eligible public infrastructure funding associated with the South YMCA and Lift Tower Lodge sites.”