



City of Ketchum

April 18, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Review Draft Ketchum Housing Action Plan & Provide Feedback

Recommendation and Summary

Staff will provide an overview of the document and solicit your feedback. Staff plans to conduct additional community engagement sessions to receive feedback on the plan. Staff is proposing the Council hold a special meeting on May 9th to take final public feedback and adopt the plan.

Introduction and History

In October of 2022, the city kicked off the process to create the Ketchum Housing Action Plan. Agnew::Beck Consulting was retained to assist with the creation of the plan as they have extensive similar experience in several western communities. In addition, the city retained Carissa Connelly (Housing Strategist) to serve as local project manager. Creation of the plan has been broken down into three phases:

- Context Setting
 - Community Survey
 - Best Practices Research
 - Needs Analysis
- Creation of the Plan
 - Vision
 - Goals/Targets
 - Year One Actions
- Implementation
 - Quarterly meetings with implementation partners
 - Annual refresh of the plan and public outreach/hearing

The city created a community task force to assist in the creation of the plan. The task force has held three sessions and their feedback has been incorporated into the draft report. Staff has also been meeting with potential implementing partners outlined in the plan to ensure alignment should the plan be approved and funded. Two phases of significant community engagement have been conducted to solicit feedback.

Sustainability Impact

Adequate community housing decreases the occurrence of trip generation and associated greenhouse gases.

Financial Impact

Staff has developed rough cost estimates for each intervention recommended in the plan.

	ESTIMATED Cost Per Year	ESTIMATED # of units or people served per year
rental assistance	\$500K	150 households served
'Lease to Locals' program / Employee housing strategy	\$1M	100 units converted to long-term rentals
construct new multifamily rentals	\$2-3M	30 -100 new homes built <small>Cost dependent on public/free land, takes 2-5 years to complete</small>
pathway to ownership program	\$1-2M	10 homes purchased
multifamily preservation program	\$1M	16-20 existing homes preserved
ESTIMATED TOTAL PER YR	\$5.5M- 7.5M	YR1: 26-30 permanently affordable 100 long-term rentals 150 other households served/stabilized
Proposed LOT scenario	\$2.8M	

The May 17 LOT election will determine whether a dedicated funding stream can be created to implement the plan. Short-term, the city has retained all of the one-time federal ARPA funds to help with housing initiatives. City staff is also working to make application to Blaine County for ARPA funds related to elements in the draft plan. Staff continues to work with IHFA regarding the process to make application to the newly funded state housing trust account.

Attachments:

1. DRAFT Housing Action Plan
2. HAP/LOT Communications Plan

HAP/LOT Schedule

Monday	4-Apr	4:00	Bluebird Presentation at City Council
Monday	11-Apr		Election Information Mailer (Voters/Businesses)
Monday	11-Apr	1:30-3:30	Task Force Meeting
Wednesday	13-Apr	4-6:30	1st & Washington Community Meeting
Monday	18-Apr	TBD	IME Meeting
Monday	18-Apr	4:00	DRAFT HAP to Council
Thursday	21-Apr		WOS - DRAFT HAP
Friday	22-Apr	noon-1:30	Voter Focus Group Lunch w/Gift Certs
Wednesday	27-Apr	5:30-7	HAP Presentation
Monday	2-May	TBD	IME Meeting
Monday	2-May	or May 9	Election Information Card Mailer (Voters)
Thursday	5-May		WOS - FINAL HAP
Monday	9-May	4:00	FINAL HAP to Council
Thursday	12-May	5:30	Library Presentation
Tuesday	17-May		ELECTION DAY