

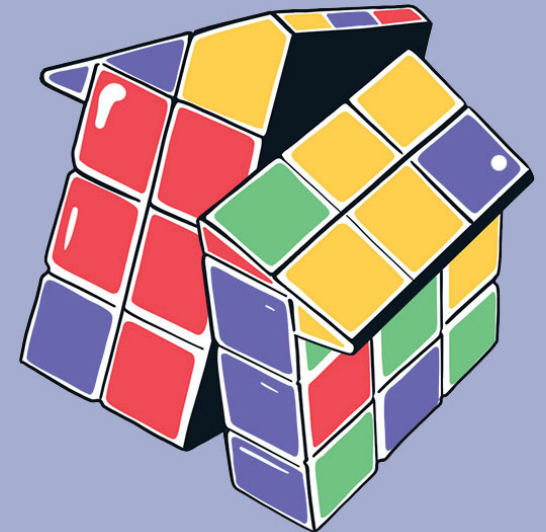
# HOUSING MATTERS

Council Update

September 6, 2022



- 1. PRODUCE + PRESERVE HOUSING**
- 2. UPDATE POLICY TO PROMOTE HOUSING**
- 3. EXPAND + IMPROVE SERVICES TO CREATE HOUSING STABILITY**
- 4. EXPAND + LEVERAGE RESOURCES**
- 5. INFORM, ENGAGE + COLLABORATE**



# 1 PRODUCE + PRESERVE HOUSING

## 10-YEAR PERFORMANCE

- Minimum of 660 preserved, converted, new housing
- At least 60% of housing stock is long-term occupied
- 40% of Ketchum's workforce can live in Ketchum

## STATUS

9 (51 under construction)  
30%  
7%

## YEAR 1 ACTIONS: RESULTS TO DATE

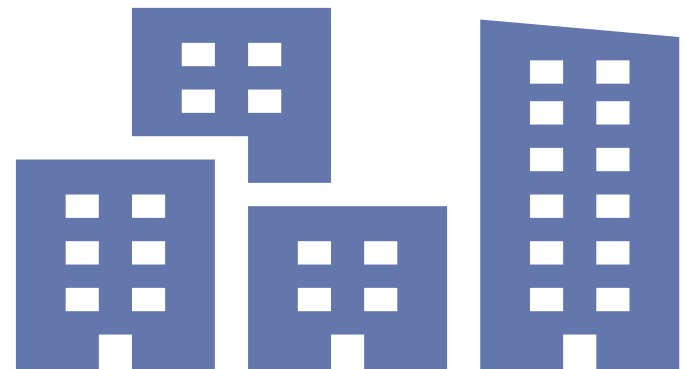
### DONE

- Support Bluebird Village (51)
- Improve Lift Tower Lodge (9)**

GREEN MEANS  
CATEGORY  
CHANGE

### IN PROGRESS

- Develop new construction pipeline:
  - 1st & Washington (40-70)
  - Explore YMCA with parking
  - Continue to dialogue with significant property owners
- Explore Forest Service Park for transitional or employee housing
- Implement "Lease to Locals"
- Identify parcels for preservation & acquisition**
- Increase # of occupied ADUs**
- Explore ownership assistance**





# 1 BLUEBIRD VILLAGE | UNDER CONSTRUCTION





**1 LIFT TOWER LODGE**  
Fully leased with communal kitchen and laundry





# 1 FOREST SERVICE PARK | INVESTIGATIVE REPORT

## CURRENT STATUS:

3 warehouse buildings  
Library is moving museum to better manage & maintain museum & artifacts



2 employee housing units  
• one occupied by city employee  
• one unoccupied



**OUTPUT: *investigative report*** to determine the feasibility of historic preservation given financial, structural, and historic context

*would follow national historic preservation standards, by the National Register of Historic Places*

*examples:*

- *Forest Service Park museum*
- *Hemmingway House*
- *others on Idaho Architecture Project*

**IF REHAB IS FEASIBLE:**

- community workshop + survey, with Library
- RFP for historic preservation developers
- Review by State Historic Preservation Office & Ketchum's Historic Preservation Commission

## 2 UPDATE POLICY TO PROMOTE HOUSING

### 10-YEAR PERFORMANCE MEASURES

- Supports all targets

### YEAR 1 ACTIONS: RESULTS TO DATE

#### DONE

- Create business license for STRs

- Clarify Fair Housing and Affirmatively Furthering Fair Housing requirements**

#### ONGOING

- Identify state-level policy changes, work with advocate**
- Identify federal-level policy changes**

#### ON THE HORIZON

- Audit existing code in relation to HAP
- Develop code change work plan
- Explore priority processing and other incentives for projects that serve the HAP
- Establish annual accountability metrics for application, permit, etc.
- Meet regularly with partners to obtain feedback for process improvements
- Propose income non-discrimination ordinance

#### IN PROGRESS

- Enact interim ordinance to increase housing supply
- Propose relocation & displacement ordinance
- Explore methods to verify health, safety, welfare in STRs



## 2 STATE-LEVEL

- Provided feedback to Idaho Housing Finance & Association on State Trust Fund workforce allocation policies

## 2 FEDERAL-LEVEL

- Housing Strategist now Congressional Contact for the National Association of Housing & Redevelopment Officials (NAHRO)
- Sent letters to congressional members advocating for increased funding and policy considerations

## 2 INTERIM ORDINANCE

- Planning and Zoning Commission recommended approval of the interim ordinance in August.
- Scheduled for City Council action on September 19, 2022.



# 3 EXPAND + IMPROVE SERVICES TO CREATE HOUSING STABILITY

## 10-YEAR PERFORMANCE MEASURES

- Prevent displacement and assist 100 households annually

## STATUS

100 individuals annually

## YEAR 1 ACTIONS: RESULTS TO DATE

### DONE

- ☑ **Expand capacity of Lift Tower Lodge**

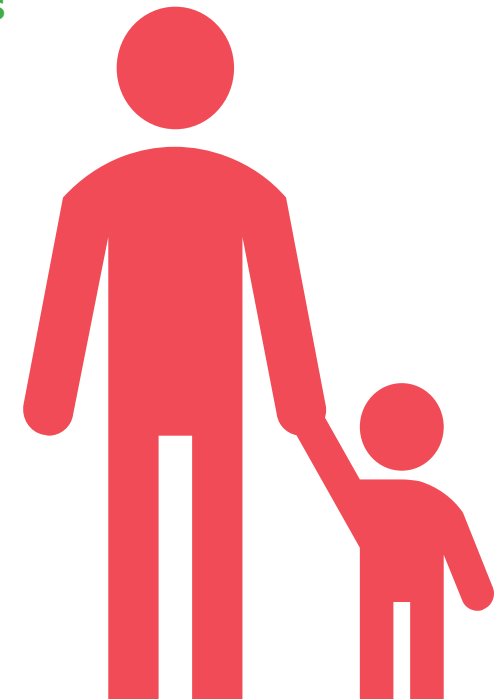
### IN PROGRESS

- ☐ Provide displacement support to McHanville Residents
- ☐ Develop displacement policies
- ☐ Identify + support policy changes. Analyze compliance processes and enforcement
- ☐ Identify + support physical housing options
- ☐ **Convene one-stop-shop**
  - Coordinated entry
  - Identify and fill service gaps (legal services, rental assistance)
  - Coordinate rapid rehousing
  - convene + coordinate local providers

- facilitate housing-specific education
- ☐ **Define key terminology, identify and seek implementation partners**

### ON THE HORIZON

- ☐ Prioritize supportive services



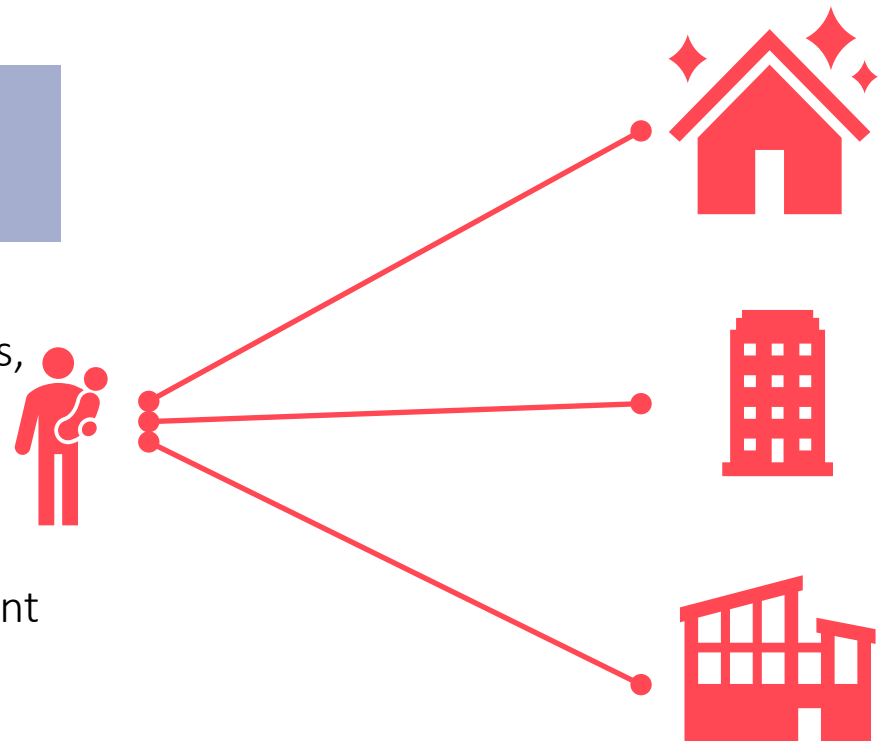
### 3 EVICTION DIVERSION

- Mediation Program per Council Review tonight



### 3 HOUSING NAVIGATION SYSTEM

- interviews and survey complete
  - » share relevant information, such as vacancies, contact info
  - » explore common waitlist and application supports
- 2 upcoming working group meetings to map current and future state
- to be finalized mid-October



## 4 EXPAND + LEVERAGE RESOURCES

### 10-YEAR PERFORMANCE MEASURES

- Secure \$6-8m annually of local funds, including 20% to be used countywide
- Allocate 20% of City housing funds county-wide

### STATUS

\$0-325k annually

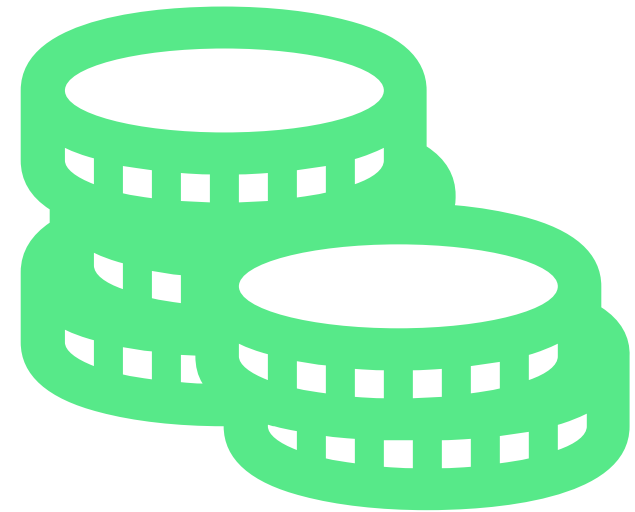
### YEAR 1 ACTIONS: RESULTS TO DATE

#### IN PROGRESS

- Meet with funding partners to review priorities
- Coordinate philanthropic efforts**
- Inventory and analyze land and properties**
- Clarify employer-sponsored housing options**
- Create criteria for city fund allocation**
- Secure state/federal/county funds**

#### ON THE HORIZON

- Update in-lieu fee
- Explore bonding capability and access to specific federal funds
- Explore funds for barrier removal programs
- Secure LOT funds





## 4 INVENTORY LAND, PROPERTIES

- Mapping to identify and prioritizing investment opportunities for new construction and preservation
- Creating an investor/philanthropic lookbook of developments and programs in the pipeline

**HOUSING DEVELOPMENT INVENTORY**

carissa.m.connelly@gmail.com [Switch account](#)

\* Required

Email \*

Your email

Who is the project lead?

## 4 IDENTIFY & SECURE FUNDS

- Creating a database of funding opportunities, to be collaborated on countywide

Grantor	Grant Name	Type	Tenant Focus	Deadline	Recurring?	Description
Solar Decathlon						Public Facilities Construction and Improvement Sewer and water systems, streets, fire station barriers, and other public infrastructure. Com infrastructure to public housing projects or improvements.
State of Idaho	Idaho Community Development Block Grant (CDBG)	Public Housing / Homeowner Improvement / Infrastructure	Low and Moderate Income		11/18/2022	yes Provides grants to qualified organizations self-help housing construction projects. G self-help low- and low-income individuals of very low- and low-income areas. The group m own homes in rural areas. The group m construction labor on each other's homes the organization overseeing the project
USDA - Rural Housing Service	Mutual Self-Help Housing Technical Assistance Grants	Technical Assistance		<80% AMI	applications accepted year round	yes Funds may be used to: Give technical participating families Help other organizations provide assistance Recruit families, help them complete related activities that enable them

# LOT FEEDBACK

## TASK FORCE INSIGHT

- A couple of strong voices opposed
- Felt rushed, needed more time to understand the

Housing Action Plan

Local Option Tax

## What now?

### HAP Goal 5: Inform, Engage + Collaborate

- Monthly updates via social media, listservs, Council meetings
- Quarterly reports, jurisdictional and implementation partner meetings

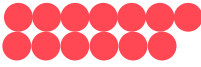



### More lead time to describe the essence of LOT proposal, relationship with other LOT

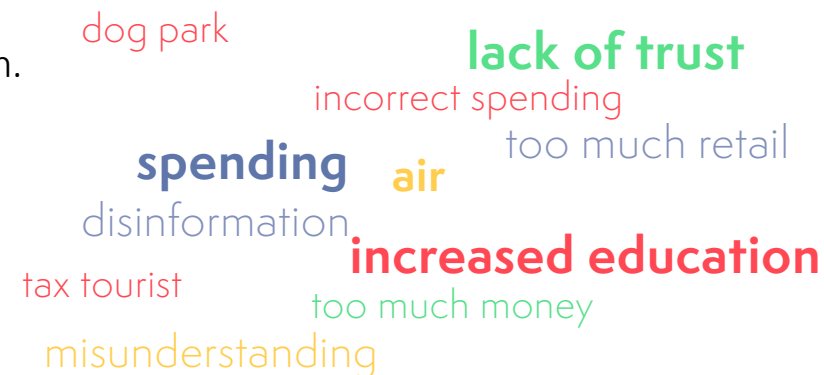
### intensive engagement on City finances

### 1% for Air renewal

- staff meeting with two ED's on scope, timing

## FOCUS GROUP INSIGHT

1. Repeat same ballot language and proposal with increased education.
2. Ask voters for JUST housing as allowed usage 
3. Adjust proposal to different percentages (per category) 
4. Align ballot with "1% for Air" measure 
5. None of the above 



# 5 INFORM, ENGAGE + COLLABORATE

## 10-YEAR PERFORMANCE MEASURES

- Achieve minimum of 51% satisfaction/public approval of action, coordination and results
- Allocate 20% of City housing funds county-wide

## STATUS

unavailable

0%

## YEAR 1 ACTIONS: RESULTS TO DATE

### DONE

- Finalize Housing Action Plan + needs assessment
- Launch county-wide housing coordination**

### IN PROGRESS

- Initiate bi-monthly check-ins with comparable ski areas
- Develop & maintain staff capacity
- Transparent budgeting, annually**
- Quarterly progress report + monthly City Council updates**
- Launch coordination process with implementation partners**

### **Implement strategic communication plan to support partner network**

- develop housing brand
- develop education materials
- develop shared messaging
- initiate speaker series, trainings
- initiate community call to action

### ON THE HORIZON

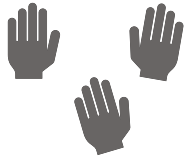
- Determine perception on efforts
- For 2024 HAP, analyze economic link
- Update HAP for 2023-2024
- Develop education and calculator for in-lieu fee





## 5

## COUNTYWIDE COORDINATION



**Option 1: Maintain status quo, aiming for added resources.** BCHA works with each community independently as an external support. Local jurisdictions fund/provide housing capacity (staff, programs) as able.



**Option 2: Co-funded Ketchum/Blaine County housing staff. BCHA maintains status quo.** City and County share resources to fund Housing Director/Specialist who coordinates between the entities.



**Option 3: Co-funded Ketchum/Blaine County housing department. BCHA staff and responsibilities are taken on by the new department.** Staff implement housing actions for the City and County and are a technical housing resource for local jurisdictions & partners (developers, service providers, employers).



**Option 4: Shared housing department.** BCHA reorganizes as a JPA with electeds on the Board, housing team staffs, rebrands, expands and strengthens its scope to act as housing staff for local jurisdictions. Partners contribute funds. Coordinate across and integrate with jurisdictions and partners.

■ Drafting JPA to share with City Council, County Commissioners, BCHA Board

**THANK YOU!!!**

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