

# HOUSING ACTION PLAN

Draft Review

Open House  
April 27, 2022

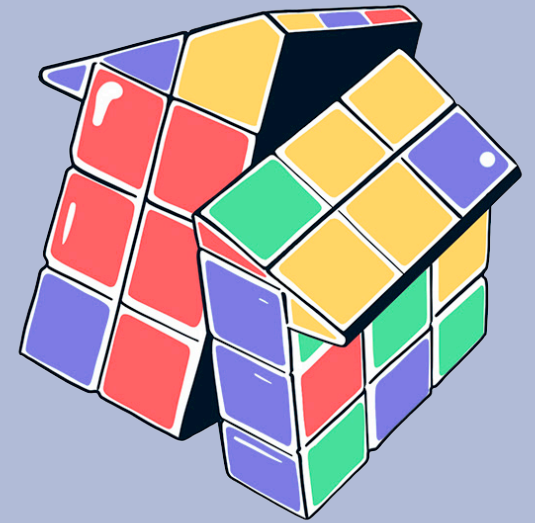


**1. INTENT FOR TODAY**

2. OUR APPROACH

3. DRAFT HOUSING ACTION PLAN

4. NEXT STEPS



# 1. CONTEXT



30+ interviews

20 members

Task Force meeting

1,117 survey respondents

OUTPUT: Findings Summary

OUTPUT: Housing Toolkit

January

# 2. DEVELOP



20 members

Task Force meeting

15 attendees

Countywide conversation

14 attendees

Joint public work session with City Council, P&Z and KURA Board

3 in-person, 1 virtual

Open Houses

6 sessions

Round 1 of city-led focus groups with retailers, lodging businesses, restaurateurs, and general community members

12+ meetings

Implementation partner meetings

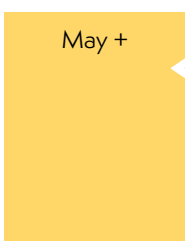
20 members

Task Force meeting

OUTPUT: Draft Housing Action Plan

April

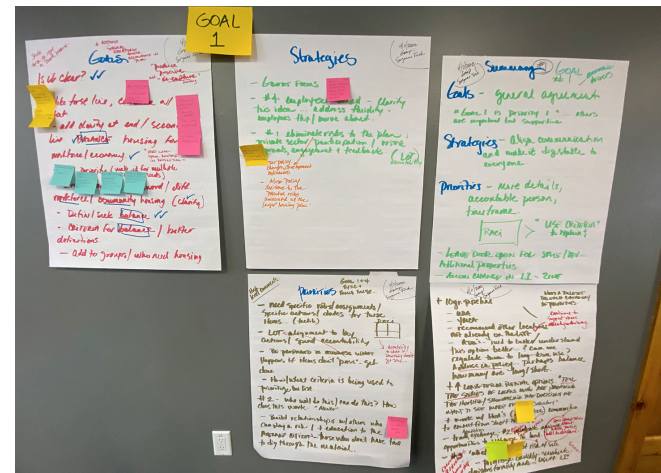
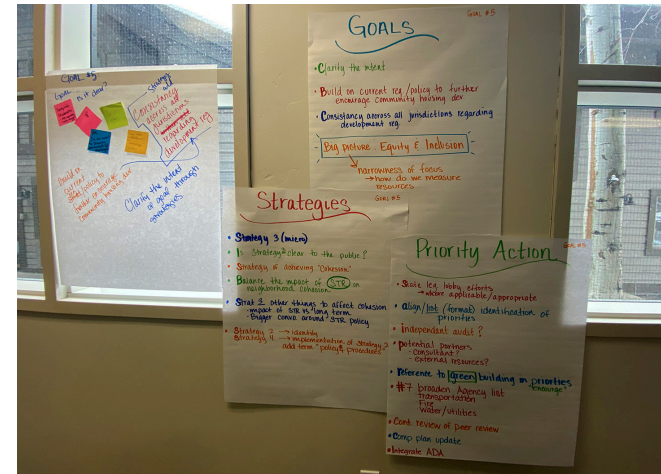
# 3. ACTION



OUTPUT: Final Housing Action Plan

May +

you are here



# TASK FORCE MEMBERS

- Brooke McKenna, The Hunger Coalition
- Courtney Hamilton, Ketchum City Council
- Dan Turner, Blaine County School District
- Dave Wilson, Wilson Construction
- Gretchen Gorham, Johnny G's
- Harry Griffith, SVED
- Herbert Romero, Community Organizer
- Lynne Barker, Blaine County, Sustainability Manager
- Matt Gorby, Casino Bartender/Local Employee
- Mary Fauth, Blaine County Charitable Foundation
- Erin Pfaeffle, St. Luke's Health System
- Mike Schlatter, WR YMCA
- Perry Boyle, Affordable Housing Coalition
- Robert (Bob) Crosby, Sun Valley Realtors
- Sally Gillespie, Spur Community Foundation
- Sarah Michael, Blaine County Housing Authority
- Scott Boettger, Wood River Land Trust
- Susan Scovell, Ketchum Urban Renewal Agency
- Tim Carter, Idaho Mountain Builders/Ketchum P&Z

# INTENT FOR FEEDBACK

1. What parts are you excited about and/or would like to participate in?
2. What do you think could be better? What is unclear?
3. What do you think of our engagement plan and the accessibility of this information?

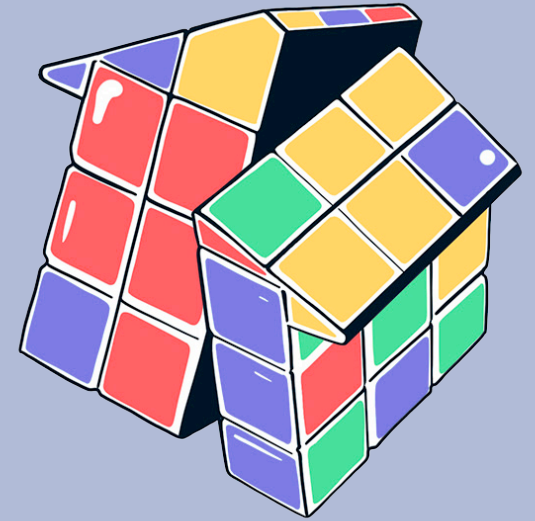


1. INTENT FOR TODAY

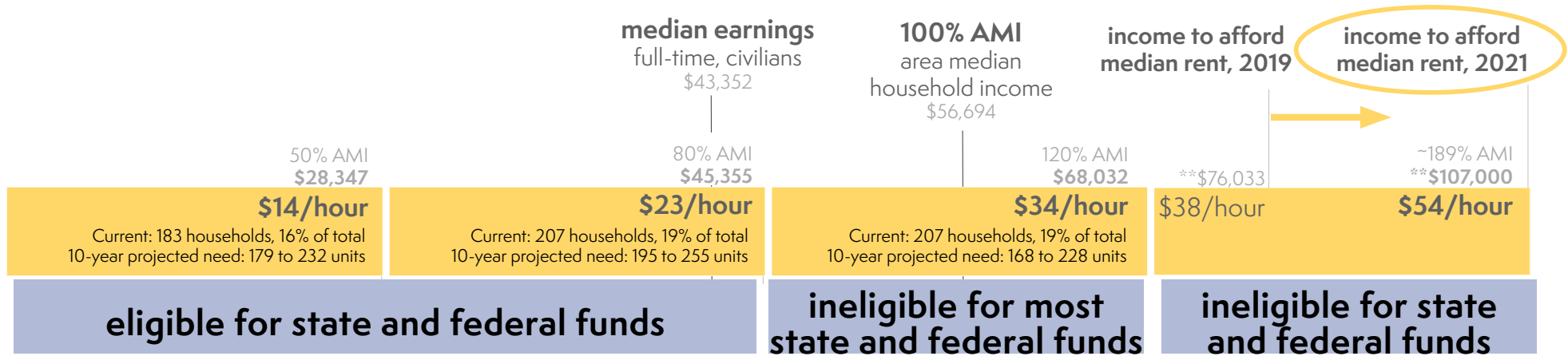
**2. OUR APPROACH**

3. DRAFT HOUSING ACTION PLAN

4. NEXT STEPS



# 1. Housing is influenced by many economic, population, social, land use and other factors; so housing solutions must be **cross-sectional** and **layered** to have real impact.



displacement prevention

housing one-stop shop

tax credits,  
rental assistance

preservation

new construction

employer-sponsorship

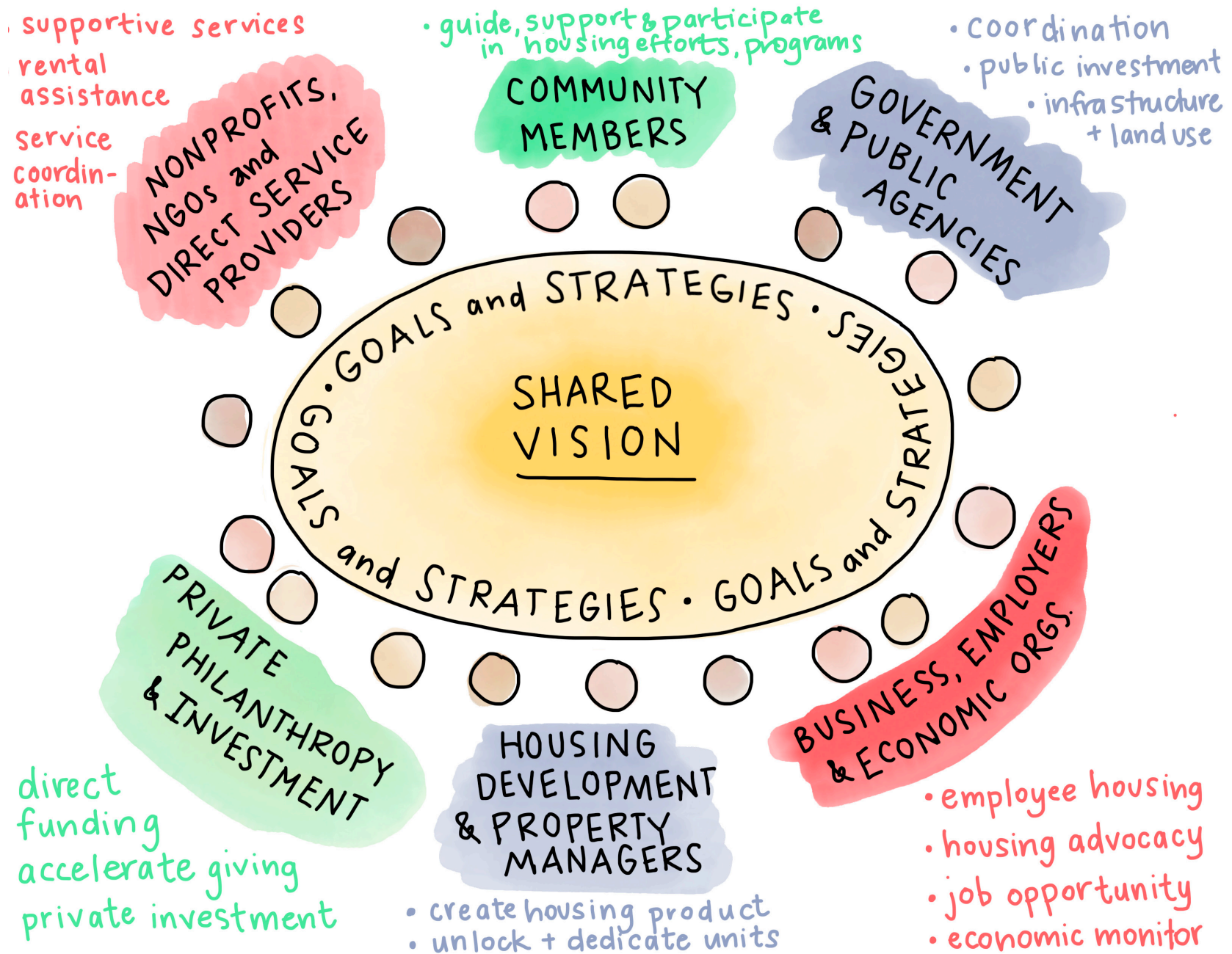
lease to locals  
(LTR incentive)

deed restriction +  
homeownership

zoning changes to  
increase supply



## 2. Coordination around a **shared vision** is imperative.





**3.** Ketchum's housing solutions should encourage and be consistent with **regional collaboration efforts while also being specific and actionable for Ketchum.**

**4.** Communities must take a **hands-on approach** to influencing, incentivizing and investing to create a housing market that **serves and sustains a year-round, local community.**

**5.** Communication, collaboration and accountability **build trust and a more activated, informed, and supportive community.**

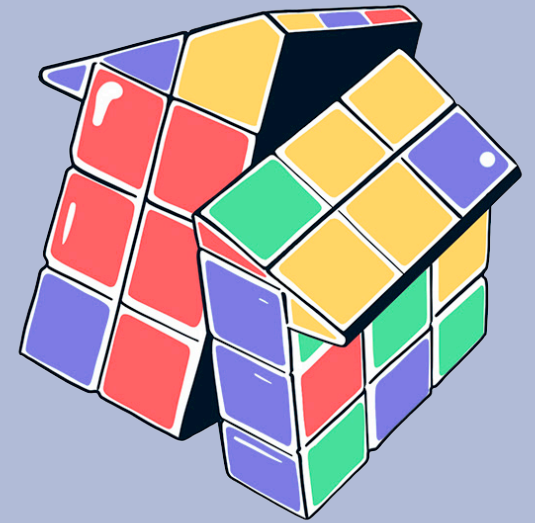
**6.** Working to create effective housing solutions is a **continual, iterative process.**

1. INTENT FOR TODAY

2. OUR APPROACH

**3. DRAFT HOUSING ACTION PLAN**

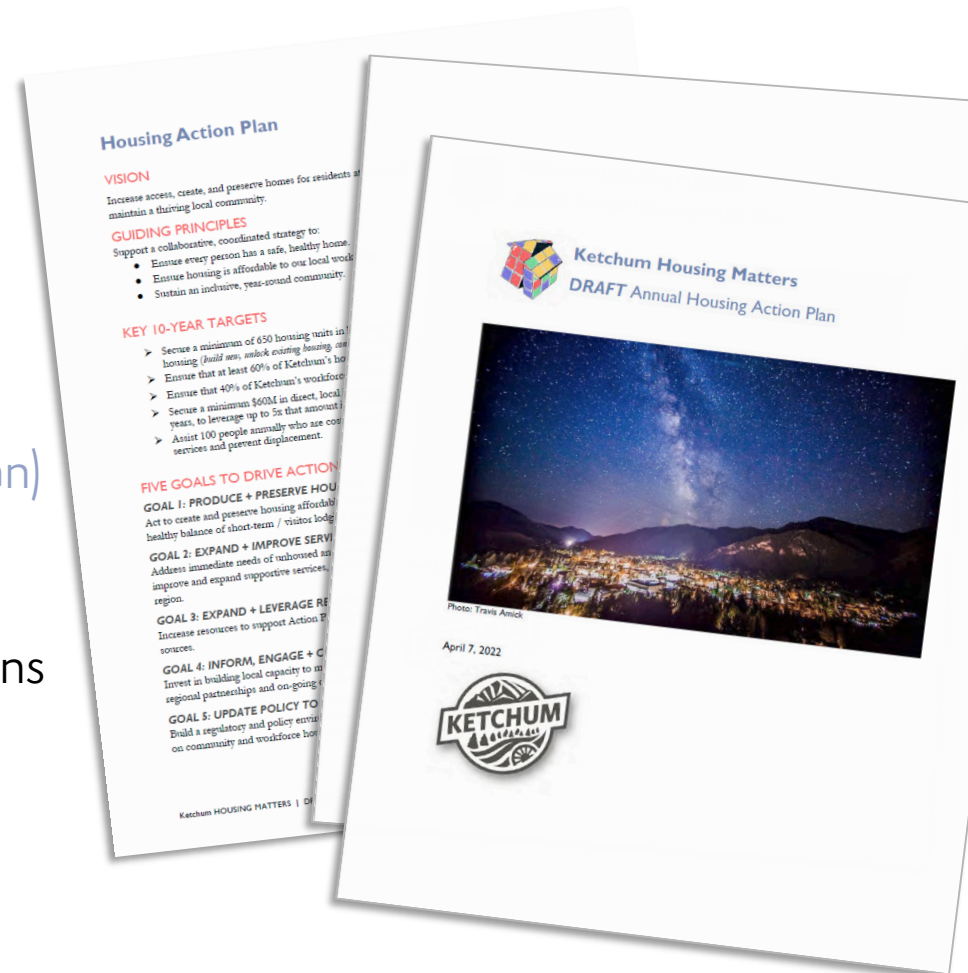
4. NEXT STEPS



# Housing Action Plan Structure

1. Intro
2. Housing Context
3. Housing Strategy
  - Vision
  - Principles
  - **10-Year Targets**
  - **Goals**
  - **Strategies**
  - **Year 1 Priority Actions (Annual Action Plan)**
4. Attachments

Annual Action Plan identifies Year 1 Priority Actions (initiated in Year 1 = May 2022-April 2023)



## Vision

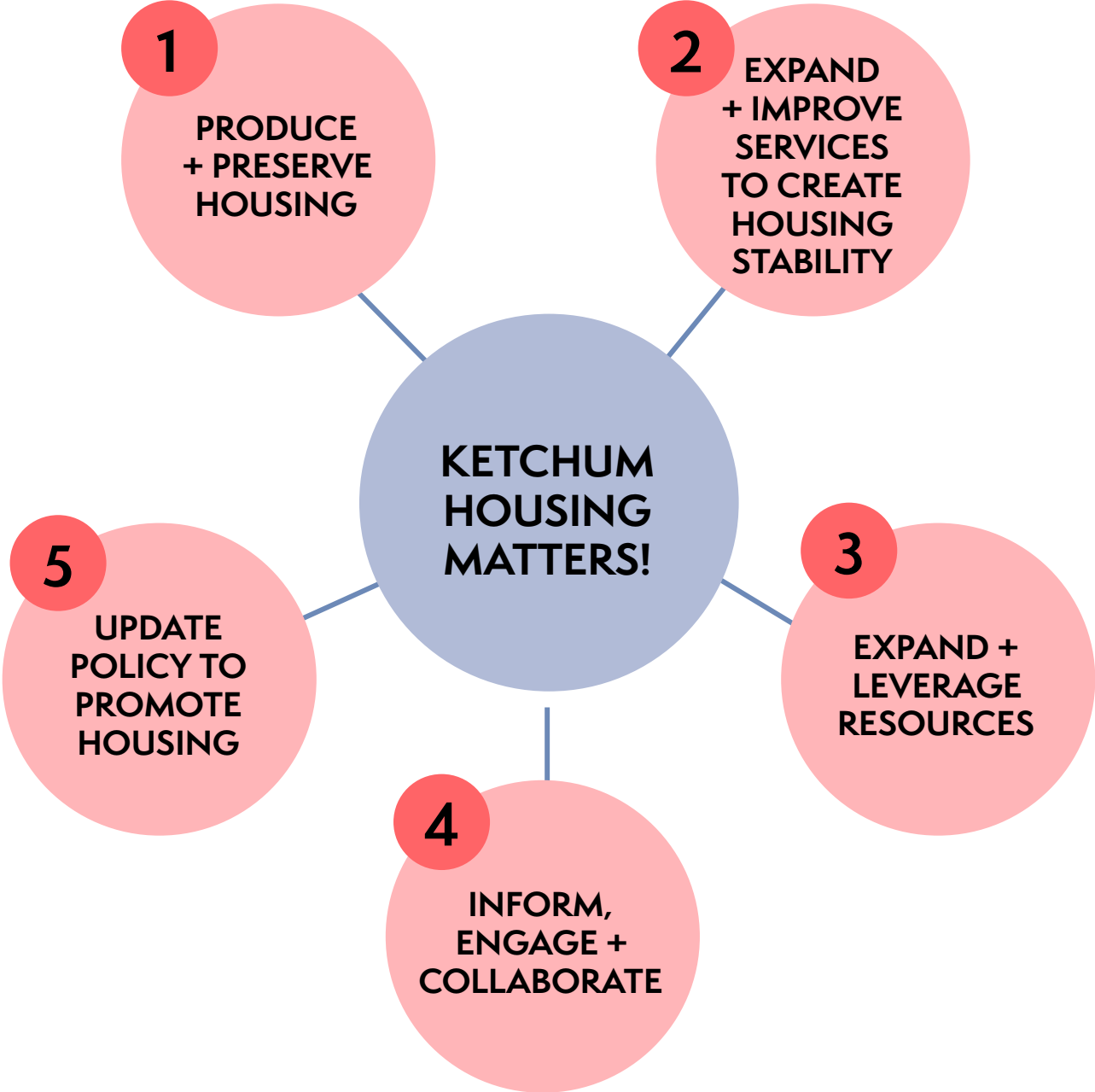
Increase access, create, and preserve homes for residents at a range of income levels and life stages to maintain a thriving local community.

## Principles

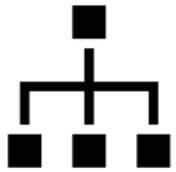
Support a collaborative, coordinated strategy to:

- Ensure every person has a safe, healthy home
- Ensure housing is affordable to our local workforce
- Sustain an inclusive, year-round community

# GOALS TO ACHIEVE TARGETS



# FROM GOALS TO ACTIONS



agree on the  
framework

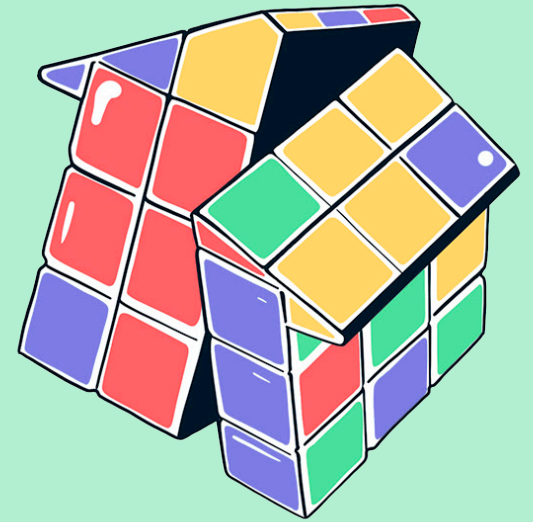
research and  
collect potential  
strategies, tactics

filter through  
prioritization and  
action planning  
process  
(reviewed 280 ideas)

establish action  
plan

# 1 PRODUCE + PRESERVE HOUSING

Act to create and preserve housing affordable for our local workforce and community housing. Maintain a healthy balance of short-term/visitor lodging and resident-occupied housing.



**KEY TARGETS**

- Secure a minimum of 650 housing units in Ketchum over the next 10 years for local, workforce housing (build new, unlock existing housing, convert existing to more affordable cost, preserve existing in perpetuity).

## There is a massive shortage of affordable homes in Ketchum.

**Ketchum: Build new, convert, or preserve about 660 to 982 homes over the next 10 years.**

Does not include the 335 “lost” renter households from 2010 to 2019.

	Description	Historic Growth (1% annually)	High Growth (3% annually)	
<b>New Households</b>	New households based on 10-year population growth scenarios.	+224	+546	
<b>Current Households</b>	Households in need of stabilization or at risk of displacement: <ul style="list-style-type: none"> <li>• cost burdened</li> <li>• experiencing homelessness</li> <li>• overcrowded</li> </ul>	436	436	
<b>ESTIMATED DEMAND</b>	Could be achieved by: <ul style="list-style-type: none"> <li>• preserving existing housing</li> <li>• converting units to local-occupied</li> <li>• New construction</li> </ul>	Total projected units needed in next 10 years.	<b>660 total</b>	<b>982 total</b>
		Projected units needed per year over next 10 years.	66 annually	98 annually

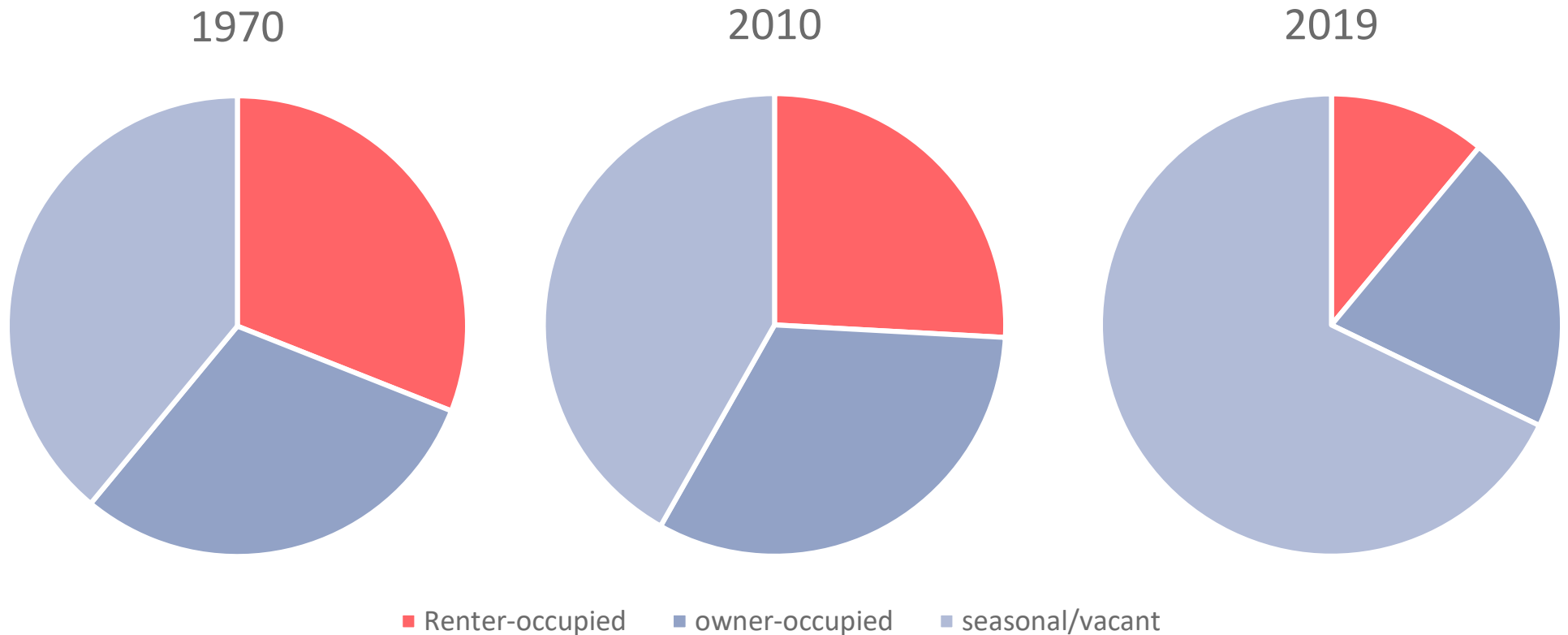


**KEY TARGETS**

- Ensure that at least 60% of Ketchum’s housing stock is owner- or long-term renter-occupied.

## Long-term rentals have decreased.

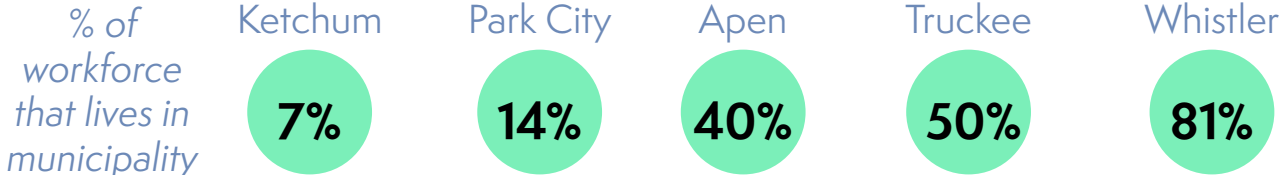
- The proportion of long-term rentals decreased from 31% in 1970 to 10% in 2019.
- About 335 long-term rental units were “lost” in Ketchum since 2010, with a significant proportion likely converted to seasonal or short-term use.



Source: U.S. Census: ACS 5-Year Estimates for 1970, 2010, 2019 data

**KEY  
TARGETS**

- Ensure that 40% of Ketchum’s workforce can live in Ketchum.



Source: Idaho Department of Labor, 2019; townlift.com/2021/09/14-of-park-citys-workforce-lives-within-city-limits/ ; The Official Community Plan of Whistler; estimate, Housing Manager, Town of Truckee; coloradosun.com/2018/10/23/aspen-housing-shortage-affordable-problem/



# 1 PRODUCE + PRESERVE HOUSING

## YEAR 1 PRIORITIES

1. Continue to support Bluebird Village development.
2. Develop new housing construction pipeline:
  - Create a 10-year pipeline.
  - **Support development of workforce housing at KURA's 1st and Washington site.**
  - Initiate joint master plan housing development opportunities on city parcels near the YMCA (in keeping with the parking agreement) and city-owned Leadville parcel.
  - Identify potential parcels for acquisition for housing development and identify needed infrastructure and funding to support. *Also supports Goal 3.*
  - Continue to dialogue with significant property owners.

## POTENTIAL PARTNERS

KCDC, Ketchum Urban Renewal Agency (KURA), City of Ketchum, GMD Development

City of Ketchum, KURA, KCDC, ARCH, YMCA

# YEAR 1 PRIORITIES

2. Develop new housing construction pipeline

# POTENTIAL PARTNERS

City of Ketchum, KURA, KCDC, ARCH, YMCA

## Community Feedback:

general support for all five publicly-owned locations (with a slight preference for the YMCA North lot)

general support for acquiring additional land for community housing development



**YMCA North lot**  
city-owned



**YMCA South lot**  
city-owned



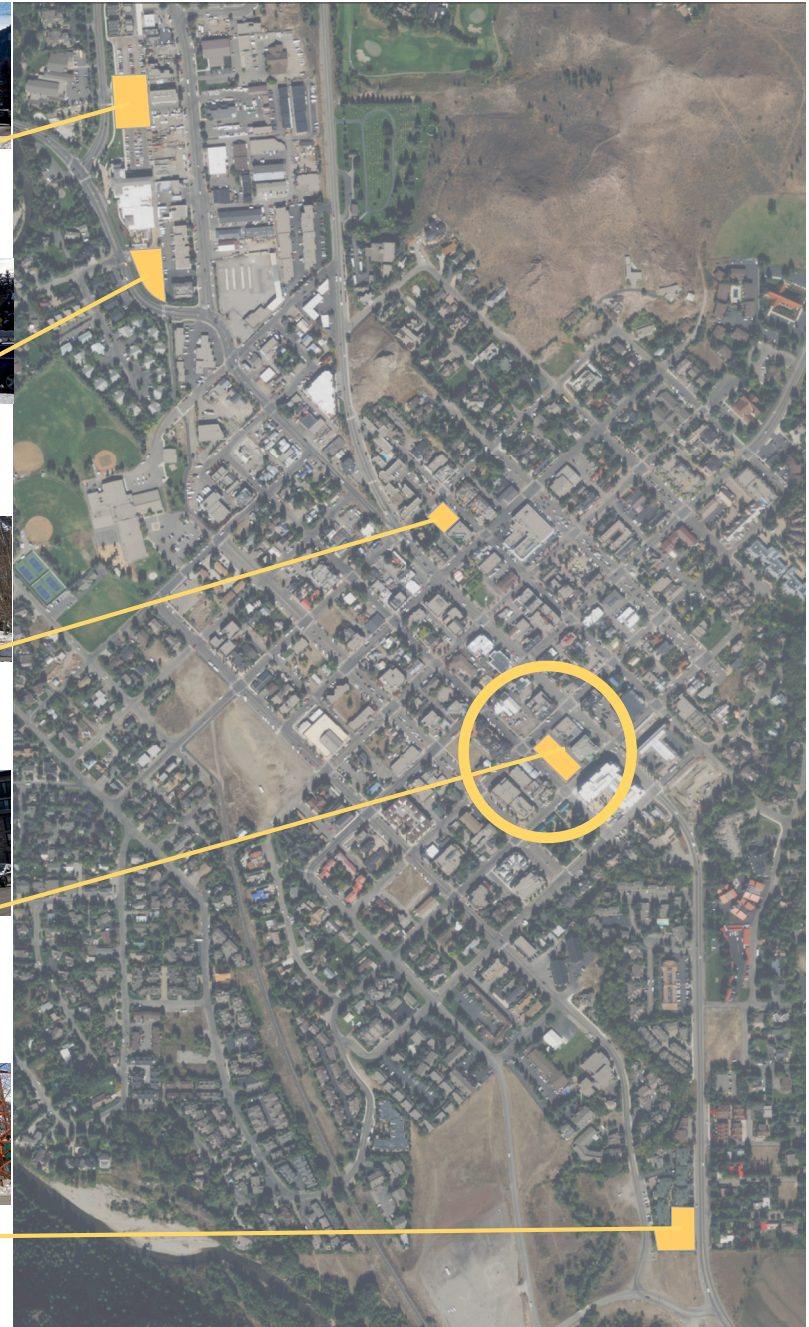
**6th and Leadville**  
city-owned



**1st and Washington**  
Ketchum Urban Renewal Agency-owned



**Lift Tower Lodge**  
Blaine County Housing Authority-owned



## 1

# PRODUCE + PRESERVE HOUSING

## YEAR 1 PRIORITIES

3. Identify and prioritize sites for preservation:
  - Conduct inventory of existing deed restricted, affordable and other naturally occurring (i.e., affordable, unsubsidized) affordable/workforce housing. *Also supports Goal 3.*
  - Identify priority sites for preservation, such as those at-risk of sale or rent increase.
4. Preserve and improve affordable housing at Lift Tower Lodge. *Also supports Goal 2*
5. Increase the number of occupied accessory dwelling units (ADUs): Develop education, incentive or policy improvements to encourage development and use of ADUs for local housing.
6. Pathway to ownership: Identify deed restriction and down payment assistance feasibility and program options that can be used within a variety of local housing projects as a pathway to ownership.

**7. Incentivize long-term rentals: Implement “Lease to Locals” Workforce Rental program.**

## POTENTIAL PARTNERS

*BCHA, City of Ketchum, other partners as identified*

*BCHA, City of Ketchum*

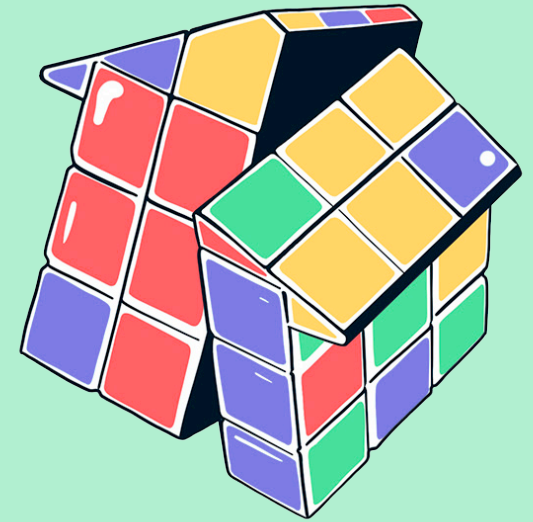
*Sun Valley Board of Realtors, Ketchum Affordable Housing Coalition*

*ARCH, Landing Locals*

**City of Ketchum, Landing Locals, Goldwhip Girls, Sun Valley Board of Realtors, local property managers**

## 2 EXPAND + IMPROVE SERVICES TO CREATE HOUSING STABILITY

Address immediate needs of unhoused and people at -risk of displacement in our community. Integrate, improve and expand supportive services, to rapidly rehouse and prevent future displacement throughout the region.



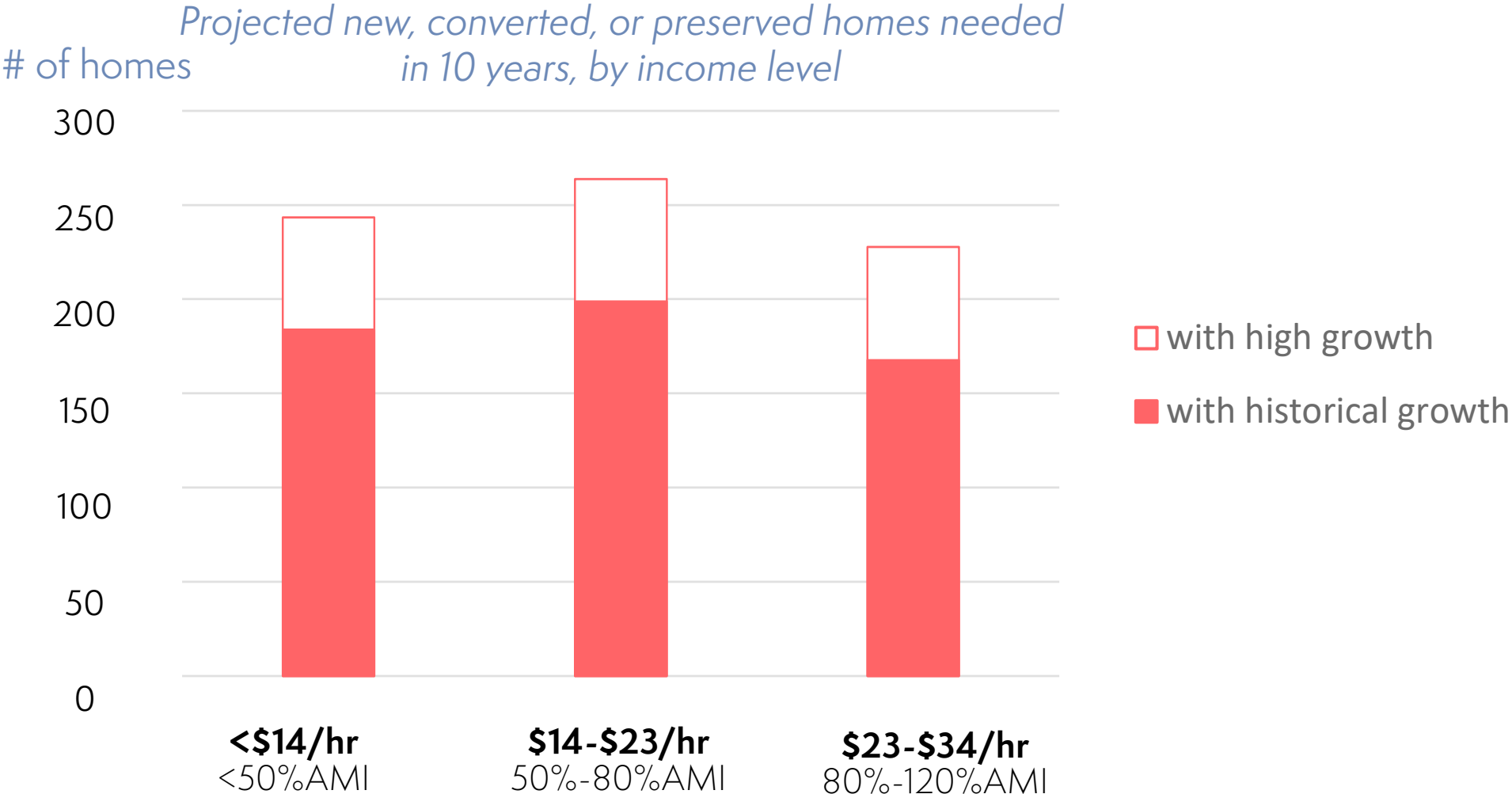
**KEY TARGETS** ■ Prevent displacement and assist 100 households annually who are cost-burdened, unstably housed or unhoused with supportive services.

**1% of local residents are  
experiencing homelessness.**

Source: Ketchum Matters Community Housing Survey, Nov. 15, 2021-Jan. 3, 2022

# Ketchum is losing its workforce and some year-round residents because most local people cannot afford to live in Ketchum.

Low-and middle-income renters have the greatest unmet housing needs.

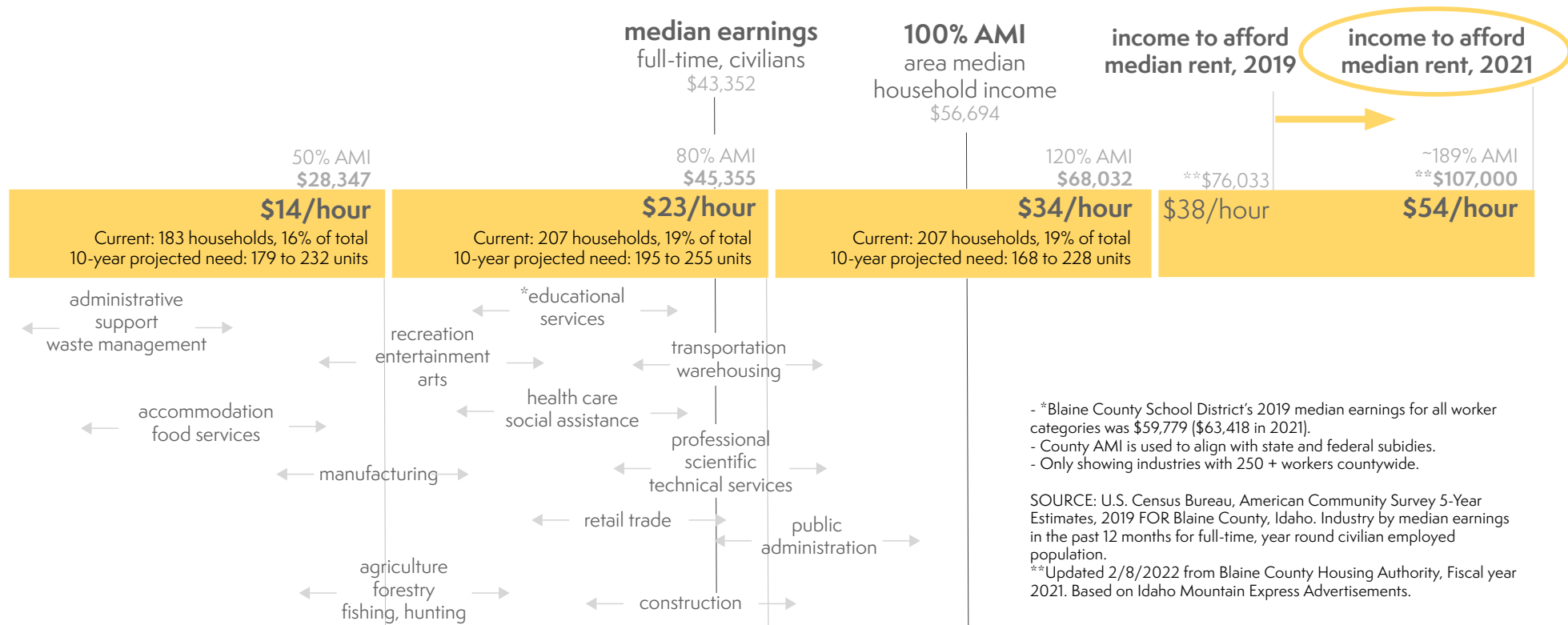




# Our economy is based on workers who earn under \$23 per hour (80% Area Median Income).

## Ketchum Households by Industry Median Earnings (2019)

- 50% of industry workers earn below & 50% earn above the median.
- Earnings are per full-time, civilian worker, not by household.
- Household Income includes interest and passive income.
- People are taking on more roommates to afford living here: Renters' average household size increased from 1.74 to 2.92, 2010-2019.



- \*Blaine County School District's 2019 median earnings for all worker categories was \$59,779 (\$63,418 in 2021).  
 - County AMI is used to align with state and federal subsidies.  
 - Only showing industries with 250 + workers countywide.

SOURCE: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 FOR Blaine County, Idaho. Industry by median earnings in the past 12 months for full-time, year round civilian employed population.  
 \*\*Updated 2/8/2022 from Blaine County Housing Authority, Fiscal year 2021. Based on Idaho Mountain Express Advertisements.



# Housing instability is creating financial, social, and emotional challenges for residents across the valley.

- mental and physical health impacts
- stress can make navigating service networks more challenging
- unclear how to find and access housing resources

“This is what we are hearing from our clients: Fear of the unknown, stress of abandoning other people who they might be leaving behind if they move and confusion about what the relocation may look like. It’s really hard for them to navigate the system as well.”

– Brittany Shipley  
of NAMI Wood River Valley

1 Ketchum Housing Matters interviews of over 30 community members. Nov. 15, 2021-Jan. 3, 2022

2 Serby, Michael, David Brody, Shetal Amin, and Philip Yanowitch. 2006. “Eviction as a Risk Factor for Suicide.” *Psychiatric Services* 57 (2): 273–74. Megan Sandel, Richard Sheward, Stephanie Ettinger de Cuba, Sharon M. Coleman, Deborah A. Frank, Mariana Chilton, Maureen Black, Timothy Heeren, Justin Pasquariello, Patrick Casey, Eduardo Ochoa, Diana Cutts; *Unstable Housing and Caregiver and Child Health in Renter Families*. *Pediatrics* February 2018; 141 (2): e20172199. 10.1542/peds.2017-2199

3 Ketchum Housing Matters community survey, Nov. 15, 2021-Jan. 3, 2022

# 2

# EXPAND + IMPROVE SERVICES TO CREATE HOUSING STABILITY

## YEAR 1 PRIORITIES

- 1. Provide displacement support:**
  - Work with partners to find housing solutions, including a planned relocation strategy for approximately 15 families being displaced by redevelopment of McHanville neighborhood in Ketchum's area of impact.
  - Develop relocation and displacement policies to minimize displacement and its affects. Also supports Goal 5.

2. Expand residential capacity of Lift Tower Lodge.

3. Define key terminology, specifically supportive services, trauma-informed, and social determinants of health.

**4. Prioritize supportive services for coordination. Identify and seek commitment from key implementation partners.**

## POTENTIAL PARTNERS

Blaine County Charitable Fund, Crisis Hotline  
Blaine County Housing Authority, Blaine County,  
St. Luke's

Blaine County Housing Authority, City of Ketchum,  
Blaine County

Blaine County Housing Authority, Interagency  
Working Group, local service providers and  
jurisdictions

**Blaine County Housing Authority, Interagency  
Working Group, local service providers and  
jurisdictions**

# 2

# EXPAND + IMPROVE SERVICES TO CREATE HOUSING STABILITY

## YEAR 1 PRIORITIES

5. Convene local housing and service provider group to explore a redesign of service delivery to be a more streamlined one-stop shop:

- Establish a “coordinated entry” approach to supportive services delivery, referrals, and follow-up. Work with service providers to update and refer people to the [findhelpidaho.org](http://findhelpidaho.org).
- Understand existing service capacity and gaps, including legal services, emergency and short-term rental assistance.
- Collaborate with existing organizations for rapidly rehousing those who are, or are soon-to-be, unhoused.
- Ongoing convening and coordination of coalition of local providers.
- Facilitate housing-specific education of group. Assess other identified, related knowledge gaps, if any.

## POTENTIAL PARTNERS

Blaine County Housing Authority, Interagency Working Group, local service providers and jurisdictions including The Hunger Coalition, BCCF, The Advocates, Herbert Romero, The Alliance, Men’s Second Chance Living, YMCA, St. Luke’s Center for Community Health, South Central Public Health District, Jesse Tree, Terry Riley, South Central Community Action Partnership, Idaho Health and Welfare, Legal Aid, The Salvation Army, Senior Connection

# 2

## EXPAND + IMPROVE SERVICES TO CREATE HOUSING STABILITY

### YEAR 1 PRIORITIES

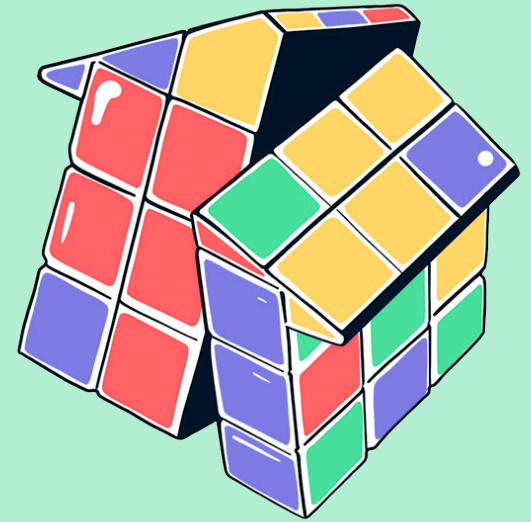
- 6. Identify and support policy changes that increase access to housing.
- 7. Coordinate funding sources. Also supports Goal 3.
- 8. Identify and support physical housing options for unhoused and at-risk households:
  - Conduct inventory of existing potential housing/sites for permanent supportive housing and/or emergency shelter/temporary crisis housing. Assess location and specifics with service providers. Also supports Goal 1.
  - “Build or buy” strategy for dedicated supportive housing units. Also supports Goal 1.

### POTENTIAL PARTNERS

- Blaine County Housing Authority, Interagency Working Group, local service providers and jurisdictions
- Interagency Working Group
- City of Ketchum, Blaine County Housing Authority

### **3 EXPAND + LEVERAGE RESOURCES**

Increase resources to support Action Plan Goals from a range of public and private sources.



**KEY TARGETS** ■ Secure a minimum \$60M in direct, local investments for housing actions for Ketchum in the next 10 years, to leverage up to 5x that amount in investments (includes 20% of City funds allocated to projects outside of Ketchum).

## Example Actions

<i>Estimated Annual Cost</i>	<i>Estimated Annual # of units or people served</i>
<b>Incentivize Long-Term Rentals Lease to Locals Program</b>	
<b>\$1M</b>	100 units converted to long-term rentals
<b>Multifamily preservation program</b>	
<b>\$1M</b>	16-20 existing homes preserved
<b>Construct new multifamily rentals</b>	
<b>\$2-3M</b>	30-100 new homes cost-dependent on public/free land, takes 2-5 to complete
<b>Pathway to ownership program</b>	
<b>\$1-2M</b>	10 homes purchased
<b>Emergency Rental Assistance</b>	
<b>\$500K</b>	150 households
<b>Estimated total per year: \$5.5M - 7.5M</b>	

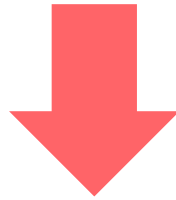
Proposed LOT (\$2.8M)  
 + In-Lieu Fees (\$325K)  
 = \$3.1M

# We cannot use any of these common mechanisms.

Idaho's cities are the only cities in the U.S. without authority to implement any of these common strategies.



**inclusionary zoning**  
(mandatory affordable housing with development)



**rent control**



**real estate transfer tax**



**vacant home tax**



**state tax incentives**

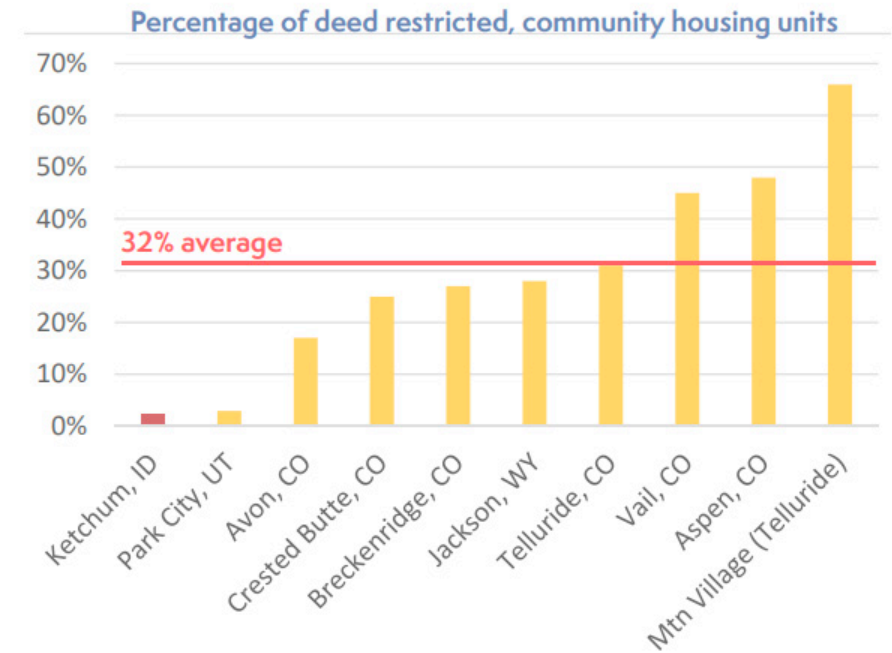
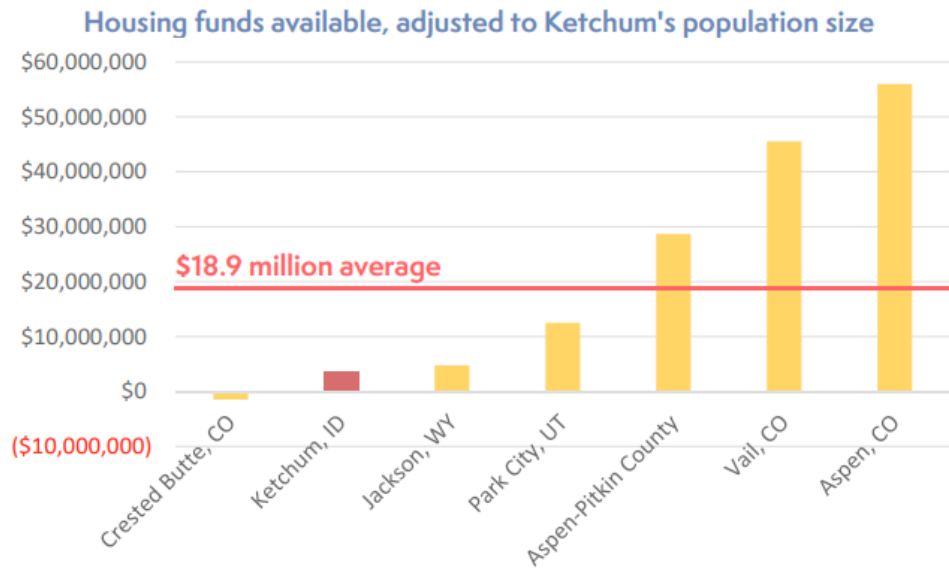


**minimum wage**



# We need both public and private funding.

LOT and other local funds leverage other employer, philanthropic, government funds.



## Community housing definition:

Residential housing that is restricted (through a deed restriction) to being a rental or a for-sale unit to eligible persons and households, based on applicable income and residency requirements.

**KEY TARGETS** ■ Allocate 20% of City housing funds for significant county-wide actions.

## Think regionally – act locally.

Ketchum's housing solutions should encourage and be consistent with regional collaboration efforts while also being specific and actionable for Ketchum.

# 3 EXPAND + LEVERAGE RESOURCES

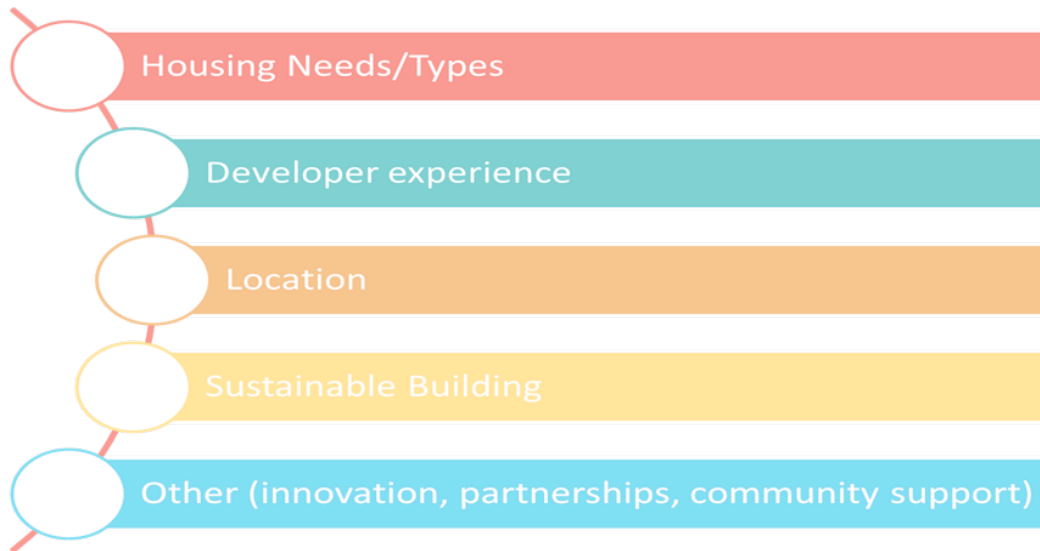
## YEAR 1 PRIORITIES

1. Create criteria for allocation of city funds, including alignment with the Vision, Principles and Goals identified in this Plan, other City plans, and apportionment based on projected need by area median income. See Appendix for example from Truckee.

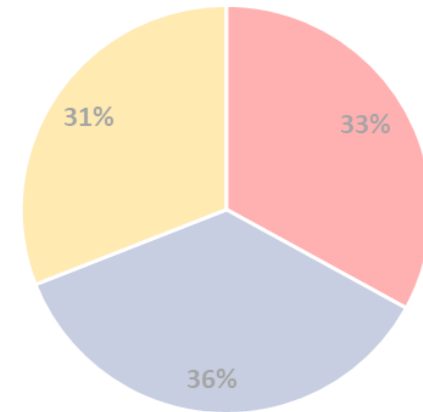
## POTENTIAL PARTNERS

City of Ketchum, implementation partners

### Example Evaluation Criteria



### Example Allocation Distribution



■ <50% AMI ■ 50 to 80% AMI ■ 80 to 120% AMI

2. Meet with current and potential public and private funding partners to set up a process to regularly review funding priorities and opportunities to support the Action Plan (minimum quarterly). *Also supports Goal 4.*

City of Ketchum and Implementation/Funding Partners (Spur Community Foundation, Wood River Community Housing Trust, Idaho Community Foundation)

# 3 EXPAND + LEVERAGE RESOURCES

## YEAR 1 PRIORITIES

3. Secure local funding for housing through adjustments to Ketchum's local option tax (LOT).

## POTENTIAL PARTNERS

Committee for LOT for Housing

### POLICY

*If the voters approve the ballot, new revenues generated from LOT will solely be used for the purposes of **Workforce Housing Provision and Support**.*

## WORKFORCE

All adults in the household must meet one of the following criteria:

- An employee of a local business in Blaine County, Idaho (at least 1,000 hours per year or an average of 20 hours per week) during their occupancy
- Pursuing work in Blaine County by:
  - applying for work with local businesses
  - have a job offer from a local business
  - preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient

## OR

By median rent: Up to the income who can afford the previous year's annual median rent

- Meet one of the following exemptions:
  - retired person who, immediately preceding retirement, was a full-time employee of an entity located within Blaine County for at least five continuous years and continued living as a full-time resident within Blaine County following their retirement
  - person unable to work or who does not have a work history due to qualifying for disability as defined by the Americans with Disabilities Act
  - full-time, informal caregiver if either caregiver or care-recipient lived in Blaine County for at least the five previous continuous years.

## By income

- Up to 120% area median income
- Up to 150% area median income
- Comparable cities – many have removed the AMI limit or gone up to 210%

# LOT basics

- LOT revenue **cannot** be currently used for housing.
- The ballot language would require new revenue to be **set aside** in a separate account for workforce housing provision and support. **Audited annually.**
- **Groceries**, autos, and workforce housing materials **excluded**.
- Even with the increase over the previous years, the current uses (emergency services at 68% for example) need the revenue. **The City also has significant capital needs, mainly street repair, that will require an additional \$1.6 million per year over the next three years.**

# 3 EXPAND + LEVERAGE RESOURCES

## YEAR 1 PRIORITIES

4. Support/secure state/federal funding for housing. Key sources include:
- State of Idaho Housing Trust Fund for housing development gap financing
  - City ARPA strategic initiatives account
  - Blaine County ARPA funds
  - Idaho Housing and Finance Association (IHFA) Low-Income Housing Tax Credit (LIHTC) and related financing programs
  - Increase/expand funding for short-term/emergency rental assistance and other Goal 1 and Goal 2 area programs

- 5. Coordinate cross-organization philanthropic efforts and strategies for an effective philanthropy model. Explore, document, and pursue philanthropic funding for specific housing solutions.**

## POTENTIAL PARTNERS

Blaine County, Idaho Housing Finance Association

Spur Community Foundation, St. Luke's Foundation, Wood River Community Housing Trust

# 3 EXPAND + LEVERAGE RESOURCES

## YEAR 1 PRIORITIES

**6. Meet with large and small local employers, including non-profits and direct service providers, to discuss specific employer-sponsored housing options.**

## POTENTIAL PARTNERS

Local employers

7. Explore opportunities to fund “barrier removal” programs to assist people getting into housing. For example:

- Fundraising for down payment assistance programs
- Fundraising for “Jump Start” housing security flex fund
- Relocation/retention assistance program

City of Ketchum

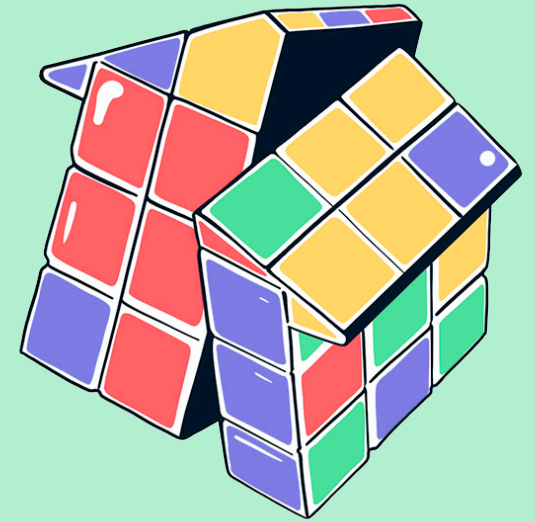
8. Conduct land and properties inventory and analysis of development potential for both public and private parcels/facilities in Ketchum with potential for housing development, rehabilitation, land trades or purchases, etc. Also supports Goal 1.

City of Ketchum, Wood River Land Trust, Mountain Rides, and public/private partners

4

## INFORM, ENGAGE + COLLABORATE

Invest in building local capacity and regional partnerships to make informed decisions about, and execute on, housing action. Support ongoing communications to increase coordination and effectiveness, targeting the public, other jurisdictions and implementation partners.





- KEY TARGETS** ■ Allocate 20% of City housing funds for significant county-wide actions.
- Through a bi-annual survey, achieve a minimum of 51% satisfaction/public approval of housing action, coordination and results.

## Interview response theme:

- Housing needs and transparency
- Intentional framework
- Community fortitude

# 4 INFORM, ENGAGE + COLLABORATE

## YEAR 1 PRIORITIES

## POTENTIAL PARTNERS

1. Finalize Ketchum Community Housing Action Plan and Needs Assessment.

City of Ketchum

2. Provide a six-month Progress Report.

City of Ketchum, implementation partners

3. Update Ketchum Housing Action Plan annually, with community input and Council approval.

City of Ketchum, implementation partners

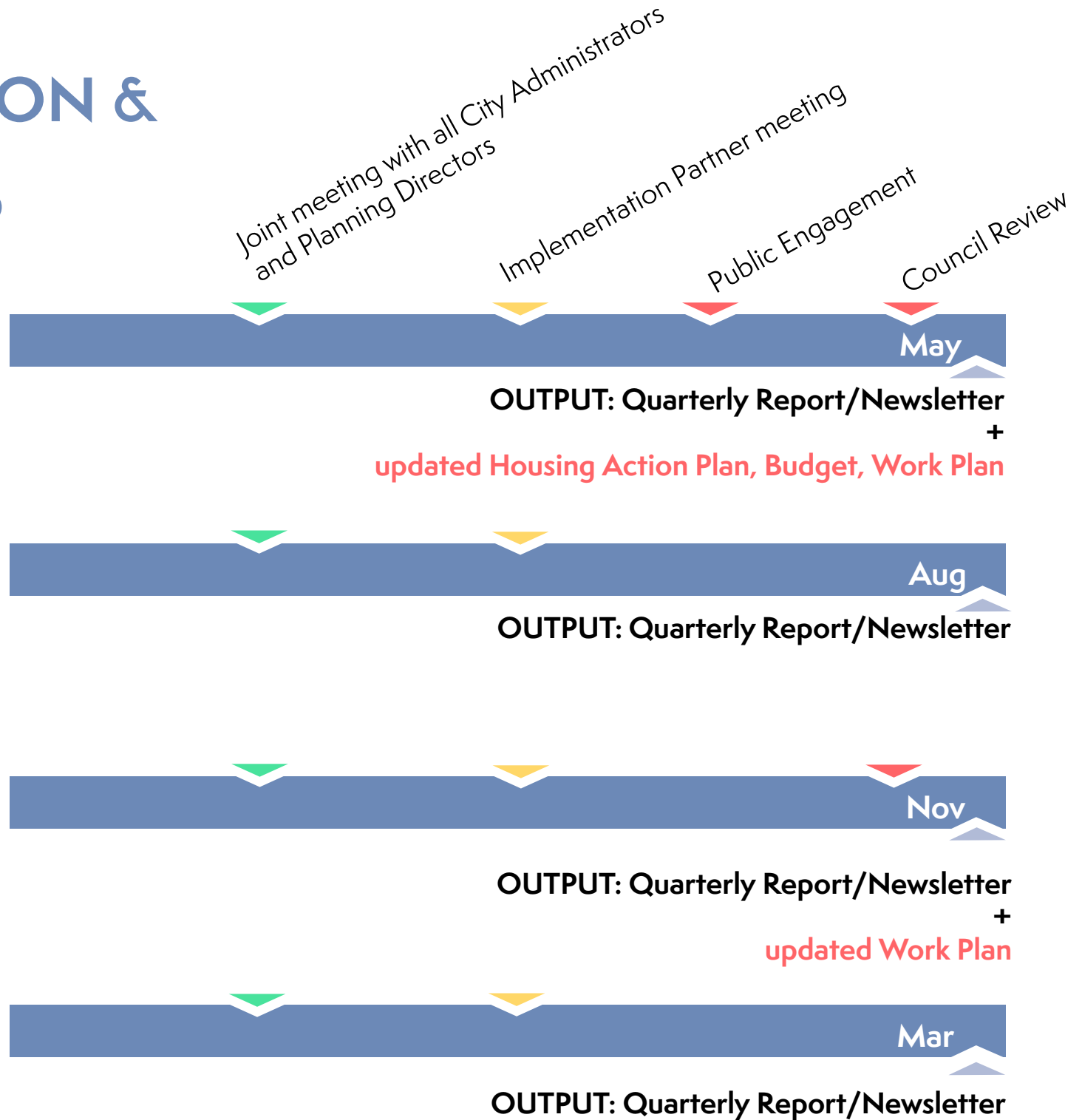
4. Create accountability and guarantee transparency with the public and partners in housing funding decisions and resource allocations at City Council and other public meetings and through annual budgeting process.

City of Ketchum

5. Launch coordination process with Action Plan implementation partners (i.e., quarterly meetings to track process, web-based tracking tool).

City of Ketchum, implementation partners

# QUARTERLY COORDINATION & TRACKING, ANNUAL HAP UPDATE



# 4 INFORM, ENGAGE + COLLABORATE

## YEAR 1 PRIORITIES

6. Create and implement strategic communication plan for housing to support partner work:

- Develop community education materials to build understanding of continuum of local housing needs and intersection of housing and other areas. Also supports Goal 2.
- Develop shared messaging materials for use among housing partners.
- Initiate speaker series, trainings, working group or other methods for identifying and sharing information about existing programs and innovative housing models to develop local initiatives.
- Initiate a community call to action to describe how community members can affect change (i.e., give funds, pledge support, provide public comment, other methods of community action).

7. Determine baseline and change in perception on housing efforts and effectiveness:

- Create a baseline poll to partner organizations to distribute to service recipients/participants.
- Annually re-poll recipients/participants to determine change.

## POTENTIAL PARTNERS

Wood River Land Trust, St. Luke's, Sun Valley Institute, the Hunger Coalition, City of Ketchum, Blaine County Housing Authority or Regional Housing Coalition, Spur Community Foundation

Implementation partners of Goal 2

# 4 INFORM, ENGAGE + COLLABORATE

## YEAR 1 PRIORITIES

8. Participate in and support launch of a countywide housing coordination effort. Explore intersection with cross-sectional efforts, such as smart growth and regional sustainability planning.

## POTENTIAL PARTNERS

Blaine County, Blaine County Housing Authority, Participating members TBD



**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.**



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

# 4 INFORM, ENGAGE + COLLABORATE

## YEAR 1 PRIORITIES

9. Maintain internal capacity to staff key housing actions, initiatives, and community engagement.

## POTENTIAL PARTNERS

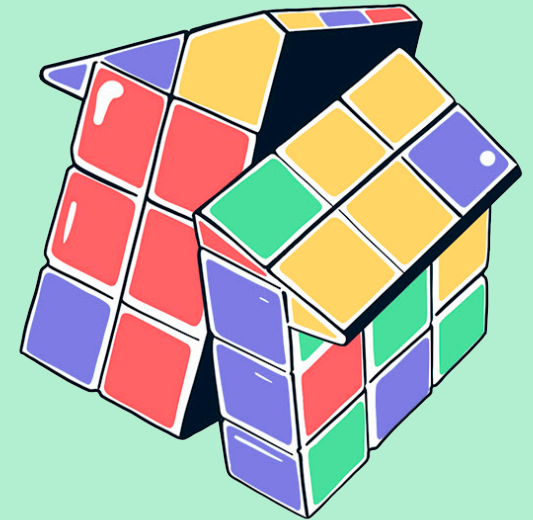
City of Ketchum

10. Identify state-level housing policy changes and work with the resort community coalition's policy advocate.

City of Ketchum

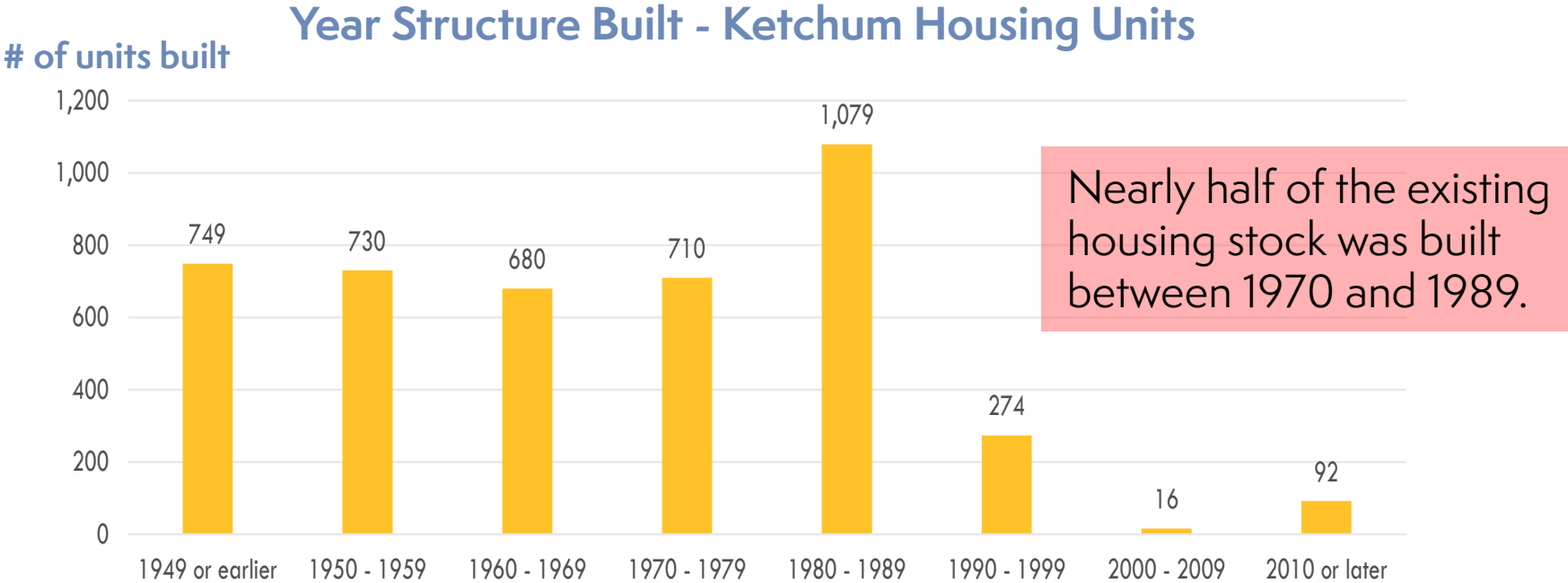
## **5** UPDATE POLICY TO PROMOTE HOUSING

**Build a regulatory and policy environment that increases housing supply with an emphasis on workforce and community housing development while remaining consistent with other community goals.**



**KEY TARGETS** ■ Supports all targets.

# Residential development has slowed.



Source: U.S. Census Bureau: American Community Survey 5-Year Estimates (2013-2019), cross-referenced with City of Ketchum building permit data



# Pandemic Acceleration

The past 2 years have seen a severe acceleration of these trends, along with a substantial increase in year-round population (exception: short-term rentals have seen some near-term declines year over year in the past two years).



Source: U.S. Census Bureau: American Community Survey 5-Year Estimates (2013-2019); Decennial Census Redistricting Data (2020)

# 5

# UPDATE POLICY TO PROMOTE HOUSING

## YEAR 1 PRIORITIES

## POTENTIAL PARTNERS

1. Conduct an audit of existing code in relation to Action Plan goals.

City of Ketchum

2. Enact interim ordinance while permanent regulations are developed to increase the production of housing:

City of Ketchum

- Minimum residential densities required for certain zone districts depending on project type
- Limit lot consolidation to low-density zones
- No net loss of units

**3. Develop code change work plan to spur increased general and community housing supply.**

City of Ketchum

4. Explore priority processing and other incentives for projects that serve the Housing Action Plan.

City of Ketchum

## 5

# UPDATE POLICY TO PROMOTE HOUSING

## YEAR 1 PRIORITIES

## POTENTIAL PARTNERS

5. Establish annual accountability metrics for application, permit, etc. processing related to housing development and measure progress toward housing goals.

City of Ketchum

6. Meet regularly with other City departments and public agencies, development community and key constituencies to obtain feedback for process improvements.

City of Ketchum

7. Propose ordinances to address income non-discrimination and tenant displacement ordinance to help identify and support tenants at risk of displacement. *Also supports Goal 2.*

City of Ketchum

8. Clarify Fair Housing and Affirmatively Furthering Fair Housing requirements to counteract negative impacts on protected classes. Analyze additions to federal law. *Also supports Goal 2.*

City of Ketchum

9. Create a separate business license to collect accurate information on short-term rentals and issue regular reports.

City of Ketchum

10. Explore methods to verify health and safety standards in short-term rentals.

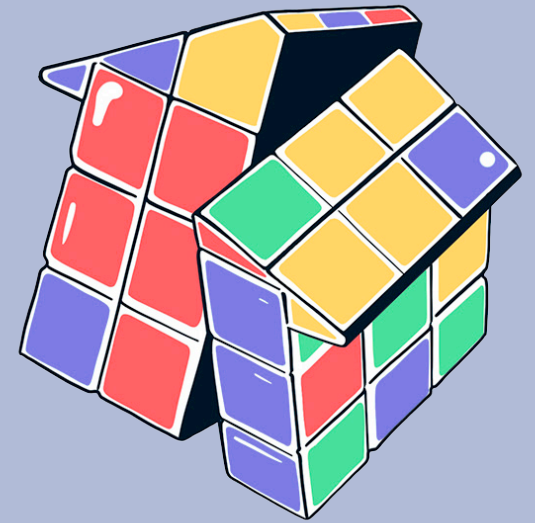
City of Ketchum

1. INTENT FOR TODAY

2. OUR APPROACH

3. DRAFT HOUSING ACTION PLAN

**4. NEXT STEPS**



# NEXT STEPS

April 13  
4 to 6:30 pm

**1st & Washington Ave Redevelopment Community Workshop**  
proposed mixed-use, mixed-income housing



April 18  
4 pm

**Draft Housing Action Plan presented to Council**  
Public comment welcome

April 18 to May 1

**Public Feedback on Draft Housing Action Plan**  
Email comments to [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)

April 22  
noon to 1:30 pm

**Focus Group on the Housing Action Plan**

April 27  
5:30 to 7 pm

**Draft Housing Action Plan Presentation & Open House**  
City Hall - FREE FOOD!

May 9  
4 pm

**Final review of the Housing Action Plan**  
by City Council

May 12  
5:30 pm

**Presentation of the Housing Action Plan**  
The Community Library

May 17  
8 am to 8 pm

**ELECTION DAY!**  
Local Option Tax vote to raise revenue for workforce housing provision and support

# THOUGHTS?

See the engagement board or online survey!

1. What parts are you excited about and/or would like to participate in?
2. What do you think could be better? What is unclear?
3. What do you think of our engagement plan and the accessibility of this information?



fill out the online survey!

[surveymonkey.com/r/GZPKNY8](https://surveymonkey.com/r/GZPKNY8)



¡Conteste la encuesta!

[surveymonkey.com/r/ZM3YG7V](https://surveymonkey.com/r/ZM3YG7V)



# THANK YOU!!!

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Jade Riley  
City Administrator

