

Lisa Enourato

From: John Underwood <john@junderwood.com>
Sent: Wednesday, January 4, 2023 1:00 PM
To: Participate
Subject: RE: City of Ketchum | Word on the Street

I suppose that this message will forever mark me as a cheap, ignorant and unfeeling bastard but I do not now understand and have never agreed with the concept of 'affordable housing'. Why on earth would the rest of us provide housing for people who can't afford to live here? If one cannot afford the housing. or automobile that they desire, ask yourself what the rest of us do in that situation . . . generally we do not expect to receive free or discounted gifts Rather we work harder, find a second or third job and otherwise evaluate how badly we want the desired benefit. Please log this note as a vote in opposition to more 'affordable housing',

From: City of Ketchum <participate@ketchumidaho.org>
Sent: Thursday, December 29, 2022 5:18 PM
To: John Underwood <john@junderwood.com>
Subject: City of Ketchum | Word on the Street

Lisa Enourato

From: H Boyle <Boylehp@yahoo.com>
Sent: Wednesday, January 4, 2023 2:55 PM
To: Participate; Carissa Connelly
Cc: Andrew Guckes
Subject: For Public Comment: City Council—Housing Deed Restrictions

It is encouraging to see the early success of the Lease to Locals program and that the City is moving in the direction of a Deed Restriction program.

As you deliberate, it is important to be clear on what problem are you looking to solve: Affordable Housing or Workforce Housing?

These two issues may be related, but the potential solutions (and funding sources) are different. The Council and the Housing Strategist seem more focused on Affordable Housing than on Workforce Housing. I fear that may be at odds with the electorate, especially as you go into a LOT vote. Why not just declare victory on low income housing with Bluebird and shift the focus to Workforce Housing where you can have a win?

As you explore the Deed Restriction program, I agree with Councillor Breen that the more formulaic you make it, the more public trust in it. You can keep tweaking the formula as you learn. I would not put it in the hands of an advisory body.

A trial project sounds great. But even with a trial, have a plan for qualification prioritization and how deed restriction will be enforced. Be tight on the program and adapt it as you learn, so that the public will come along with you.

The provision for retiree housing defeats the purpose of meeting the need for workforce housing. When people want to retire, workforce housing should go back to the workforce pool, otherwise all of these homes will eventually become retiree housing and we won't have a long-term solution to workforce housing. There is no reason Ketchum taxpayers should be subsidizing retiree housing. We don't have a need for more retirees here. We have a need for more local workers in particular occupations.

It was disappointing, but unsurprising, to learn the County will not be stepping up to take over BCHA. This is distressing, as geography drives costs, and the obvious place for large scale workforce housing outside of Ketchum/SV where land and construction

costs are lower (if the goal is to maximize the bang for the buck and house the most people).

While my initial reaction was that Deed Restricted housing should not be permitted to be sublet, upon further reflection, if the goal is to house workers, and the house inhabitant meets the workforce criteria, then why not? That being said, it is unseemly for people in subsidized housing to profit off that subsidization, so I do think subletting should only be allowed to cover mortgage and property tax, perhaps with a 5%-10% markup for administration and maintenance.

As Ms Connelly pointed out, enforcement of deed restrictions is critical to ensuring ongoing public support. One of the challenges the City has faced is that is tagged with the historic lack of enforcement.

Index based appreciation limits can dramatically reduce incentive for an owner to invest in the property. Aspen had some really trashed properties in their program from this. If you limit the buyer market to people who meet the local workforce criteria for buyer, isn't this the problem you are looking to solve?

You could offer bigger deed restriction payment for housing converted from STR to ownership. Or for people who meet a critical need in the community like a teacher or health care worker or first responder.

Could you trial the program with the KURA/WRHT property at Washington? Instead of all of it being rental, could say, 10% of the units be for ownership at a variety of income limits (including no limit?), so you can learn?

Can you do this in a tax exempt entity so people could donate to the deed purchase program? Like ARCH or WRHT? That way you might be able to get employers (and maybe some private donors) to participate. ARCH raised \$1mm for teacher housing in a single night.

One critical point: How will you measure success of this trial? Publish those criteria in advance.

How do you prioritize \$1mm for this vs another \$1mm for landing locals?

Remote work restrictions were raised—they can be problematic. Is someone working for SVC serving a local person? Or a tourist? Perhaps if you prioritize certain work categories that we have a need for like first responders, teachers, healthcare workers, municipal workers, non-profit workers, this point becomes moot?

To get some product into the trial, can you get the local realtors to promote “sell to locals” like what happened with Johnny’s and with Lefty’s?

While our community broadly should bear the burden of social services to its members, if the housing situation is because we are all in on tourism, an industry that brings the locals so many costs and perhaps not so many benefits, perhaps we should have an explicit view as to how much of the burden should be borne by residents versus employers versus tourists. Right now, many employers seem to be looking to residents to bail them out. Is that healthy? It is probably better to create an opportunity for those employers to be part of a solution (like buying bonds for units in WHRT buildings).

Councillor David spoke of the success of the taxpayer subsidy program at the Fields. I don’t think anyone in town is very aware that there is a real success story to learn from. Could the Fields units be presented as a good case study—how has that housing evolved. Similarly, Northwood units. An overall report on all the City’s historical housing efforts could create a lot more support for future efforts.

Thank you,

Perry Boyle
Ketchum

Lisa Enourato

From: Mallory Walker <mallwalk@mac.com>
Sent: Wednesday, January 4, 2023 5:37 PM
To: Participate
Subject: Proposed Amendments of the 1% LOT Tax for Air Service

I was sick yesterday and unable to attend in person but caught a large part of the discussion and wish to enter my thoughts for the record.

I can support a proposal for “no new taxes” but allow 1/2 the expiring Air Lot tax to be used for housing. Technically it is a new tax but believe it can and should be sold as a continuation of the expiring tax.

Sadly missing from last night's discussion was recognition of the many private sector workforce housing initiatives that took place in 2022. The City's role should be to bring land to market and partner with Blaine County Housing Trust, Arch or other community groups dedicated to creating and maintaining workforce housing in perpetuity. Not just rent controlled for 20 years but every dollar of city money or land is permanently restricted and professionally managed.

It is just as essential to maintain the housing as it is to build it. Quality of property management should be an important part of any award of city land or money. Worry about the future as much as the present.

Mallory Walker

140 River Rock Road
Ketchum, ID 83340-1206
(Mail Address: Box 1206)

or

Apartment 3-D
3150 South Street, NW
Washington, DC 20007-4455

202-255-1374 (Mobile)

mallwalk@mac.com

Lisa Enourato

From: HP Boyle <boylehp@yahoo.com>
Sent: Friday, January 6, 2023 10:54 AM
To: Participate
Subject: Fwd: USPS - PO Box Price Changes Coming

Might be a good time to pick up the pace on getting our PO in compliance with the law.

Perry

Begin forwarded message:

From: donotreply@usps.com
Subject: USPS - PO Box Price Changes Coming
Date: January 6, 2023 at 9:11:43 AM MST
To: boylehp@yahoo.com



Hello H Boyle,

Advance Notice to POBOL PO Box Customers - January 2023 Price Change.

If your PO Box renewal fees are due in January, and you would like to renew at the existing rate, please visit usps.com/poboxes to renew before January 22, 2023. Fees paid on or after that date are subject to new rates.

You have several convenient payment options. Choose the one that works best for you:

- **Pay Online:** Go to usps.com/poboxes and click Renew, which will take you to the *Manage Your Account* page. Then, click *Renew PO Box* to make a one-time payment. Your credit card will be stored for future automatic renewals.
- **Pay at a self-service kiosk (SSK):** You can find an SSK by visiting PO Locator and selecting "Self-Service Kiosks" from the drop down menu.
- **Pay by mail:** Send a check or money order payable to "U.S. Postal Service" to the Postmaster where your PO Box is located. (Include your PO Box number on the face of the check.)
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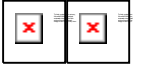
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Lisa Enourato

From: HP Boyle <boylehp@yahoo.com>
Sent: Sunday, January 8, 2023 12:20 PM
To: Participate
Subject: For City Council

Here is an article from The New York Times on the impact of widening roads.
Interesting perspective that may be useful to you as you continue dialogs with ITD and think about Main Street changes.



Widening Highways Doesn't Fix Traffic. So Why
Do We Keep Doing It?
[nytimes.com](https://www.nytimes.com)

Perry Boyle
Ketchum

Lisa Enourato

From: Wood River Farmers Market <wrfarmersmarket@gmail.com>
Sent: Monday, January 9, 2023 5:28 PM
To: Participate
Subject: Possible Farmers Market Move Back into Ketchum

Dear Ketchum City Council Members,

My name is Katie Zubia and I have served as the President of the Board of Directors of the Wood River Farmers Market Association for 6 years. I have had the pleasure of meeting most of you over the years and appreciate the support you have shown our local farmers markets.

First off, a well conducted farmers market becomes a huge part of a community. It just has a certain vibe about it that makes people happy! It's a place where local community members can sell their homegrown and homemade goods and a place where the community can gather and buy those goods. As you know, we moved the Ketchum Farmers Market to River Run in the summer of 2019. The City of Ketchum lost a huge asset when we left. We are very grateful to Sun Valley Company for accommodating us for the last 4 seasons. However, we have been told by countless customers, vendors, etc that they would really like to see us back in the heartbeat of the City of Ketchum. City of Ketchum staff have even asked us repeatedly to consider moving back into town.

We sat down this past fall with a few of the staff members and drafted what a move back into town would look like. We have reached the point of filling out the event application. However, after being involved with the local farmers markets for the last 10 years and being on the board of directors for 8 of those years, something about this potential move just isn't sitting right with me.

We were under the impression that the Ketchum Farmers Market potential move back into town would at some point go before the council. However, in our last correspondence with city staff we were told this wouldn't be necessary. We fully understand that you all have much more important issues to deal with so we see why. We would however like you all to be aware that we may move back into town though because we strongly feel that your support is necessary. This was a lesson I believe we learned too late when we moved out of Ketchum after the 2018 season.

We would also like to bring up some issues that we have regarding the fees set forth by the City of Ketchum for holding the market in Forest Service Park. We understand fully that yes certain "amenities" are going to require fees. We fully accept responsibility for those. Our vendors and organization have loyally paid the Ketchum LOT taxes over the years and will continue to do so.

Our hope in laying out the following information is that you will better understand our organization: The Wood River Farmers Market Association has been running the Ketchum and Hailey Farmers Markets for over 20 years now. We are a not for profit organization. Our board of directors is composed of nine vendors who volunteer their time to run our organization. We employ two seasonal managers who work tirelessly during the summer months to make our markets happen. Our organization exists to offer our wonderful community a place to sell their homegrown, homemade goods (vendors) and a place to buy those goods and gather as a community. We feel very strongly about keeping our fees to our vendors at the lowest cost possible (basically just enough to pay our two employees and advertise where we can). We have many loyal vendors who show

up each week just to make a couple hundred dollars- if we raised our fees we would lose them in a heartbeat and would lose a huge part of our vibe and appeal to customers. We don't have the manpower or time to fundraise and do not take in donations. We have been told several times that we can't receive "special treatment" by the City as this wouldn't be fair to other events held in the city. It has been difficult to successfully explain that we aren't exactly an "event". We are not in this to make money- we don't charge admission, sell alcohol, etc. We are a service to the community. As a side note, the City of Hailey has recognized this in the last 3 years. We have a wonderful, highly visible location in Hailey. The City very graciously only charges us a \$25 application fee to use Roberta McKercher Park for 18 weeks!

As my time on the Wood River Farmers Market Board of Directors draws to a close, my ultimate goal is to leave both of our markets set up in the best way possible for future success. We have done incredible things with the Hailey Market and I know with your help and support, we can do the same for the Ketchum Market.

I greatly appreciate you taking the time to read through this letter. I look forward to hearing back from you soon.

Katie Zubia
Wood River Farmers Market Association
Board of Directors President

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Wood River Farmers Market Association
Phone: 208.721.1562
Web: www.wrfarmersmarket.org
Facebook: [wrfarmersmarket](https://www.facebook.com/wrfarmersmarket)
Instagram: woodriverfarmersmarkets

Lisa Enourato

From: Scott Jordan <ceo@scottevest.com>
Sent: Thursday, January 12, 2023 12:38 PM
To: Participate
Cc: Neil Bradshaw
Subject: Gio and Stephanie were amazing!

I just wanted to let you know what an amazing job both Gio and Stephanie did yesterday helping us with our huge water pipe that broke. They were here within 10 minutes after my call, and did everything to ensure the leak was stopped quickly, and even came back after hours to turn the water back on. Thanks so much!

Scott Jordan

Sincerely,

Scott Jordan, Chief Pocket Scientist and CEO of [SCOTTeVEST](#)