



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

“I move to adopt public service preference for Bluebird Village”

“I move to adjust retirement definition for Bluebird Village”

Reasons for Recommendation:

- Adjusts Blaine County Housing Authority criteria based on critical staffing needs
- Requires households to be economically active, with exceptions for long-time community members who are no longer economically active due to age or cannot be due to disability

Policy Analysis and Background (non-consent items only):

Goal 1: Produce + Preserve Housing
Action 1: Continue to support Bluebird Village development.

When City Council approved the ground lease for Bluebird Village, the public requested a local preference policy. During the April 3 meeting, Council requested to revisit a Ketchum preference policy later when more data is available – citing concerns for potential Fair Housing violations and staff capacity to monitor compliance. Given feedback received in the interim and after revisiting feedback during the development of the Housing Action Plan, staff proposes the following adjustments to BCHA’s policies for Bluebird Village.

Public Service Preference
 Public service providers, such as Blaine County School District and local governments, are struggling to maintain staff due to housing instability and availability. Other organizations also employ or have volunteer critical service providers, such as snowplow drivers, volunteer firefighters, and emergency room staff. Given the need for such services, staff recommend applying a public service preference such as the following:

At least one non-dependent member of the Applicant Household must meet one of the following criteria to be prioritized for public service:

- *At least one non-dependent member of the Applicant Household must be employed by a public entity in Blaine County for a minimum of 1,000 hours worked per calendar year (or a minimum of 20 hours per week).*

- *Are a critical service provider who are on-call 24 hours a day for public safety emergencies in a Housing Department approved, community-based organization.*

Retirement Definition

Ketchum’s Comprehensive Plan acknowledges that housing addressing an aging population is one of the primary challenges we face. Policy H-3.2 specifically calls for housing for special needs populations, including housing for elderly, and that it “should be close to shopping, medical services, entertainment and public transportation.” Community outreach during the development of Ketchum’s Housing Action Plan identified a clear need for affordable housing for elderly workers nearing the age where working is no longer viable.

Outreach also identified a public concern that affordable housing would be filled with retirees and/or that people would move to the area to retire in affordable housing. To address the latter concern, staff recommend adjusting BCHA’s definition of a retired person, to a person who,

1. *was a Full-Time Employee in Blaine County, Idaho, for not less than ten (10) out of the ~~twenty-five (25)~~ **fifteen (15)** years prior to the date of qualification; and*
2. ***lived continuously in Blaine County following their retirement; and***
3. *was a Full-Time Employee in Blaine County for an entity that served Blaine County immediately prior to their retirement; and*
4. *Is 65 years of age or older.*

The timeframe of ten out of fifteen years would mean that someone who qualified as a Full-Time Employee in Blaine County for ten years and was retired for five before applying would qualify. It also means that someone who did not live or work in the area for a period of five years in the last fifteen would qualify, if they met the definition of Full-Time Employee in Blaine County for ten years.

Sustainability Impact:

Ability to house employees and community participants locally decreases commuter vehicular trips.

Financial Impact:

None	
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Attachments:

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