



City of Ketchum

## CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: February 19, 2026 Staff Member/Dept: Carissa Conelly - Housing

Agenda Item: Review of Housing Action Plan

### Recommended Motion:

No formal action is requested for this agenda item. Staff is requesting general direction from the Council regarding the elements of the existing City Housing Action Plan.

### Reasons for Recommendation:

- Review existing needs assessment and associated future goals
- Review existing short- and long-term actions
- Mayor's proposed areas for adjustment
- Council feedback on any areas of adjustment or missing items

### Sustainability Impact:

None

### Financial Impact:

None OR Adequate funds exist in account:	Funds for program contained in .5% LOT for Housing, In-Lieu Housing Trust Account and one-time capital contributions from General Fund.
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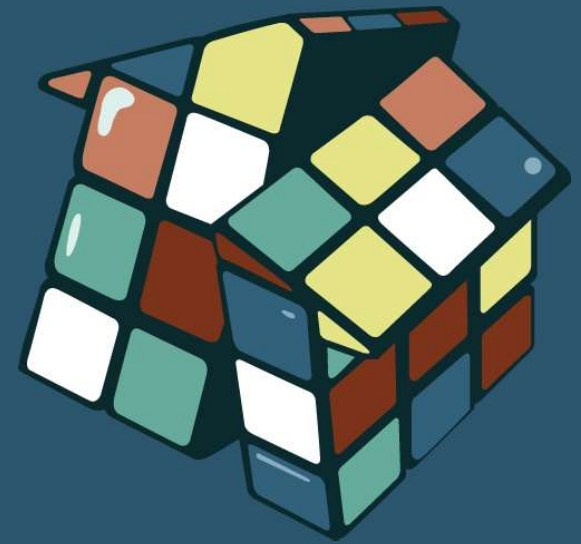
### Attachments:

1. Housing Action Plan presentation with BCHA countywide info

# STRATEGIC PLANNING

## KETCHUM CITY COUNCIL

February 19, 2026





**WHAT IS THE NEED**

**PROGRAM OVERVIEW**

**FAR EXCEEDANCE**

**MIDDLE INCOME NEW  
CONSTRUCTION**

**OWNERSHIP &  
PRESERVATION PROGRAM**

**NEW LOCAL OPTION TAX**

**BCHA**

**[INSERT VISUAL]**

**NEED**

**PROGRAMS**

**STAFFING + GOVERNANCE + ADMINISTRATION**

**\$ \$ \$**



**WHAT IS THE NEED**

**PROGRAM OVERVIEW**

**FAR EXCEEDANCE**

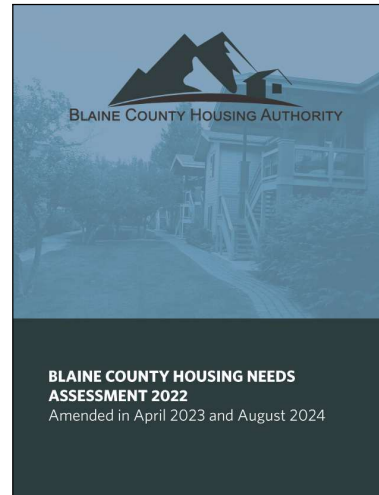
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**OWNERSHIP &  
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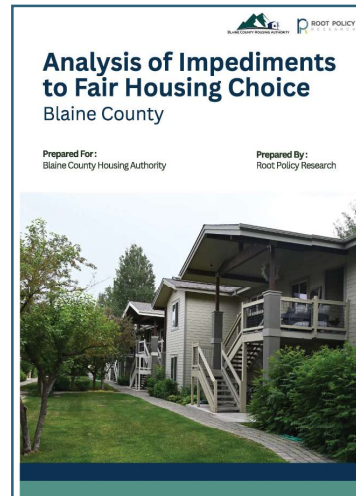
**NEW LOCAL OPTION TAX**

**BCHA**

## Housing Needs Assessment, 2022 + 2024



## Analysis of Impediments to Fair Housing Choice 2025



## Employee Generation Nexus Study 2024



**informed decision  
making**






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

QUANTITATIVE DATA

<b>NEED BY 2032</b>	<b>Historic Growth</b> 1% Annually	<b>High Growth</b> 3% Annually
New Households (population growth)	+227	+546
<i>Housing Units in Poor Condition</i>	16	16
<i>Households with Severe Overcrowding</i>	16	16
<i>Cost-Burdened Households</i>	368	368
<i>Experiencing Homelessness</i>	36	36
Current Households at risk of displacement or unhoused	+436	+436
Estimated need (preserved, converted, new community housing units)	<b>663 total</b>	<b>982 total</b>

- population growth is combination of growth with existing conditions (current employers, no new development) and as a result of new construction and new uses (see Nexus Study)

# THE COMMUNITY NEED, CURRENT HOUSEHOLDS

NEED BY 2032	Historic Growth 1% Annually	High Growth 3% Annually
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Current Households at risk of displacement or unhoused	+436 	+436
Estimated need (preserved, converted, new community housing units)	<b>663 total</b>	<b>982 total</b>

- Doesn't include verbal or month-to-month leases, nor the 335 lost long-term rentals

# THE COMMUNITY NEED, POPULATION GROWTH + CURRENT HOUSEHOLDS

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Estimated need (preserved, converted, new community housing units)	<b>663 total</b>	<b>982 total</b>

- 660 minimum preserved, converted (from STR or seasonal), or new community housing by 2032
- For scale, that's equivalent to 20% to 30% of existing housing stock (peer community avg. 30%)

# HISTORICAL AND PARALLEL HOUSING NEEDS ASSESSMENTS

580 units needed countywide for commuters + overcrowding  
without current, cost-burdened households, population or employment growth

2,387 units needed countywide

480 units needed countywide for very low-income households

6,665 units needed countywide for low- & moderate-income households  
4,700-6,600 units needed countywide

1996

ASI Associates

2006

Rees Consulting

2011

WIKSTROM

2021

The Concord Group

2022

Agnew::Beck

2023

BCHA  
Agnew::Beck

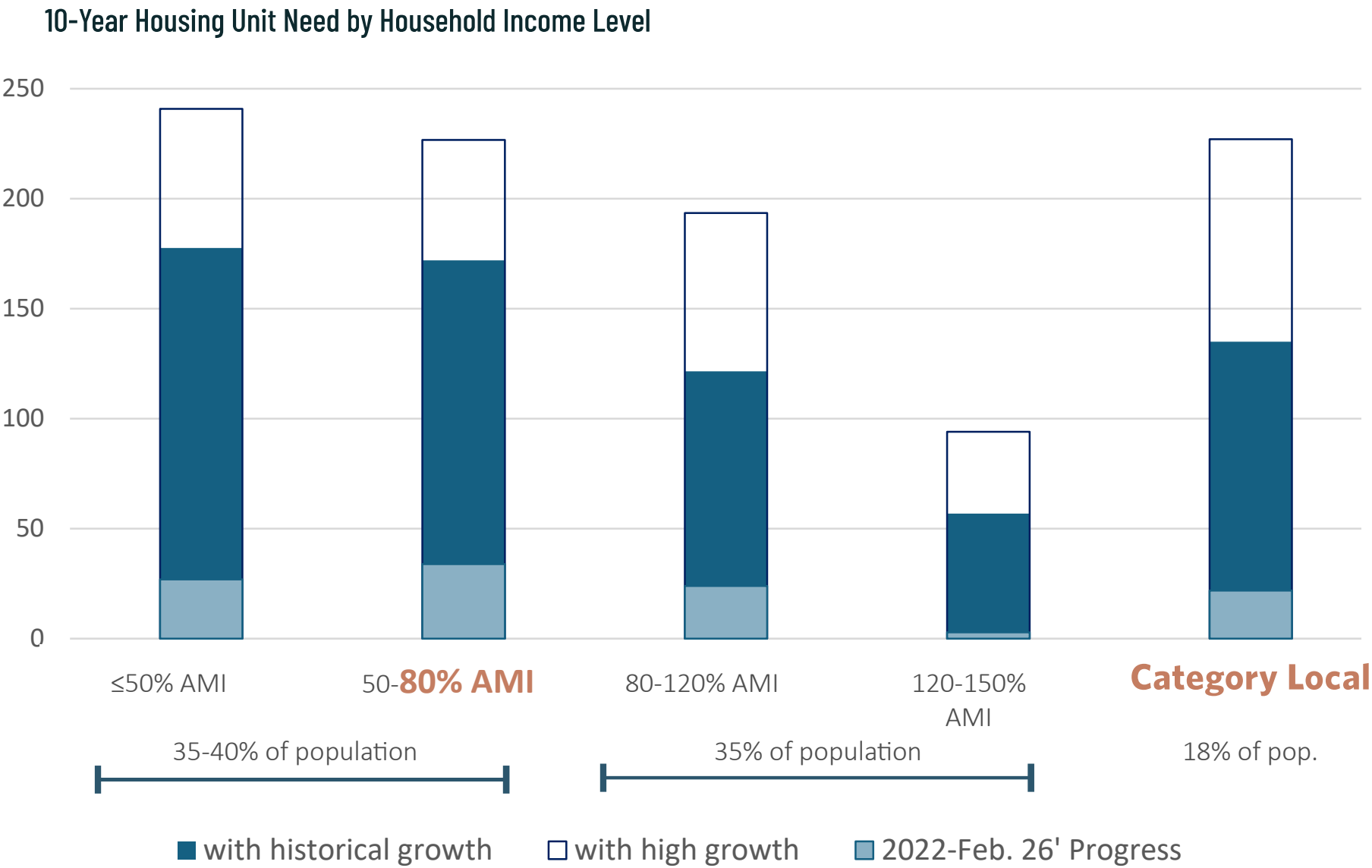
**Teton County, ID 5,300**

**Valley County, ID 1,200**

McCall, Cascade, Donnelly, Meadows Valley  
excludes cost-burdened



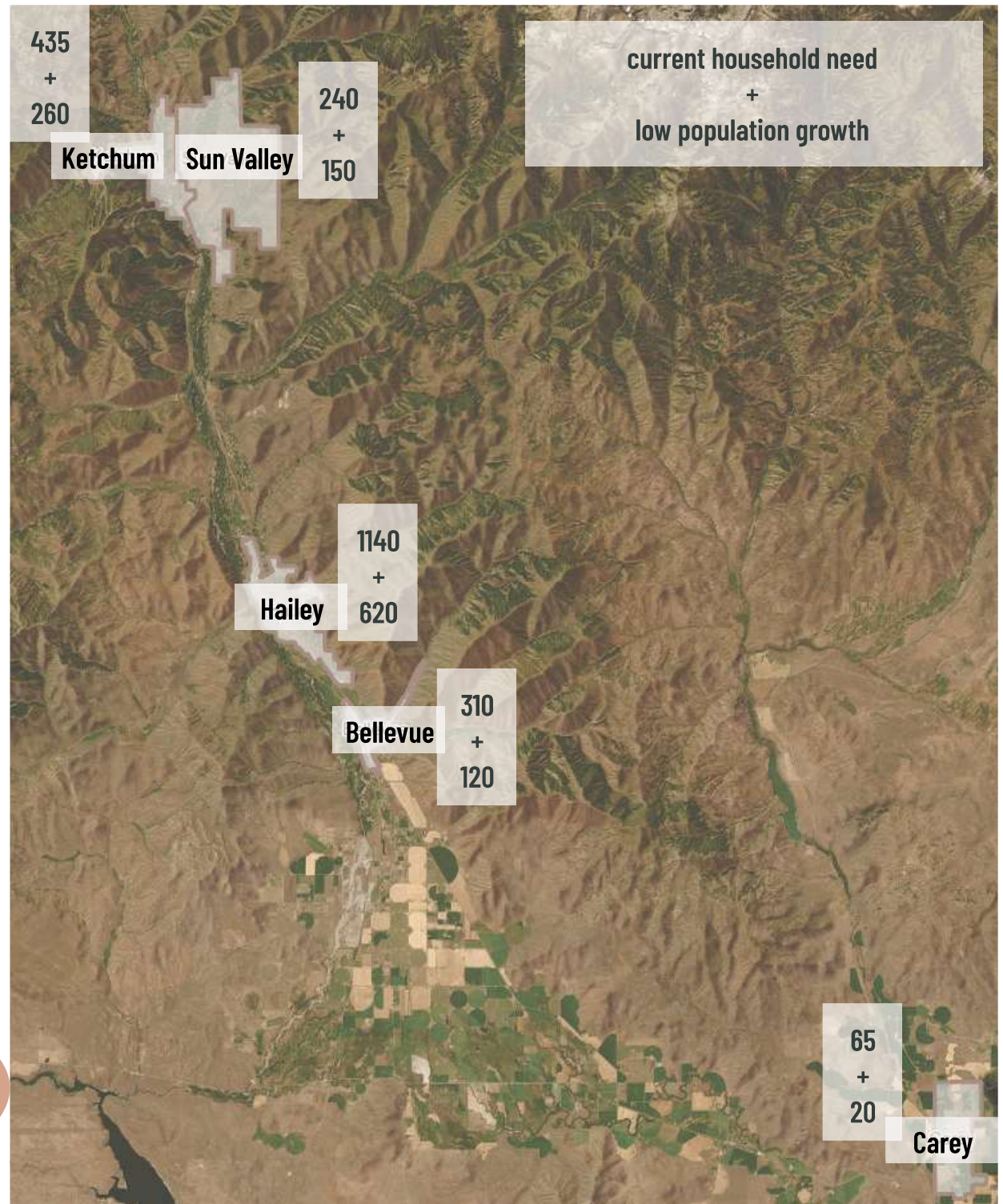
# KETCHUM NEEDS COMMUNITY HOUSING AT EVERY INCOME LEVEL



Source: U.S. Census Bureau: ACS 5-year Estimates, 2019, 2021; HUD FY2024 50% VLI Income Limits, BCHA Income Limits: 4PP Household

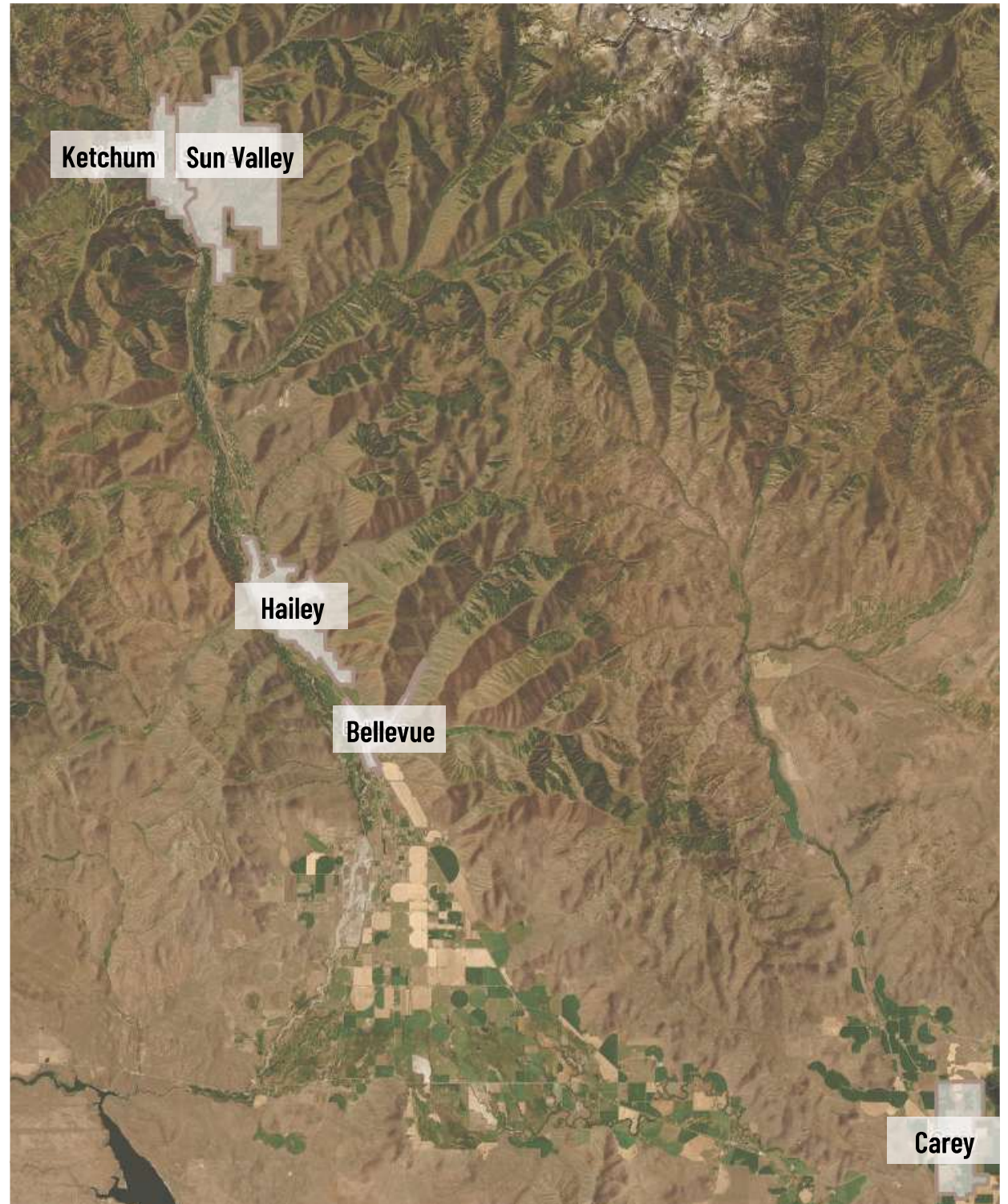
# THINK REGIONALLY - ACT LOCALLY

"People say they are for affordable housing, 'But it needs to be someplace else.' Attitudes need to change about who actually lives in affordable housing."  
– Community Homeowner



# WHERE DO PEOPLE WORK?

- 15% of Bluebird employees worked in Hailey at move-in, most transitioned so only 5% now
- Employees state they want flexibility in where they work
- Difficult to determine precise work location or who is served:
  - BCSD
  - Mountain Rides
  - Forest Service
  - Landscape / construction / trades / cleaners / nanny-shares
  - The Advocates, The Space, BCRD
  - Sterling Urgent Care
  - Clearcreek Disposal
  - Sun Valley Guides
  - The County

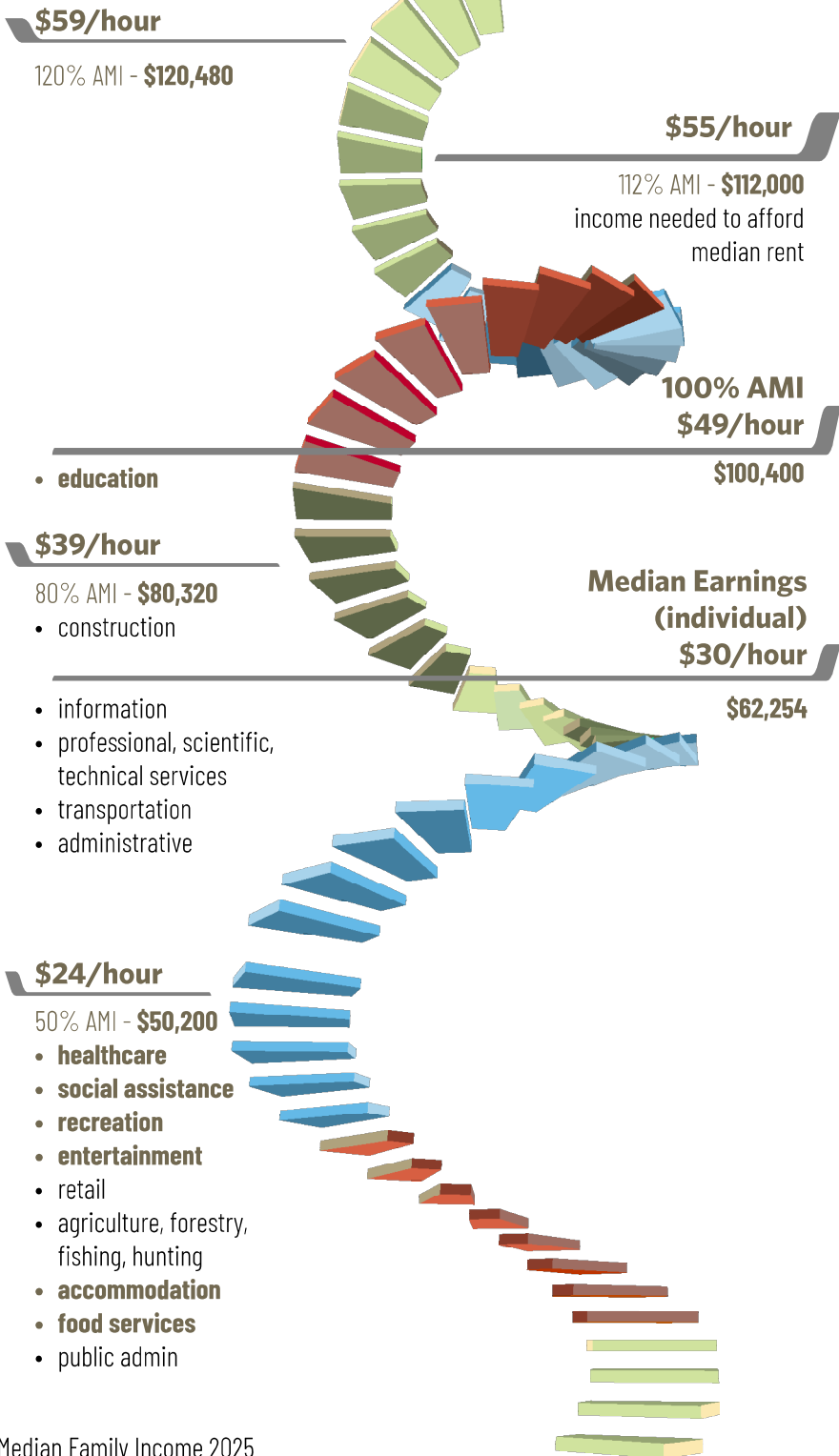


# ONLY UPPER-INCOME HOUSEHOLDS CAN REALLY AFFORD THE 'MARKET'



## BLAINE COUNTY MEDIAN EARNINGS BY INDUSTRY, ESTIMATES (FULL-TIME, YEAR-ROUND)

44% of households



Source: U.S. Census Bureau, ACS 5-Year Estimates, 2024; HUD Median Family Income 2025

# THE COMMUNITY NEED

## QUALITATIVE DATA

### coordination



### housing access



**BLAINE COUNTY  
CHARITABLE FUND**

### housing stability



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

2010-2019



**-335**

rentals

~22% of 2010 households

**+39%**

seasonal/STR



# The population is aging, with fewer children and more seniors - especially in the North County.

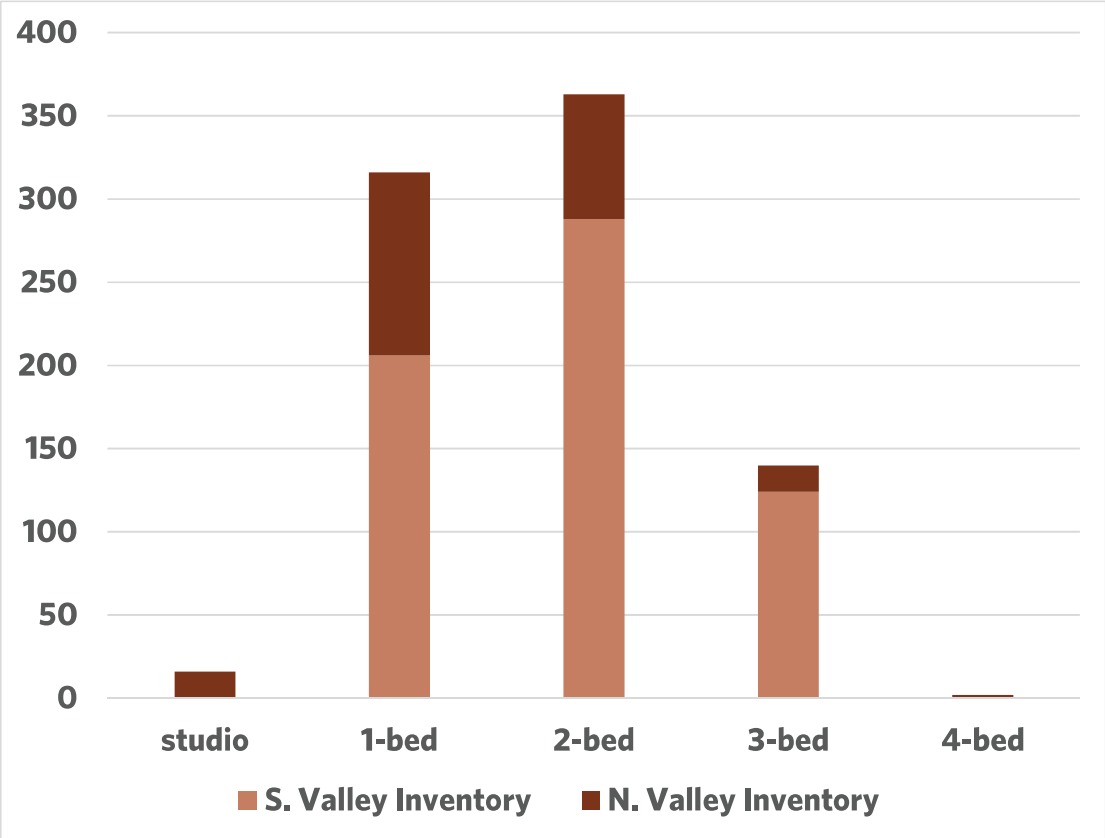
SOURCE: 2020 Decennial Census; 2023 5-year ACS and Root Policy Research; BCHA Community Housing Masterlist 2025

**Blaine County**  
Median Age  
**40.4 → 45.5**  
2010 2023

**North Blaine County**  
Median Age  
**47.2 → 57**  
2010 2023

**1/2** # of kids in Ketchum under 10 2010-2024

Community Homes by size (2024)



## Ketchum's housing need allocated by unit size.

Informed by existing community housing inventory, BCHA's waitlist, and preference survey

	Recommended Goal	Community Housing added since 2022	Remaining
studio	15%	16	83
1-bedroom	30%	59	139
2-bedroom	25%	27	138
3-bedroom	25%	4	161
4-bedroom	5%	0	33
		106	554



## Families and local workers are being displaced by wealthier, older residents.

RESIDENT INCOME  
(IN AVG ADJUSTED GROSS INCOME)



\$80,000

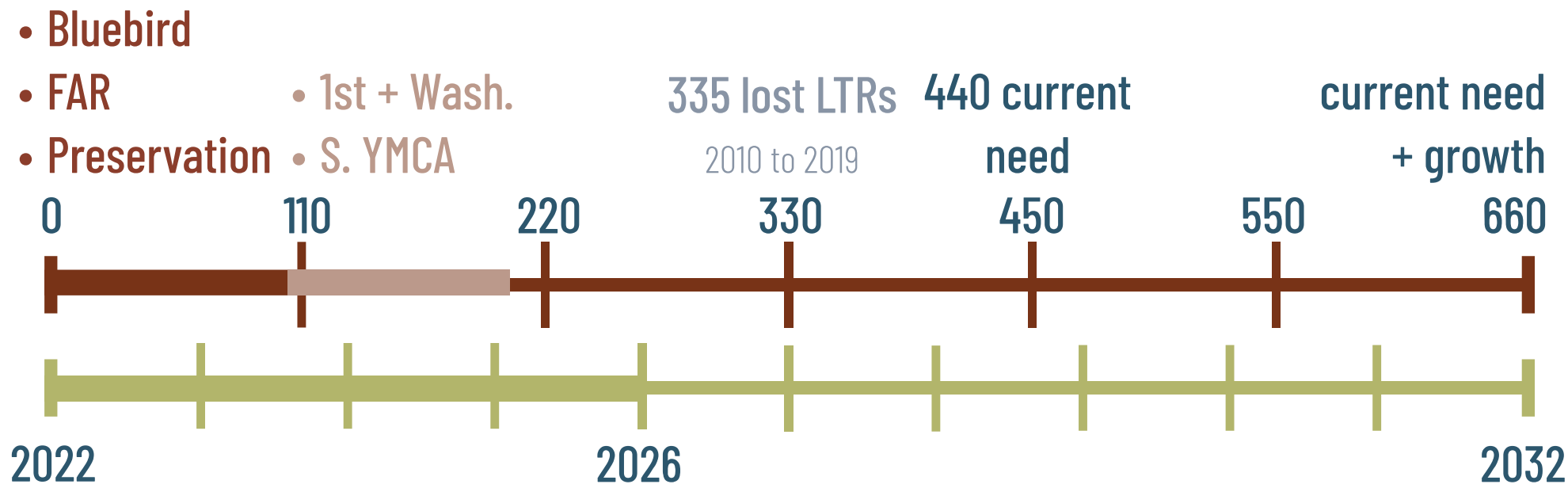


\$260,000

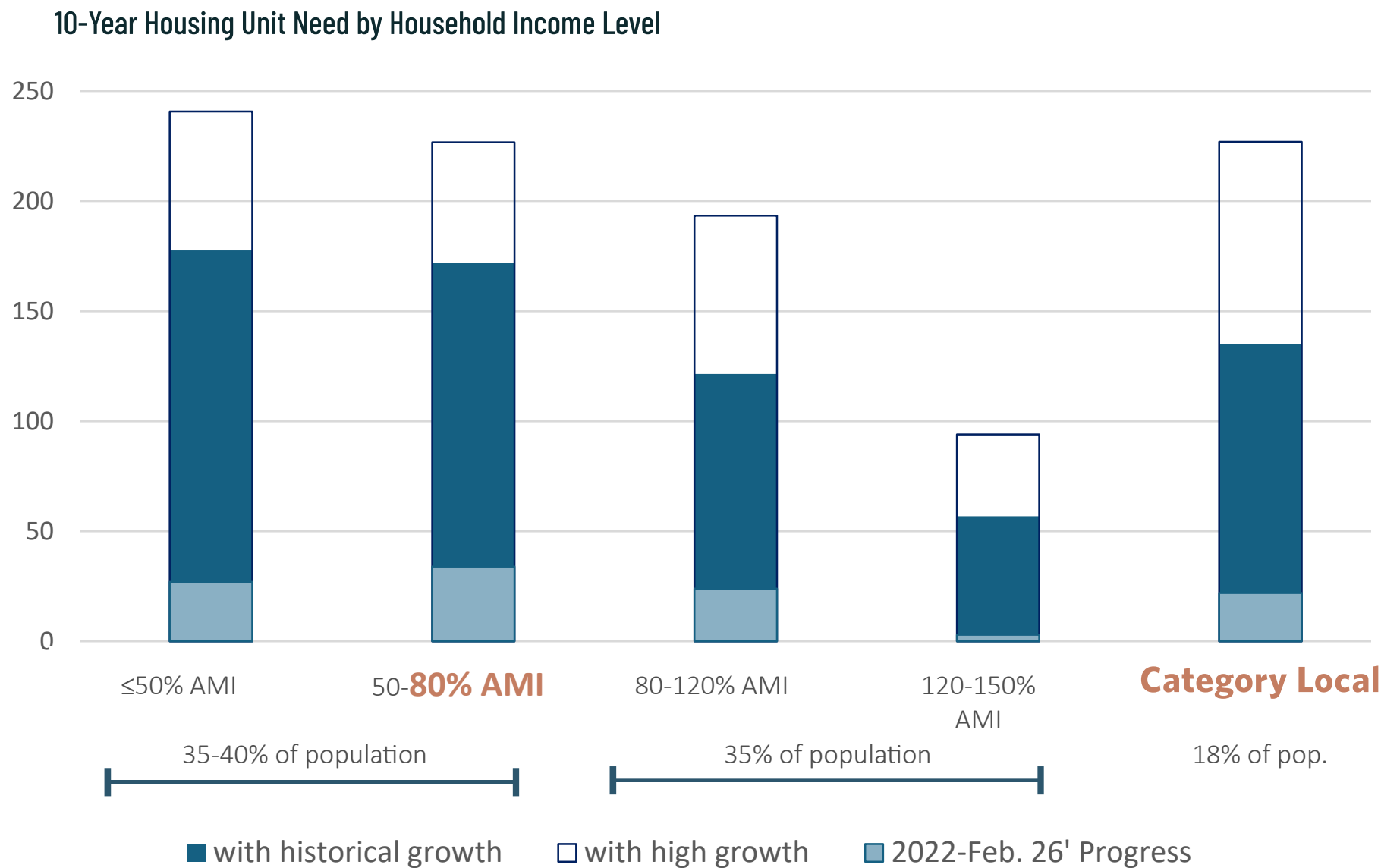


**2.5x** # of seniors  
2010-2023

# DOES COUNCIL SUPPORT AT LEAST 550 NEW OR PRESERVED COMMUNITY HOMES BY 2032?



# DOES COUNCIL SUPPORT DISTRIBUTING EFFORTS TO ALIGN WITH NEED ACROSS INCOMES??



Source: U.S. Census Bureau: ACS 5-year Estimates, 2019, 2021; HUD FY2024 50% VLI Income Limits, BCHA Income Limits: 4PP Household

# **DOES COUNCIL SUPPORT CURRENT PRIORITIZATION OF LOCALS?**

# DOES COUNCIL SUPPORT RECOMMENDED UNIT SIZES?

	Recommended Goal	Community Housing added since 2022	Remaining
studio	15%	16	83
1-bedroom	30%	59	139
2-bedroom	25%	27	138
3-bedroom	25%	4	161
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**NEW LOCAL OPTION TAX**

**BCHA**

**[INSERT VISUAL]**

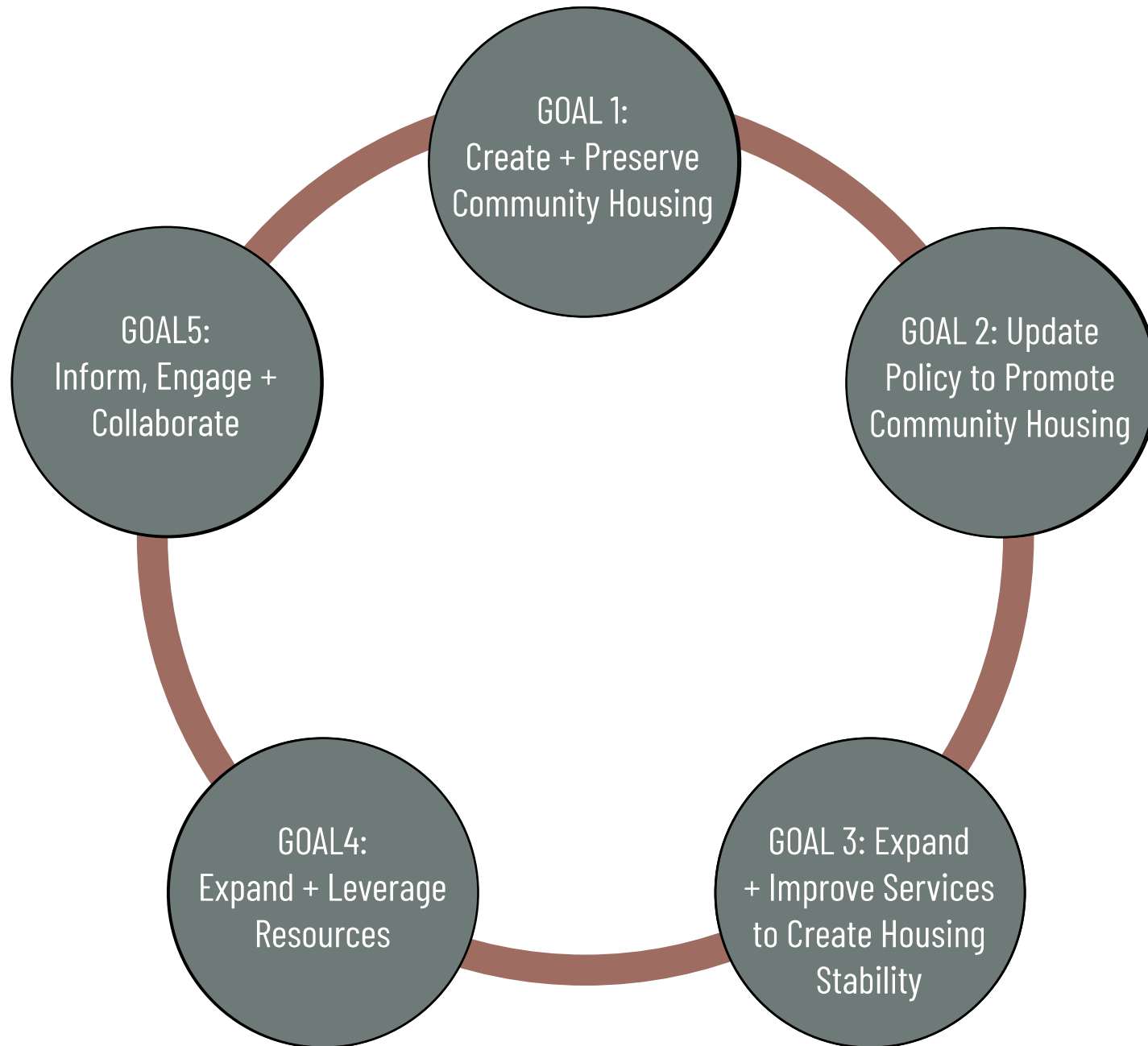
**NEED**

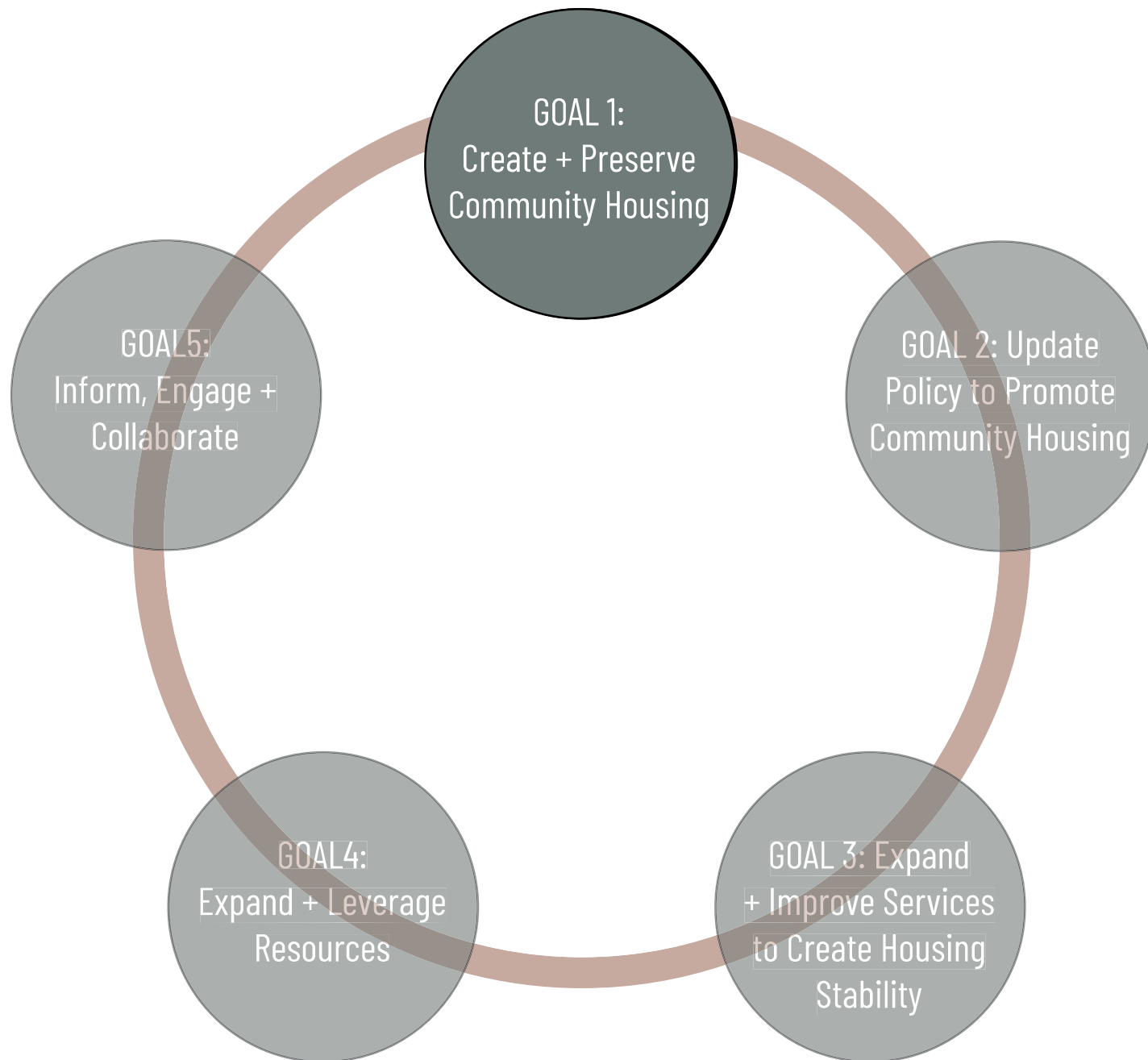
**PROGRAMS**

**STAFFING + GOVERNANCE + ADMINISTRATION**

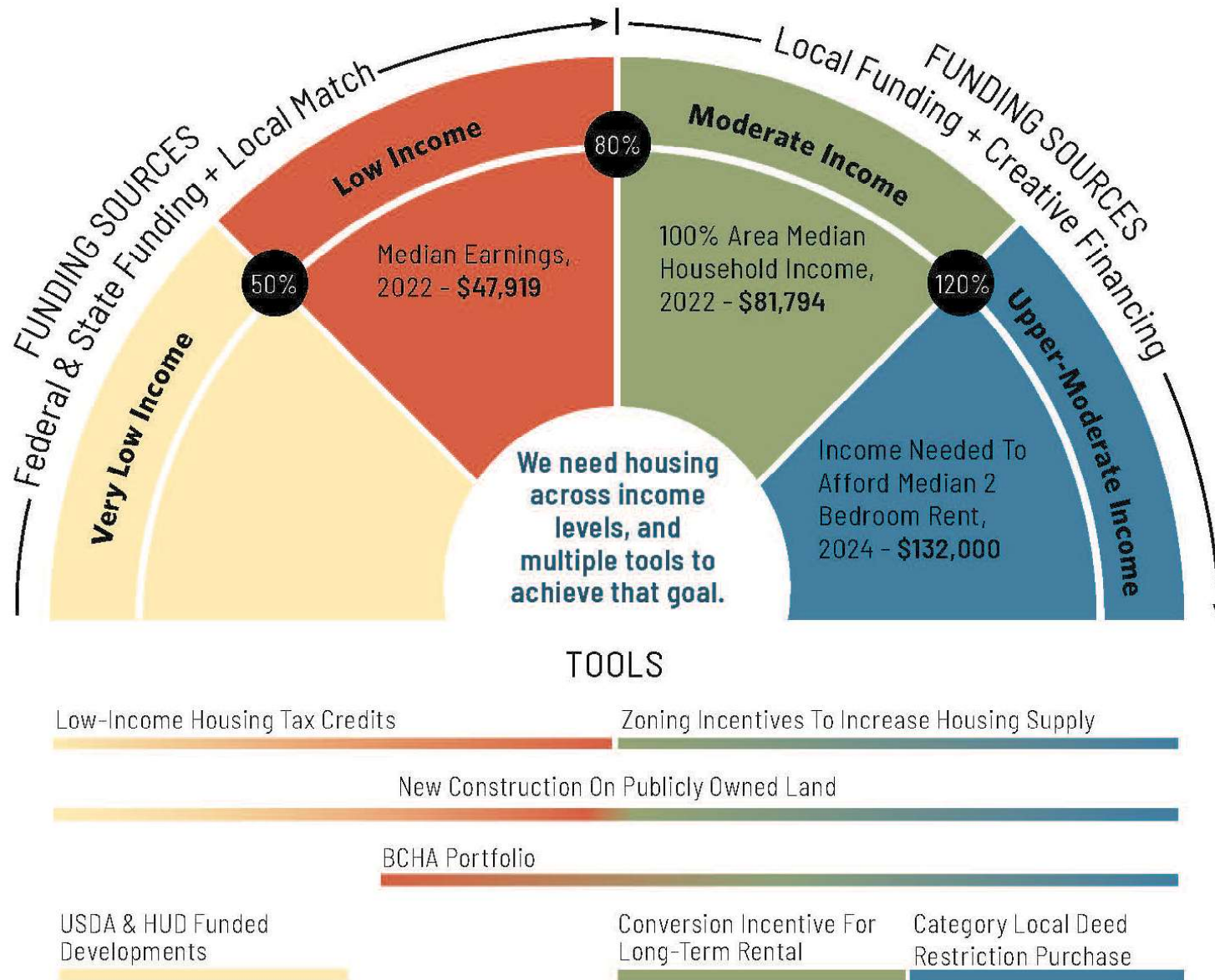
**\$ \$ \$**

# HOUSING ACTION PLAN, A HOLISTIC APPROACH





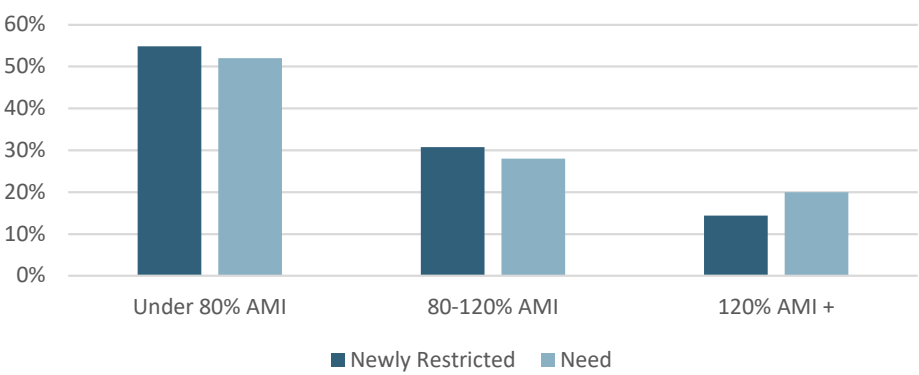
# ALIGN TOOLS & FUNDING SOURCES WITH INCOME LEVELS



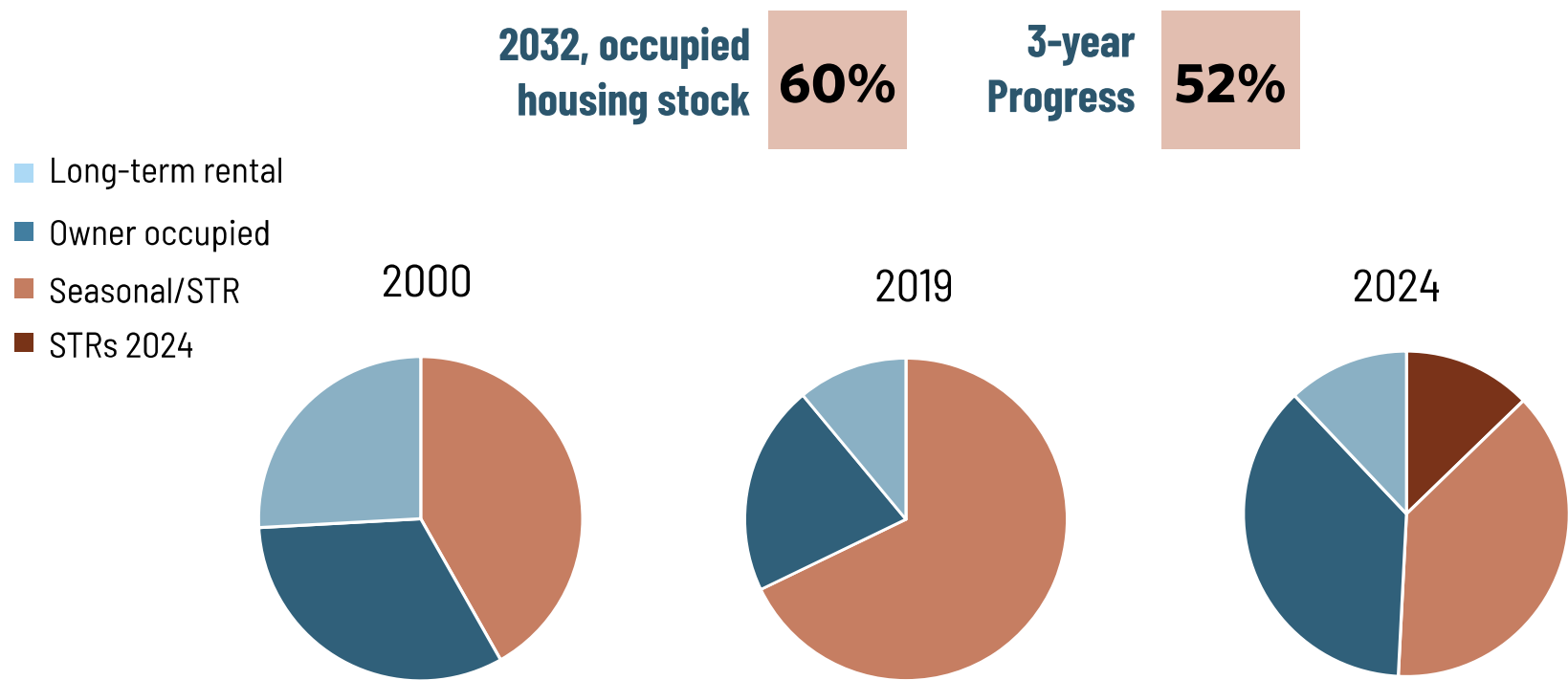
# ALIGN TOOLS WITH INCOME LEVELS, KETCHUM EFFORTS

	>\$26-67/hr >80% AMI	\$27-67/hr 80-120% AMI	\$41-78/hr+ 120% AMI +, Cat Local+
Bluebird Village	+48		+3
Density Bonus Program		+24	
Strategic building purchases		+8	+6
Lift Tower Lodge	+9		
Ownership & Preservation Program			+6
TOTAL NEW HOMES	+57	+32	+15

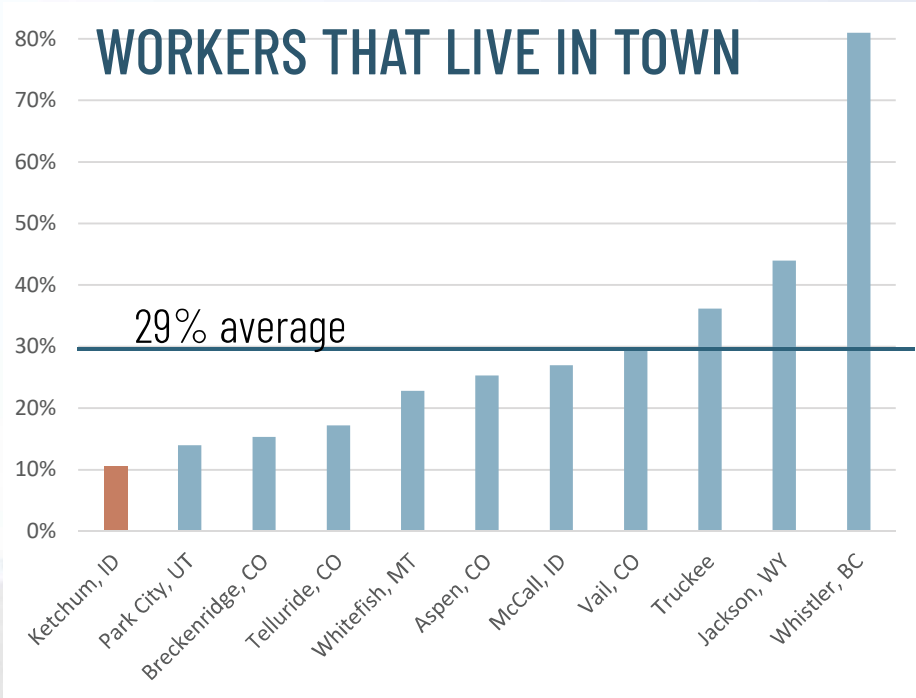
Efforts to-date align with meeting needs across incomes



# CHANGE IN KETCHUM OCCUPANCY BUT DIFFERENT DEMOGRAPHIC



# MINOR CHANGE IN WORKERS ABLE TO LIVE IN TOWN

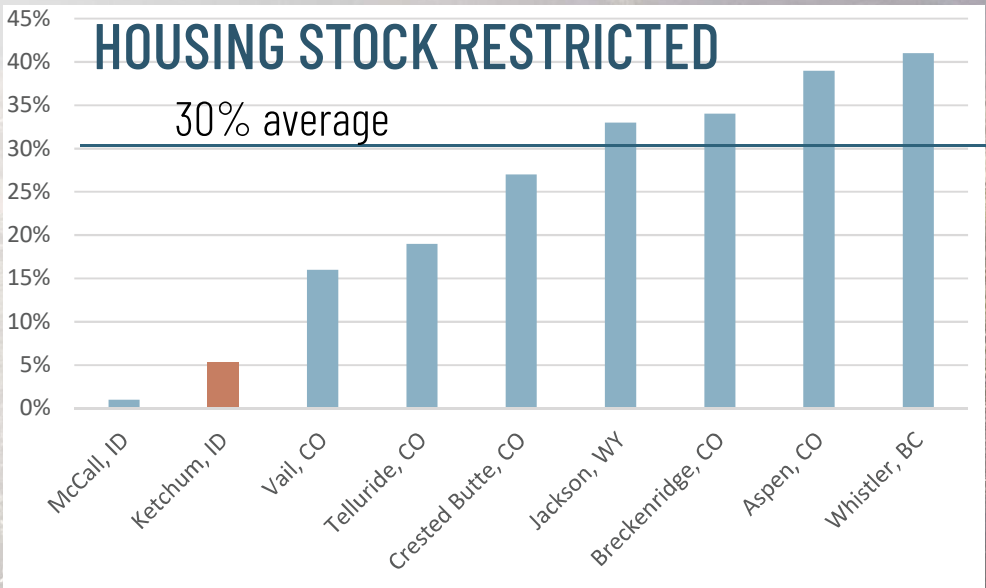


2032, % of workforce  
lives in town

40%

3-year  
Progress

+3.5%



2032, % of  
homes restricted

30%

3-year  
Progress

+2%

Source: Direct correspondence with local governments

Source: U.S. Census Bureau, ACS 5-Year Estimates

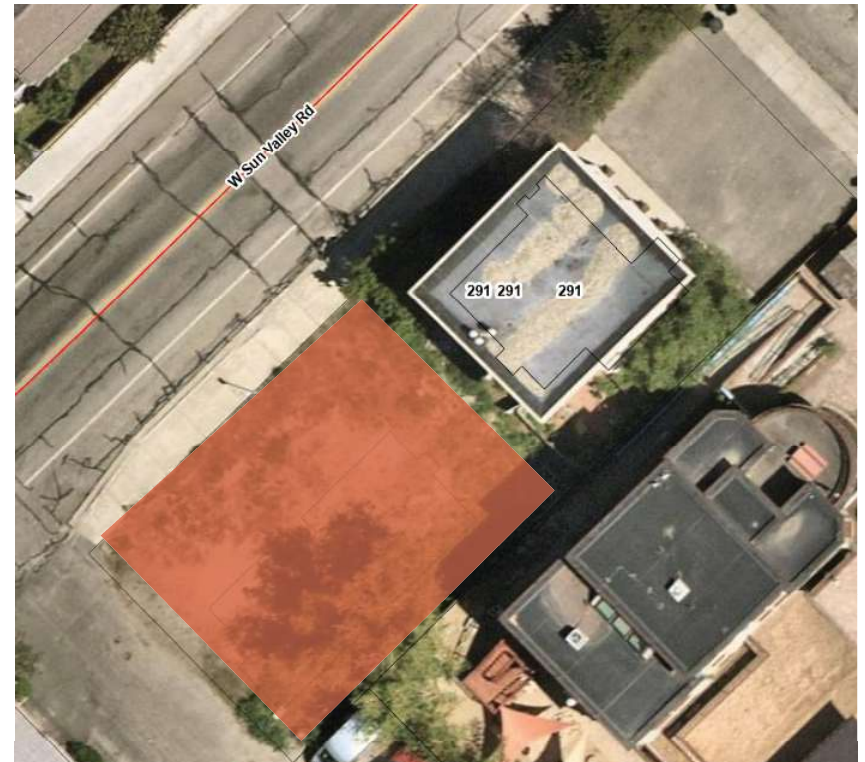
# REASSESSING MIDDLE-INCOME FUNDING GAP

DEEP DIVE LATER

## FINANCIAL FEASIBILITY STUDY

- Learning from RFPs at 1st + Washington, South YMCA + Lift Tower Lodge
- Greater political support
- Informational + planning tool

SEEK DEVELOPER (RFP) ABNORMAL CITY PARCELS + NEWLY PURCHASED LAND, LIFT TOWER LODGE, OR OTHER?



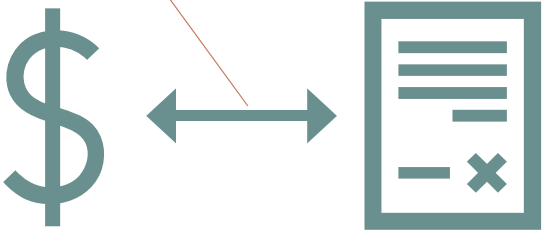
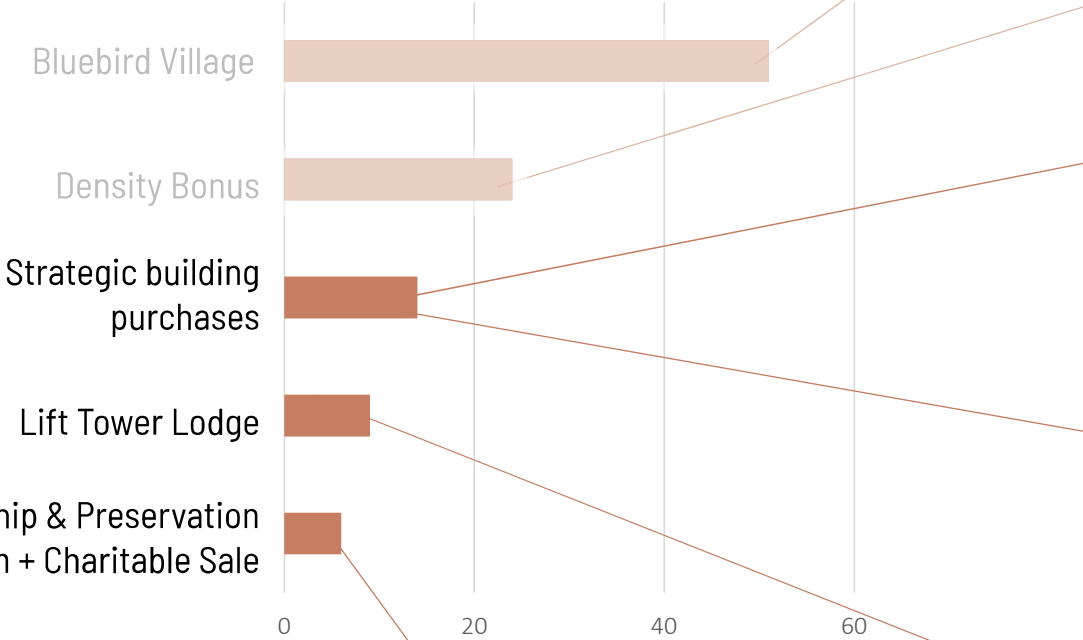
# PRESERVATION STRATEGY, KETCHUM

2032, new  
community homes

660

3-year  
Progress

16%



# NEED PROGRAM ADMINISTRATOR TO GUARANTEE INTEGRITY



**DEEP DIVE LATER**

**BLAINE COUNTY  
HOUSEHOLDS ON WAITLIST**

**10%**

**OUT OF COMPLIANCE OWNERS,  
RENTERS, LANDLORDS ANNUALLY**

**5-10%**

**SCALEABLE SERVICES**

**Salesforce  
+ team**



# PER UNIT COST COMPARISON ACROSS EFFORTS, PERMANENT AFFORDABILITY

2032, new  
community homes

660

3-year  
Progress

16%

=

remaining homes

553

	FAR Exceedance	New Construction w/ LIHTC	New Construction, modular, no LIHTC, city land, estimate	OPP, average	NOAH, Preservation Purchase
per apart. / condo	\$1,600 annually	\$60,000 to \$80,000	~\$50,000 to \$200,000	\$160,000	\$220,000
cost for 553	~\$900,000 annually	~\$38.7 million	~\$70 million	~\$88 million	~\$120 million



**[INSERT VISUAL]**

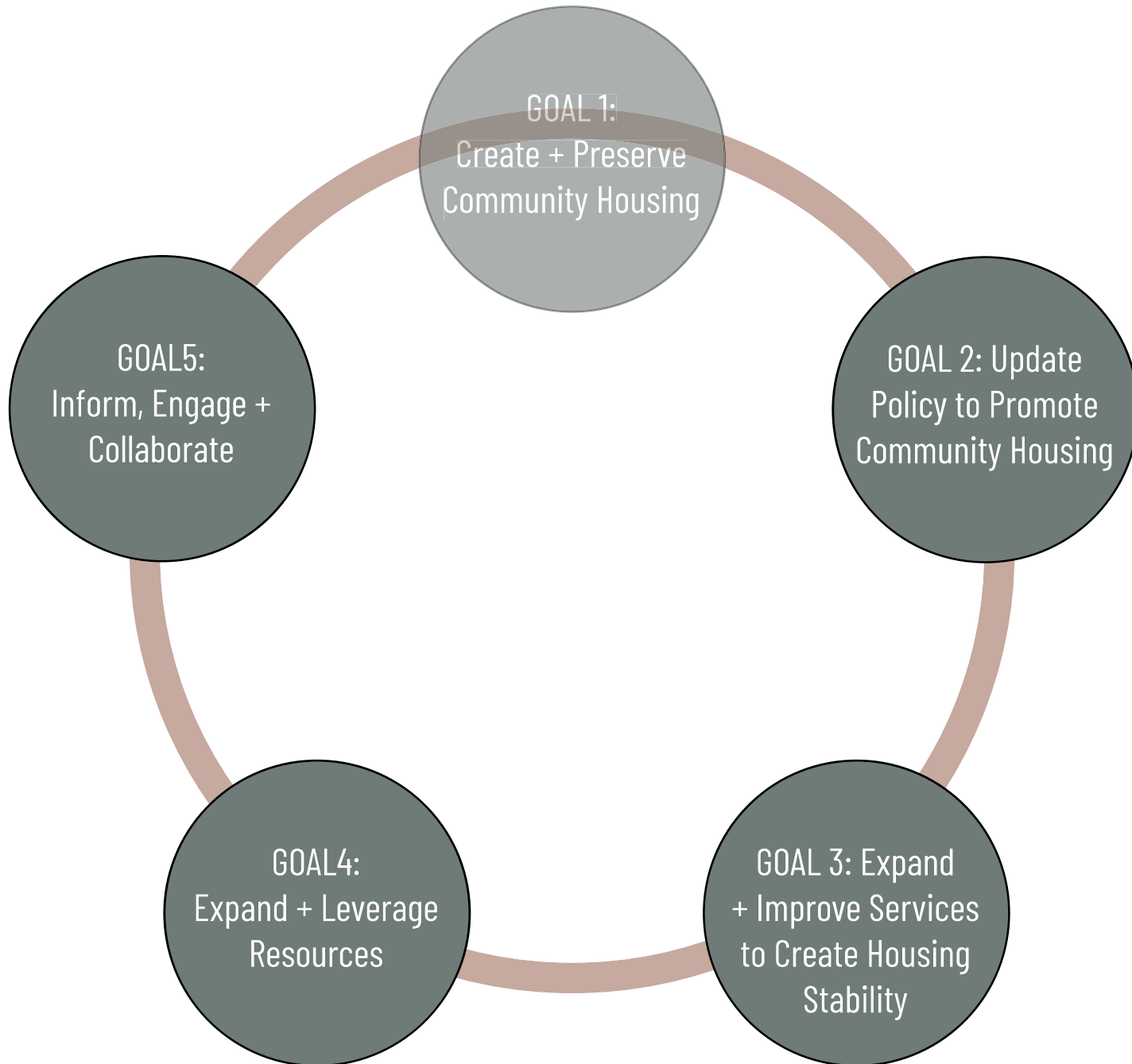
**NEED**

**PROGRAMS**

**STAFFING + GOVERNANCE + ADMINISTRATION**

**\$ \$ \$**

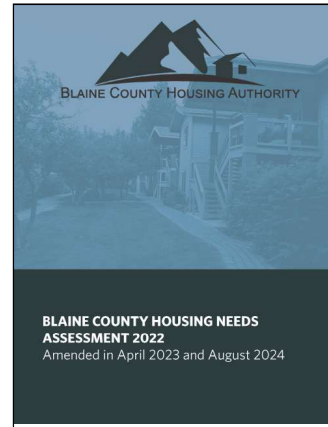
# HOLISTIC APPROACH



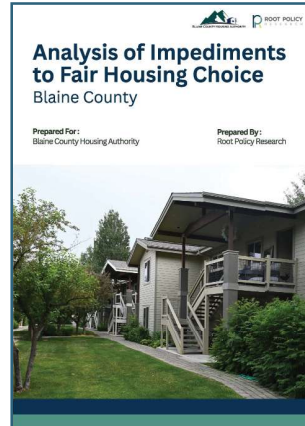
GOAL 2: Update  
Policy to Promote  
Community Housing

## LEARNING FROM LOCAL DATA

Housing Needs  
Assessment



Analysis of  
Impediments to Fair  
Housing Choice



Employee Generation  
Nexus Study



**informed decision  
making**

GOAL 2: Update  
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DEEP DIVE LATER

## FAR EXCEEDANCE PROGRAM

A development incentive in zoning code to create community housing.

### Methods

1. Build community housing on-site\*
2. Build community housing off-site
3. Acquire and restrict existing units
4. Convey land to city
5. Pay in-lieu fee per sf\*





## HOUSING RESOURCE NAVIGATION



## TRANSITIONAL HOUSING



## LANDLORD-TENANT MEDIATION



GOAL 3: Expand  
+ Improve Services  
to Create Housing  
Stability

## STOP GAPS



### LEASE TO LOCALS

- 64 people housed
- 35 properties converted from seasonal/STR
- About 18 properties remain long-term rented
- average cost \$12,300 per home

"I've lived in nine houses in the past six and a half years, all of which have either sold and become second homes or owners decided it would be more worth their time to rent their places short-term." - Max

### RENTAL PRESERVATION

- 30 people housed to date
- 15 properties preserved for 3 years
- 31% to 79% of market rent
- Owners long term renting 2-22 years
- average cost \$18,300 per home





## PROFESSIONAL COALITION



## SPEAKER SERIES



## NEWSLETTER



**[INSERT VISUAL]**

**NEED**

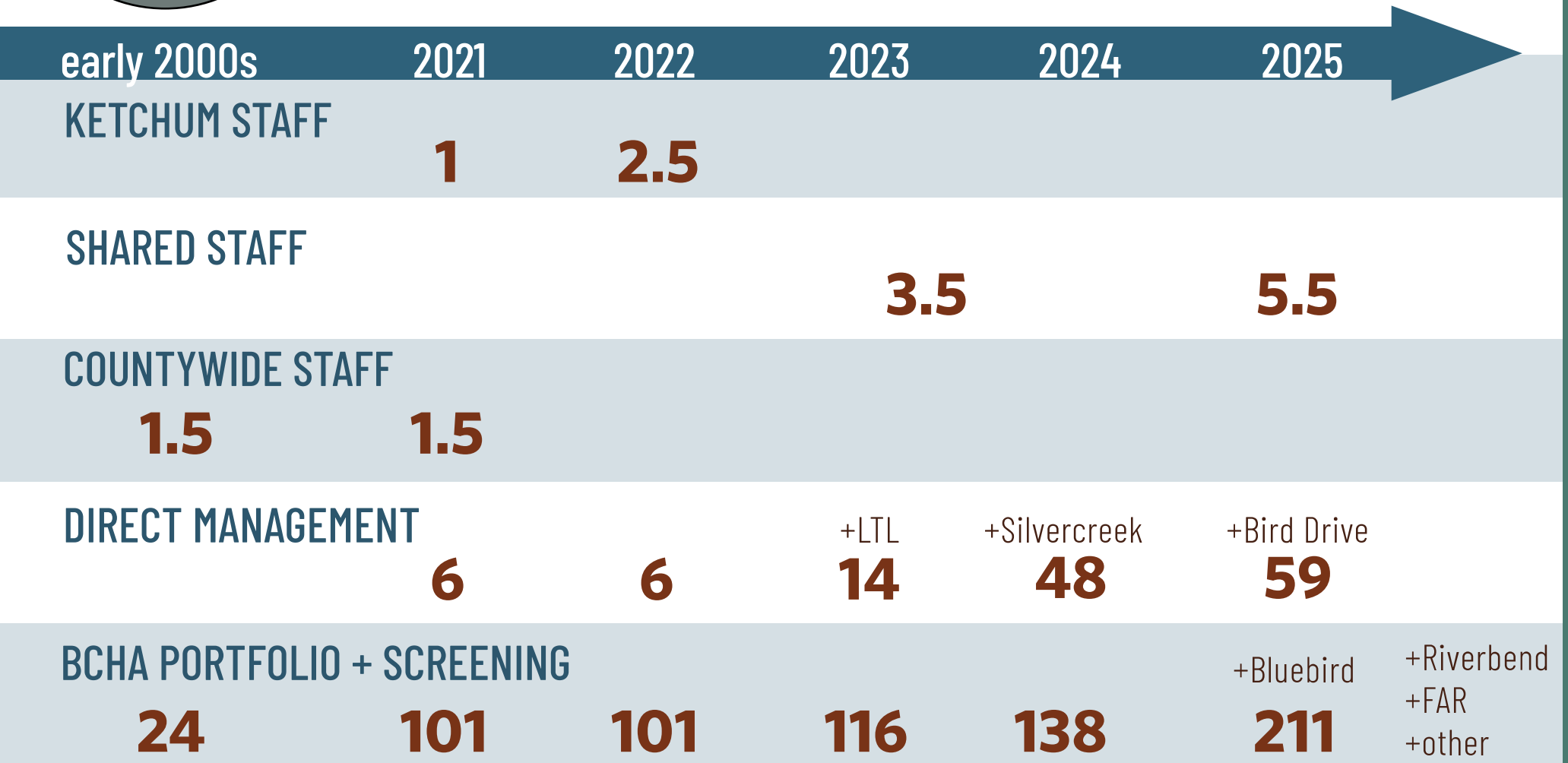
**PROGRAMS**

**STAFFING + GOVERNANCE + ADMINISTRATION**

**\$ \$ \$**

GOAL4:  
Expand + Leverage  
Resources

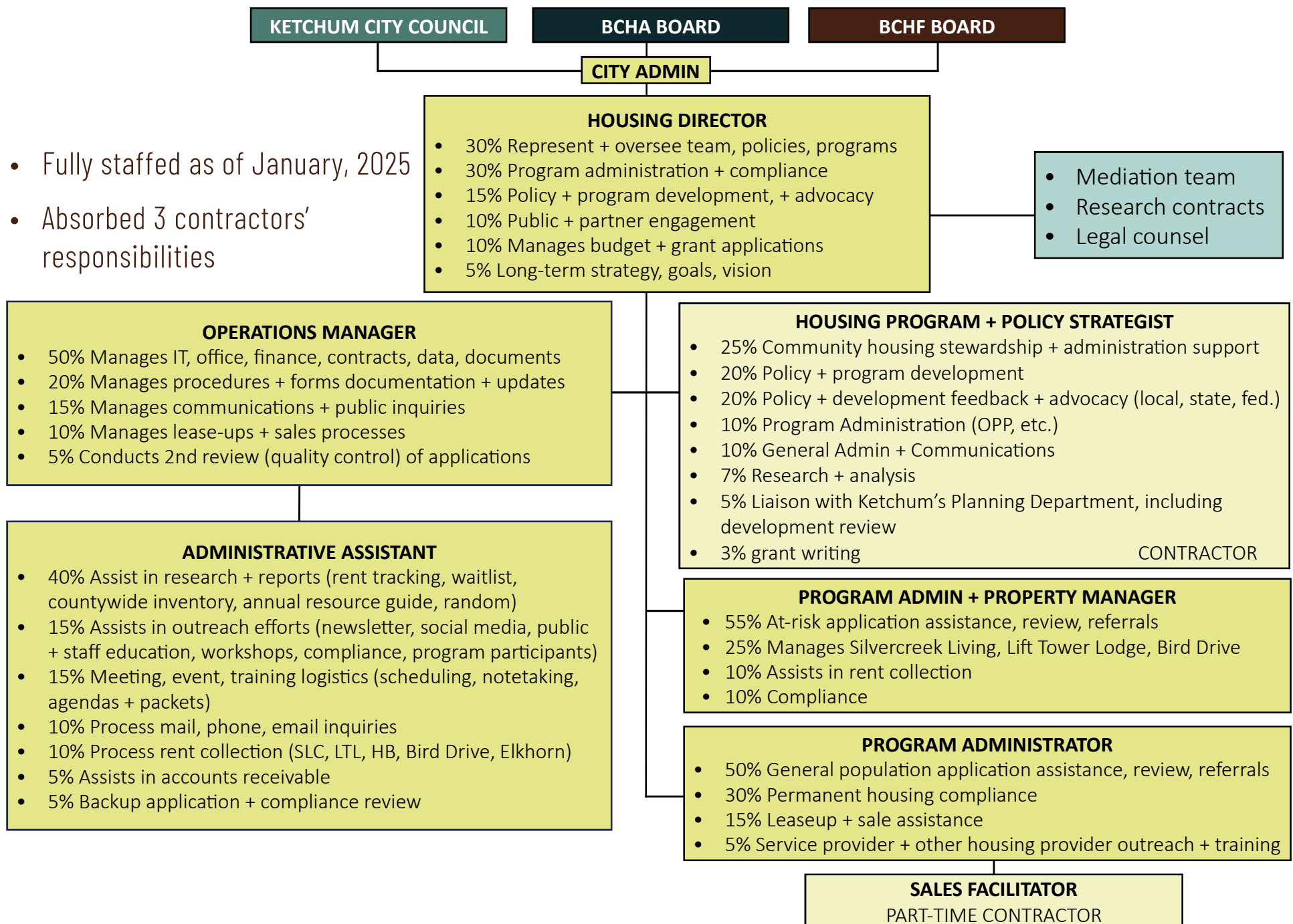
## NEED ADEQUATE, CAPABLE HOUSING STAFF



Deed covenant stewardship:

- about 1 employee per 75 ownership
- about 1 employee per 45 rentals (excluding direct management)

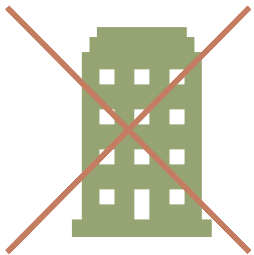
# HOW DO WE ACCOMPLISH THIS WORKSCOPE?



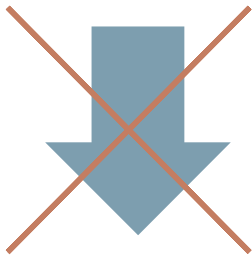
GOAL4:  
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## IDAHO HAS LIMITED TOOLS FOR AFFORDABILITY AND REVENUE GENERATION

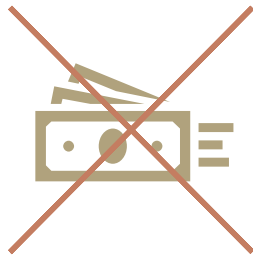
Idaho's cities are the only cities in the U.S. without authority to implement any of these common strategies.



**inclusionary  
zoning,  
impact fees**



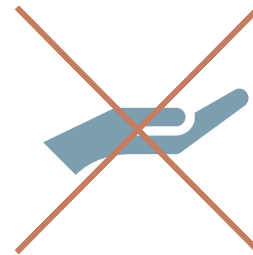
**rent control**



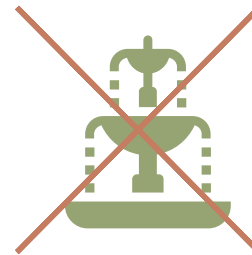
**increase  
minimum  
wage**



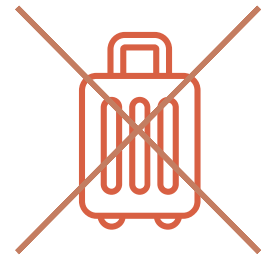
**real estate  
transfer tax**



**state tax  
incentives**



**vacant home  
tax**

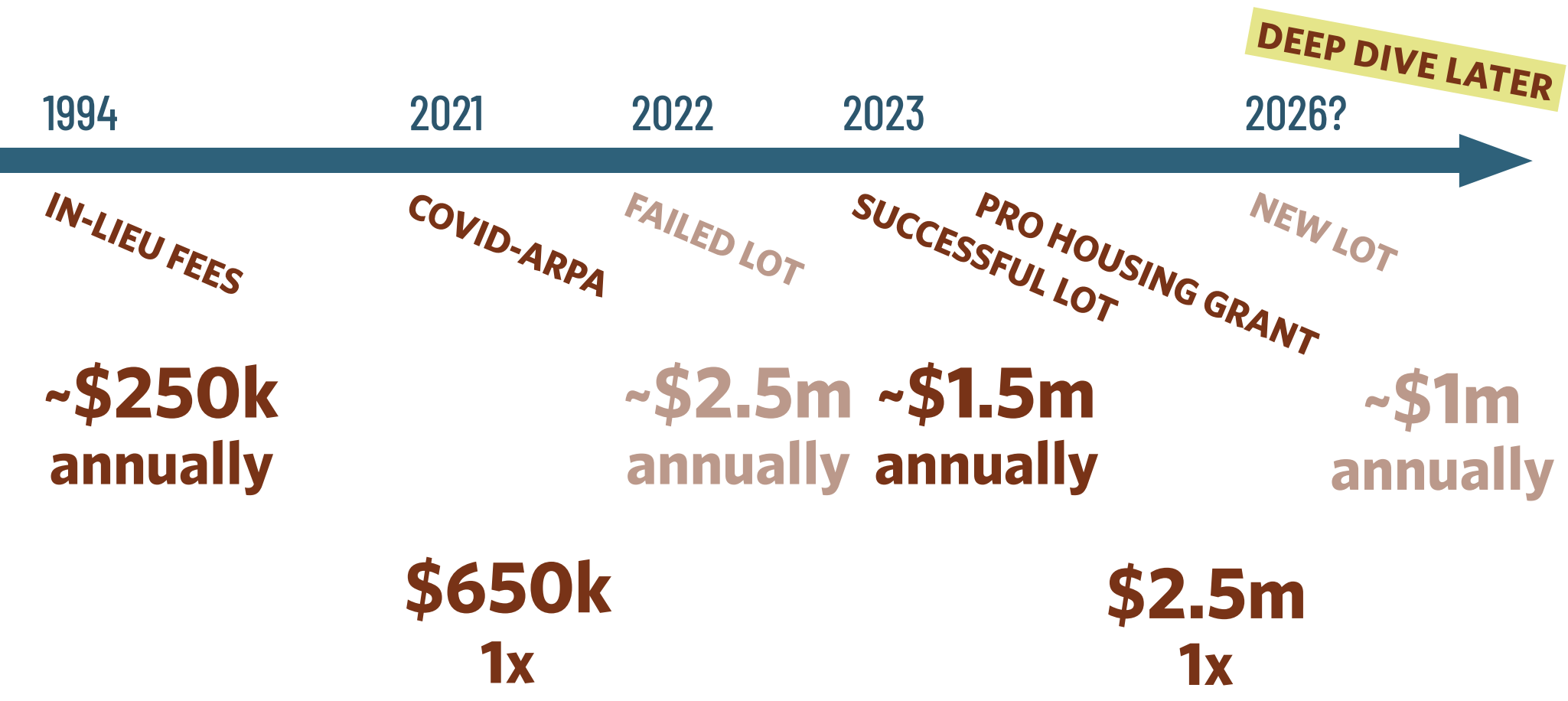


**STR  
regulation**



# NEED RELIABLE PROGRAM + OPERATING REVENUE

2032, % housing funds used countywide **20%**      FY2025 **6%**





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**BCHA**

GOAL 2: Update  
Policy to Promote  
Community Housing

## FAR EXCEEDANCE PROGRAM

A development incentive in zoning code to create community housing.

In some districts, floor area may be increased up to a maximum FAR in exchange for community housing contributions.

*Community Core Subdistricts 1 and 2*



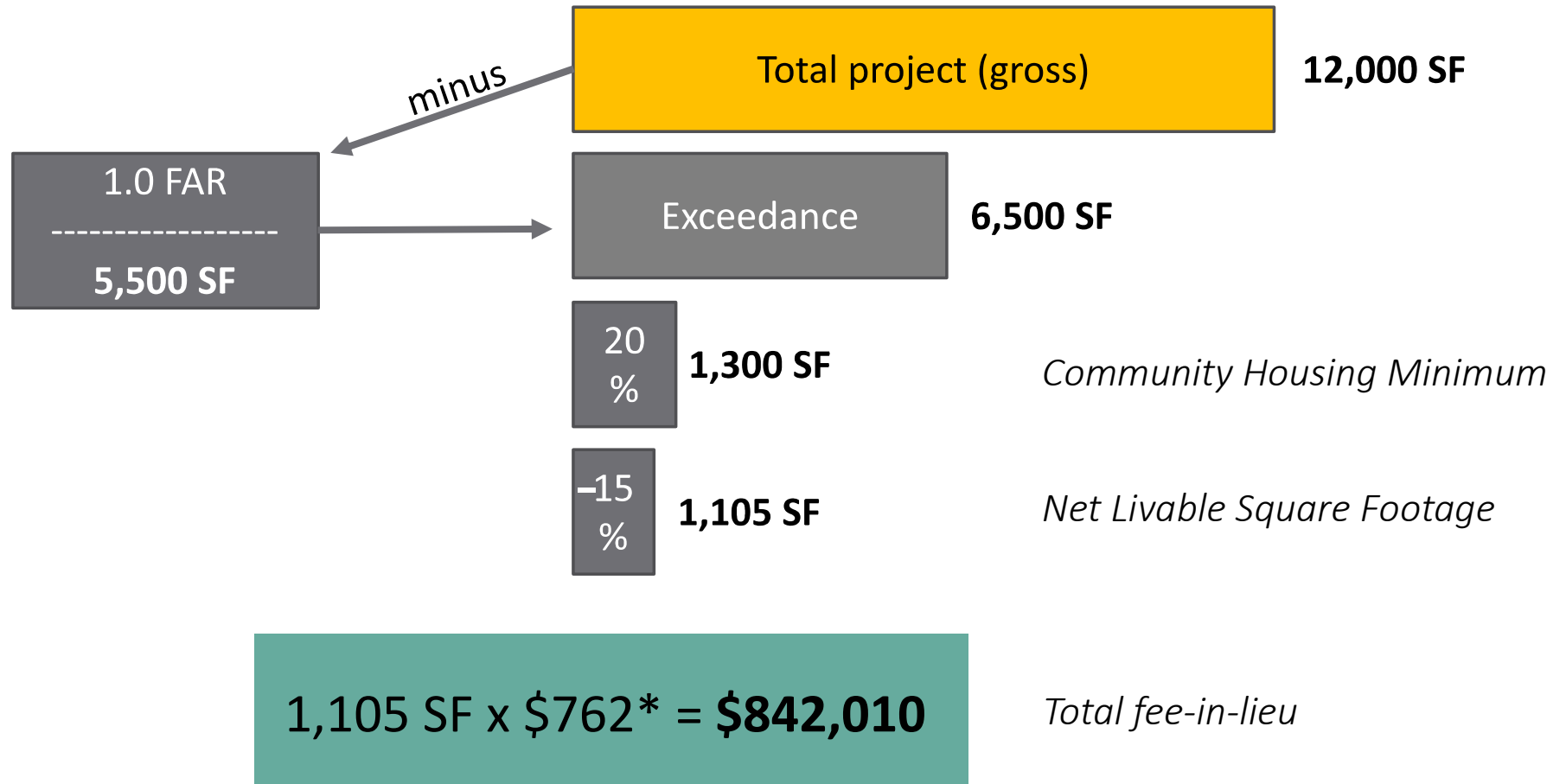
### Methods

1. Build community housing on-site\*
2. Build community housing off-site\*
3. Acquire and restrict existing units\*
4. Pay in-lieu fee per sf\*
5. Convey land to city
6. Other proposals

### Community Housing Requirements

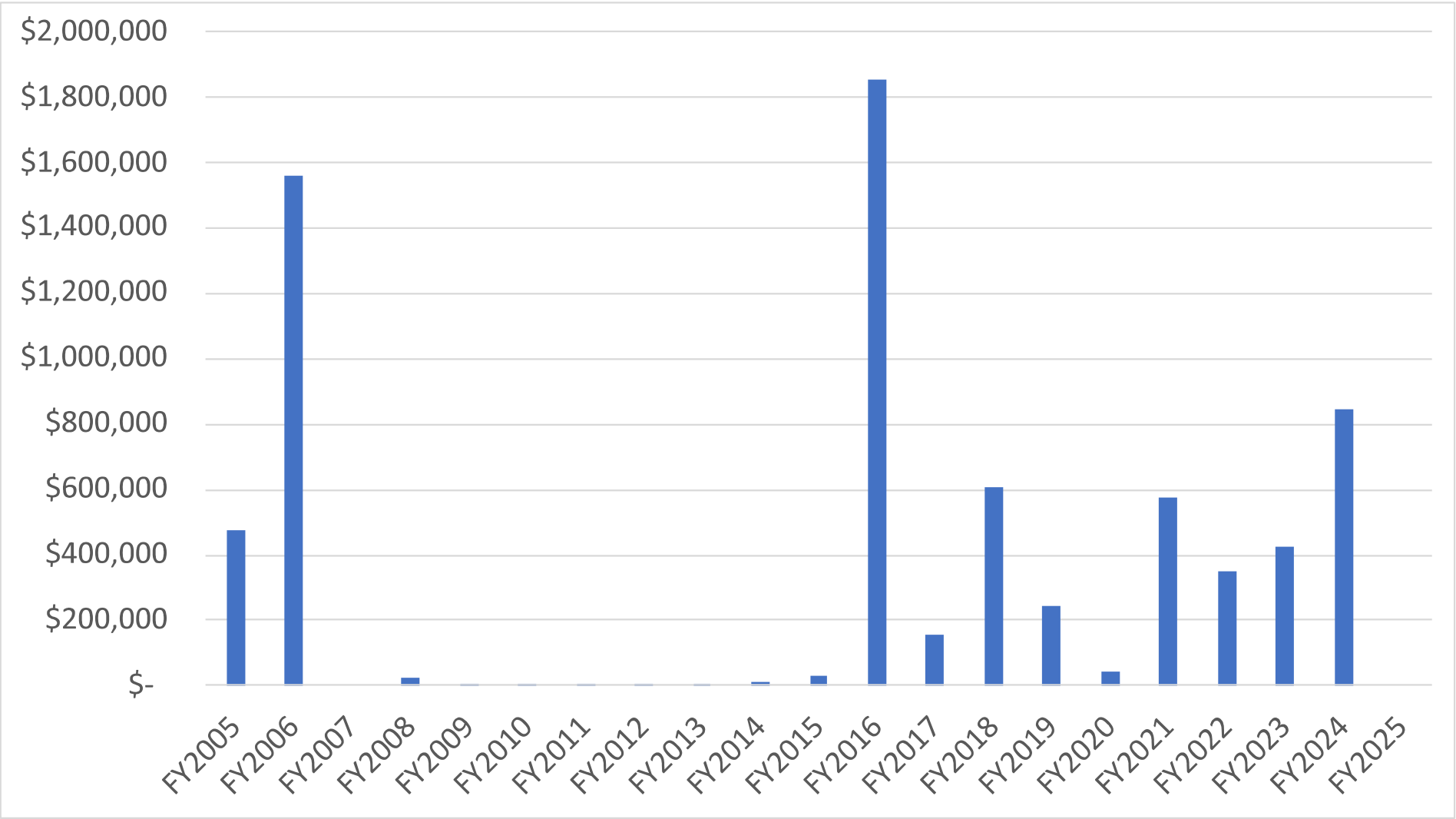
- Category 4 (80 - 100% AMI)
- No size/bedroom requirements
- No method priority
- No rental vs. ownership standards

# CALCULATION + IN-LIEU FEE



\*\$762 / sf = current in-lieu fee

# IN-LIEU FEE REVENUES



# PROGRAM UPDATES

## With Downtown Code Updates:

- Evaluate + Refine FAR Exceedance Program in Community Core
- Some updates can simultaneously transfer to T and GR-H Zones

## Focus Areas:

- Increase community housing floor area requirement (“give” vs. “get”)
- Establish priority methods + refine by-right vs. discretionary
- Establish more diverse income + home size standards
- Simplicity + clarity for public and applicants.



Community home produced through FAR Exceedance program.

GOAL 2: Update  
Policy to Promote  
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## ZONING INCENTIVE POTENTIAL, GENTLE DENSITY





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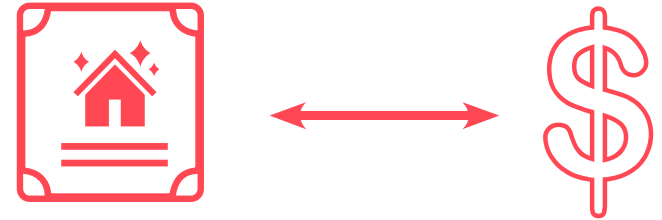
**BCHA**

GOAL 1:  
Create + Preserve  
Community Housing

## WHAT IS THE OWNERSHIP AND PRESERVATION PROGRAM?

### DEED RESTRICTION PURCHASE PROGRAM:

CASH INCENTIVE FOR NEW DEED RESTRICTION ON AN  
EXISTING, UNRESTRICTED PROPERTY



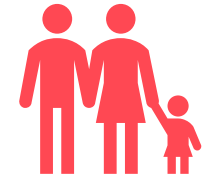
### PROGRAM GOALS

- Homeownership assistance for new buyers
- Financial assistance for existing local homeowners
- Prevent housing leakage + preserve supply of housing for locals
- Convert existing housing stock to community housing

### YEAR 1 HAP: PATHWAY TO OWNERSHIP

# PROGRAM HISTORY

- August 2023: Adopted OPP Policies
- January 2024: Launched OPP
- Jan/Feb 2025 : 1 Year Review + Minor Policy Updates
- Today: 2 Year Review + Direction



# POLICIES

## PROGRAM

- Open to current Ketchum homeowners + new homebuyers
- No limit on use of funds (most often down payment + closing costs)
- Eligible properties must be located in Ketchum + be unrestricted (market rate)
- Owner occupancy (no investment properties / rentals)

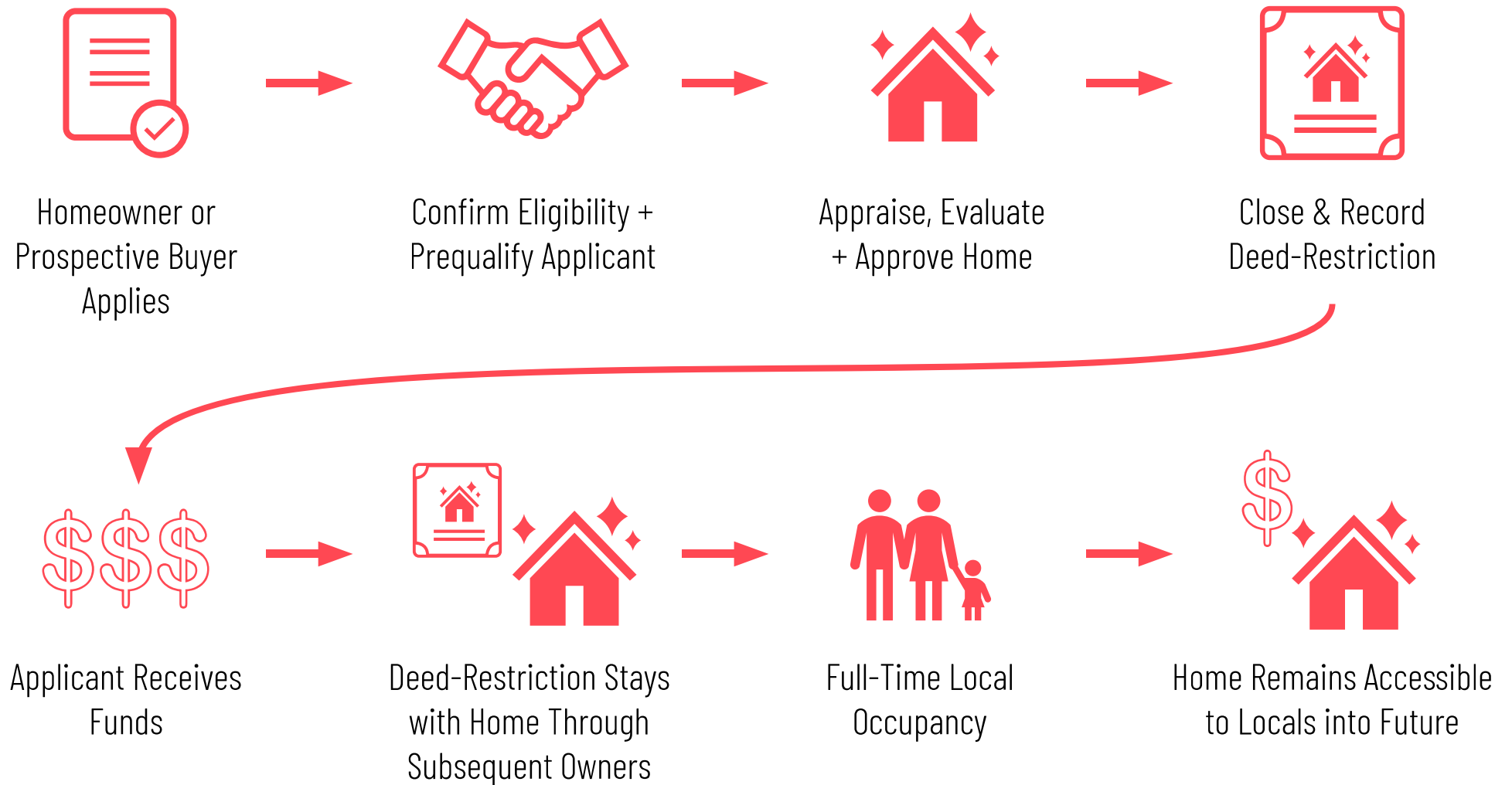
## CATEGORY LOCAL

- Administered by BCHA, annual compliance
- No income limit
- Household net worth limit, currently ~\$500k, retirement accounts exempt before 59.5
- Household must be “qualified”: local employee, local senior, local person with a disability
- Cannot own other residential real estate, no STR, year-round occupancy

## 2 DEED RESTRICTIONS + INCENTIVE OPTIONS

- Appreciation-capped restriction: 30% of market value up to \$225,000
- No appreciation cap (light): 15% of market value, up to \$125,000

# HOW IT WORKS



# PROGRAM PERFORMANCE TO DATE

## 8 Completed Deed Restriction Purchases

- 7 Ketchum homebuyers / 1 Ketchum homeowner
- 10 adults, 2 children housed
- 6 appreciation-capped restrictions / 2 light restrictions
- Two 1-bedroom condos; six 2-bedroom condos
- Average cost per deed restriction: ~\$165k
- Total Spend ~\$1.3 Million



## PROGRAM CURRENTLY PAUSED

### FY26 Funding

- \$180k remains budgeted
- Can support 1 more transaction

## 2 New Applicants + 10 Previously Qualified HHs

- No homes currently identified



OPP Community Homeowners



**WHAT IS THE NEED**

**PROGRAM OVERVIEW**

**FAR EXCEEDANCE**

**MIDDLE INCOME NEW  
CONSTRUCTION**

**OWNERSHIP &  
PRESERVATION PROGRAM**

**NEW LOCAL OPTION TAX**

**BCHA**



**WHAT IS THE NEED**

**PROGRAM OVERVIEW**

**FAR EXCEEDANCE**

**MIDDLE INCOME NEW  
CONSTRUCTION**

**OWNERSHIP &  
PRESERVATION PROGRAM**

**NEW LOCAL OPTION TAX**

**BCHA**



# NEED PROGRAM ADMINISTRATOR TO ENSURE PROGRAM INTEGRITY



BLAINE COUNTY  
HOUSEHOLDS ON WAITLIST

10%

OUT OF COMPLIANCE OWNERS,  
RENTERS, LANDLORDS ANNUALLY

5-10%

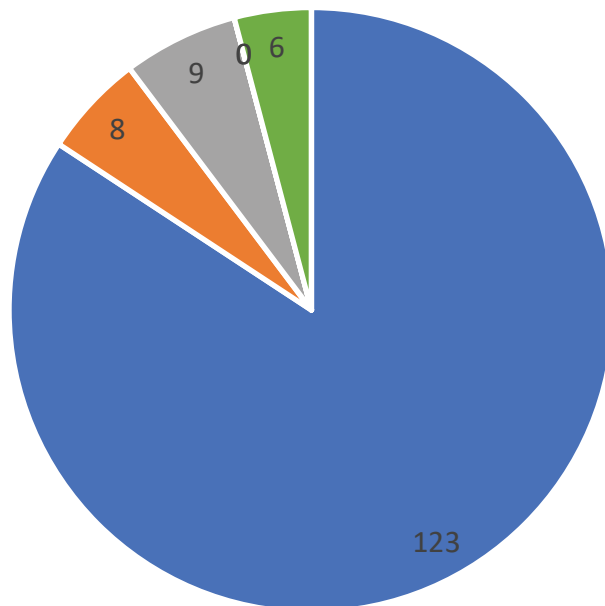
SCALEABLE SERVICES

Salesforce  
+ team



GOAL 1:  
Create + Preserve  
Community Housing

## INVENTORY



■ Ketchum ■ Sun Valley ■ Hailey ■ Bellevue ■ Carey ■ Blaine County



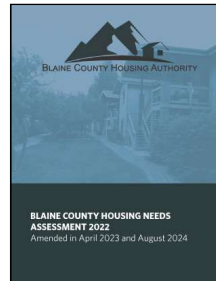
GOAL 2: Update  
Policy to Promote  
Community Housing

## TECHNICAL ASSISTANCE + ADVOCACY

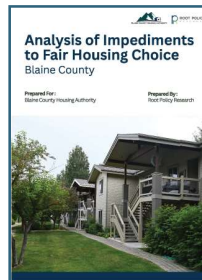


### LEARNING FROM LOCAL DATA

Housing  
Needs  
Assessment



Analysis of  
Impediments  
to Fair Housing  
Choice



Employee  
Generation  
Nexus Study



**informed  
decision making**

comprehensive plan updates

City of Bellevue

City of Hailey

City of Ketchum

text amendments

Blaine County

City of Bellevue

informational sessions

City of Bellevue, P&Z+ Council

Blaine County P&Z

state + federal policy

GOAL 2: Update  
Policy to Promote  
Community Housing

## ADVOCACY OUTSIDE



# ICE CREAM SOCIAL

## KETCHUM'S COMPREHENSIVE PLAN & PUBLIC COMMENT

Hosted by Blaine County Housing Authority

**WEDNESDAY, JULY 23, 2025**  
**5:30 PM – 7:30 PM**

**ATKINSON'S PARK PICNIC SHELTER**

Join us for ice cream and an informal  
conversation about Ketchum's Comprehensive  
Plan and why and how to provide public  
comment to local governments.

**JUST SHOW UP  
AND PARTICIPATE!**

BLAINE COUNTY HOUSING AUTHORITY

GOAL 3: Expand  
+ Improve Services  
to Create Housing  
Stability

## SUPPORT NAVIGATING RESOURCES



GOAL 3: Expand  
+ Improve Services  
to Create Housing  
Stability

# CHALLENGES WITH RURAL RESOURCES

**3%** County residents experiencing  
**homelessness**

*excludes verbal or month-to-month leases + long-commutes*



**230**

**housed unhoused  
locals since 2023**

## SHELTER, 2022-23



## TRANSITIONAL



**15 HOUSEHOLDS**



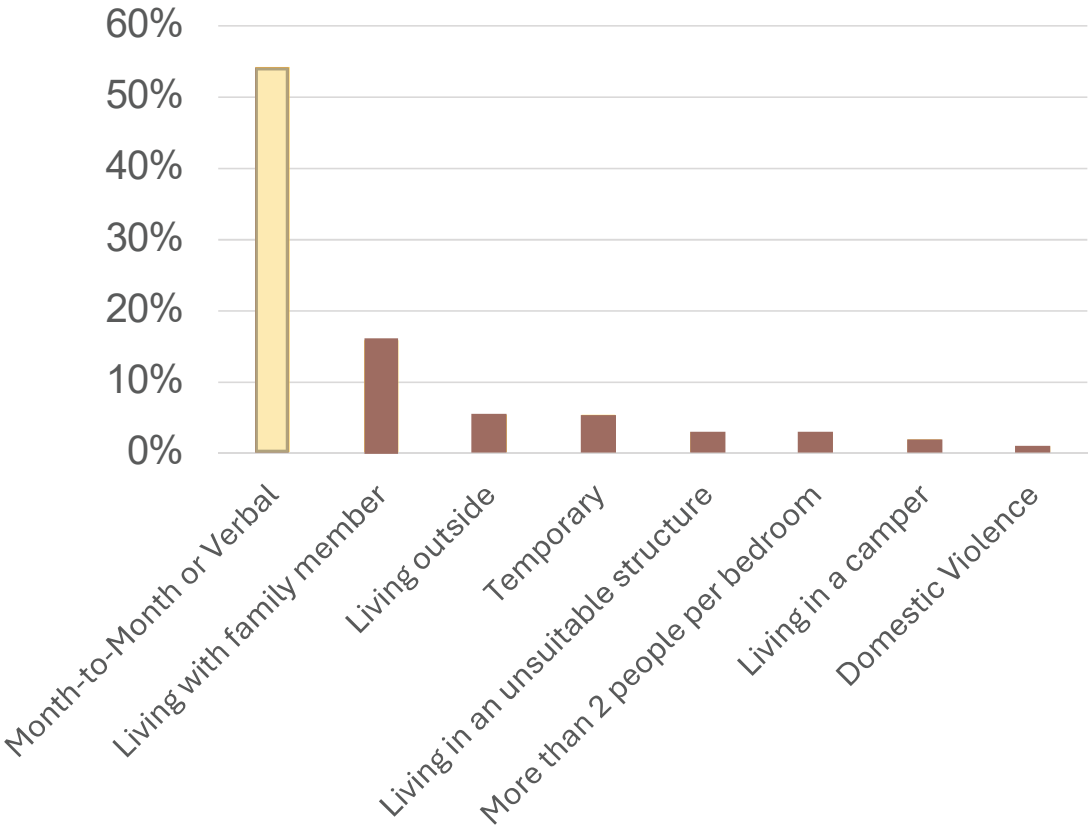
SOURCE: BCSD (145 children qualified and can only qualify for 1 school year, Superintendent estimates the actual number is double); BCHA Common Intake Form

GOAL 3: Expand  
+ Improve Services  
to Create Housing  
Stability

# CONFLICT RESOLUTION + PEACEFUL TRANSITIONS



Forms of Instability amongst Blaine  
County residents seeking housing



- 89 people with improved housing stability, directly
- 80 people with improved housing stability, indirectly



# IMPROVE COMMUNITY + STAKEHOLDER EDUCATION



## LEARNING FROM PEER COMMUNITIES



### PROFESSIONAL COALITION PARTICIPANTS

30-40



### SPEAKER SERIES VIEWS

1,300<

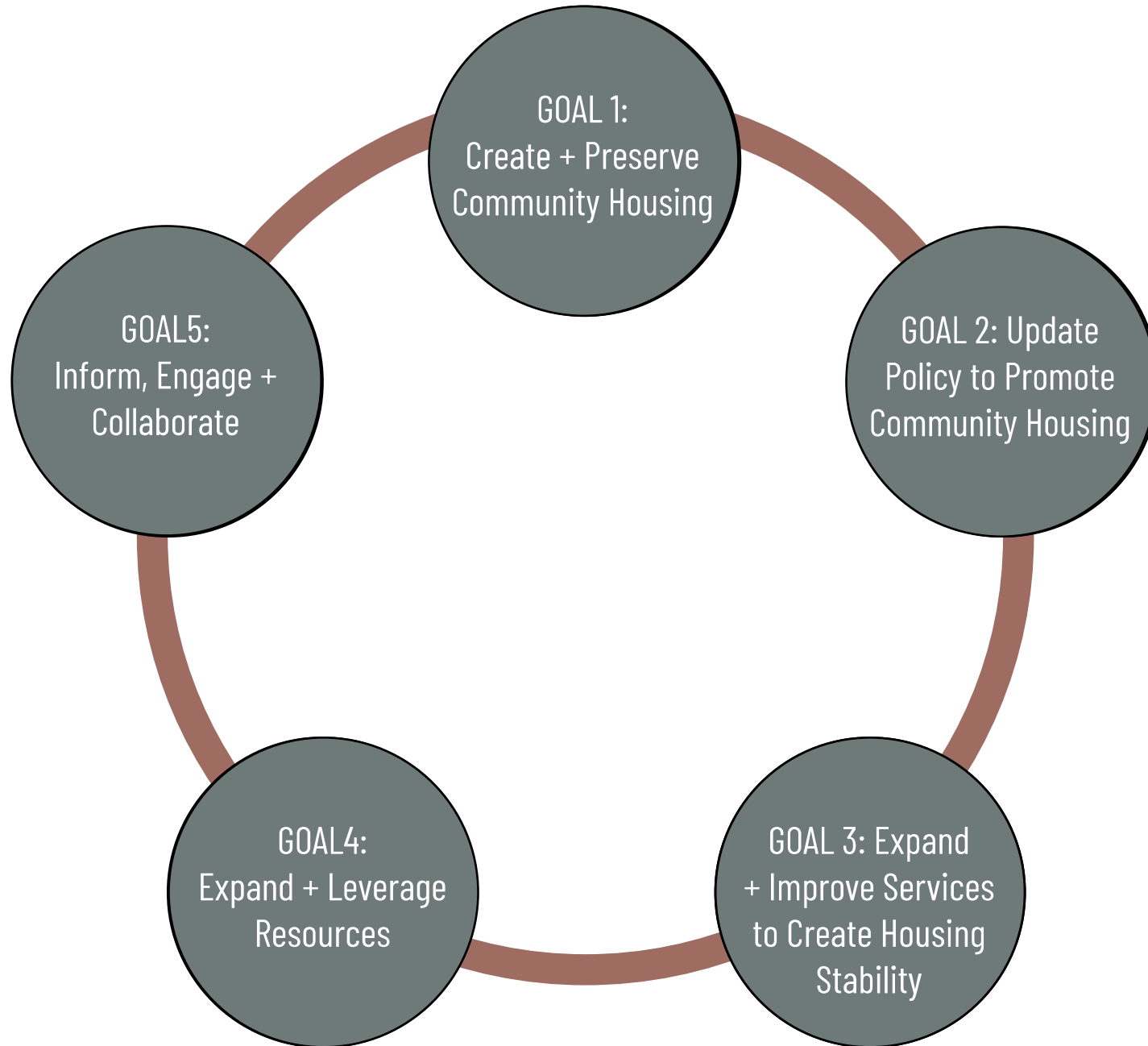


### NEWSLETTER SUBSCRIBERS

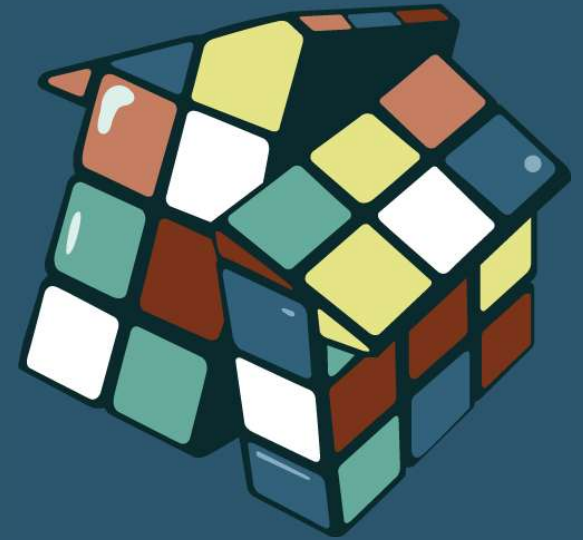
3,000



## DISCUSSION + QUESTIONS



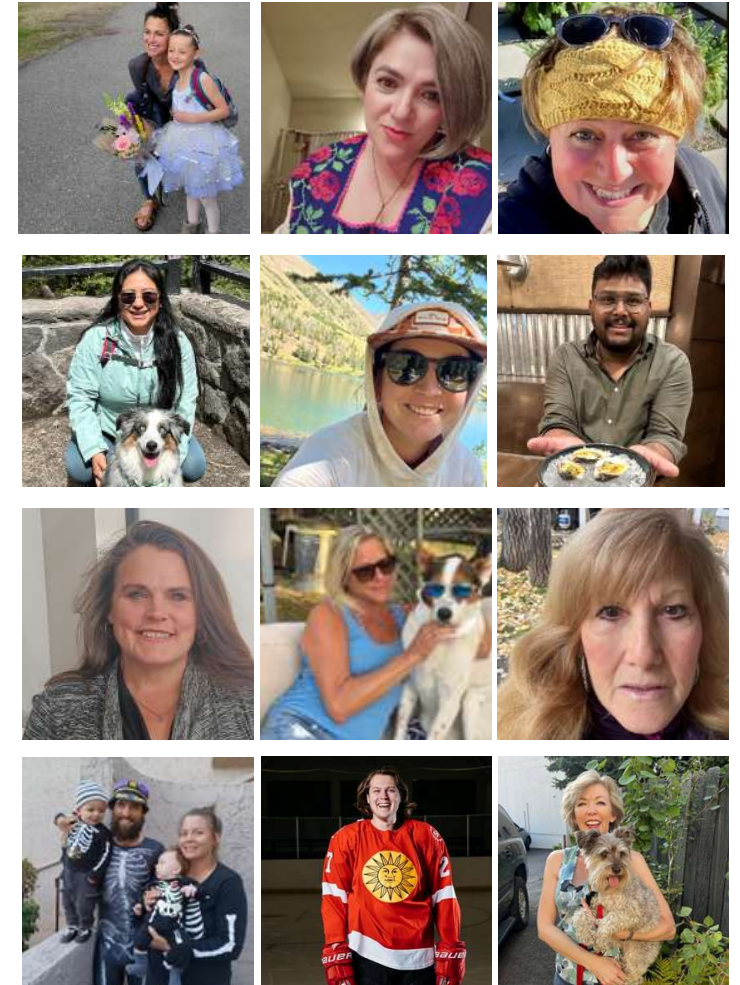
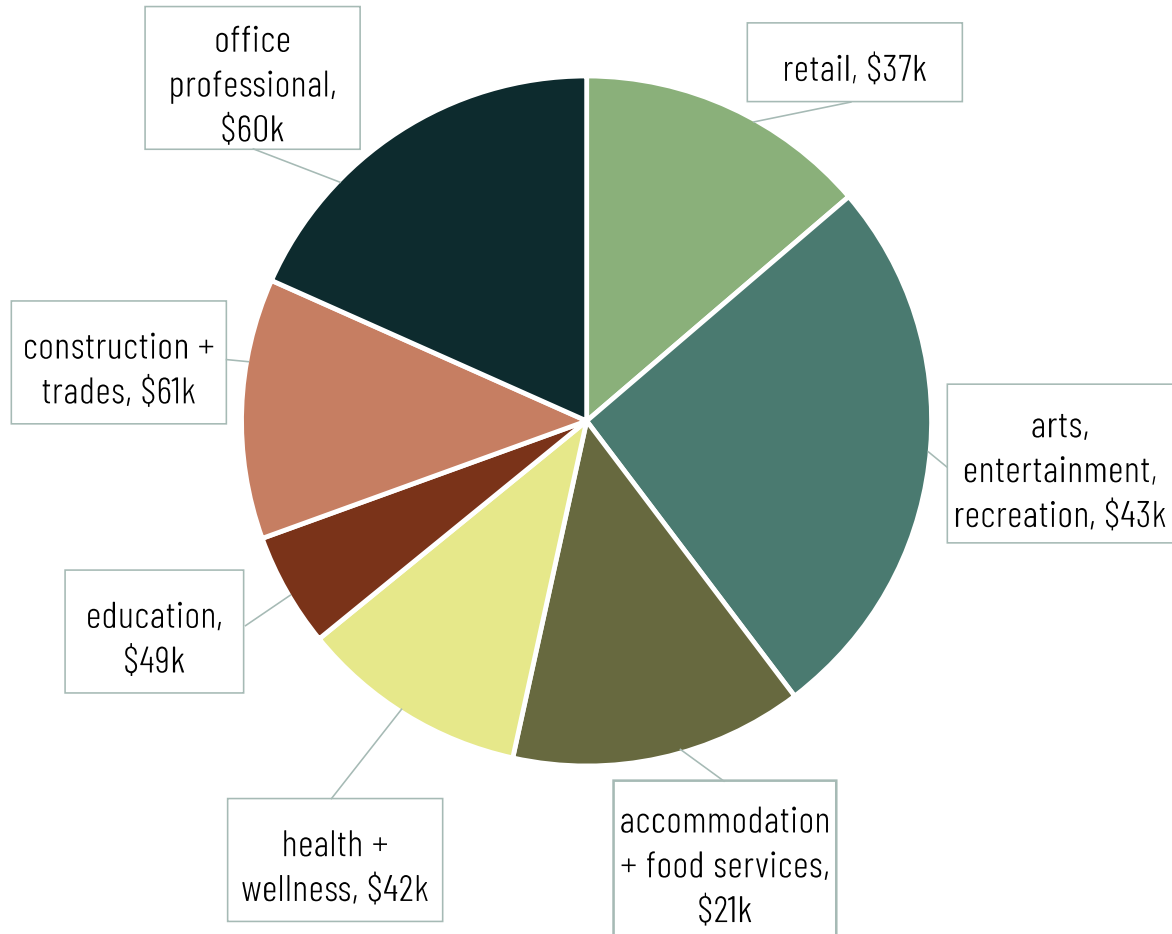
**THANK YOU**



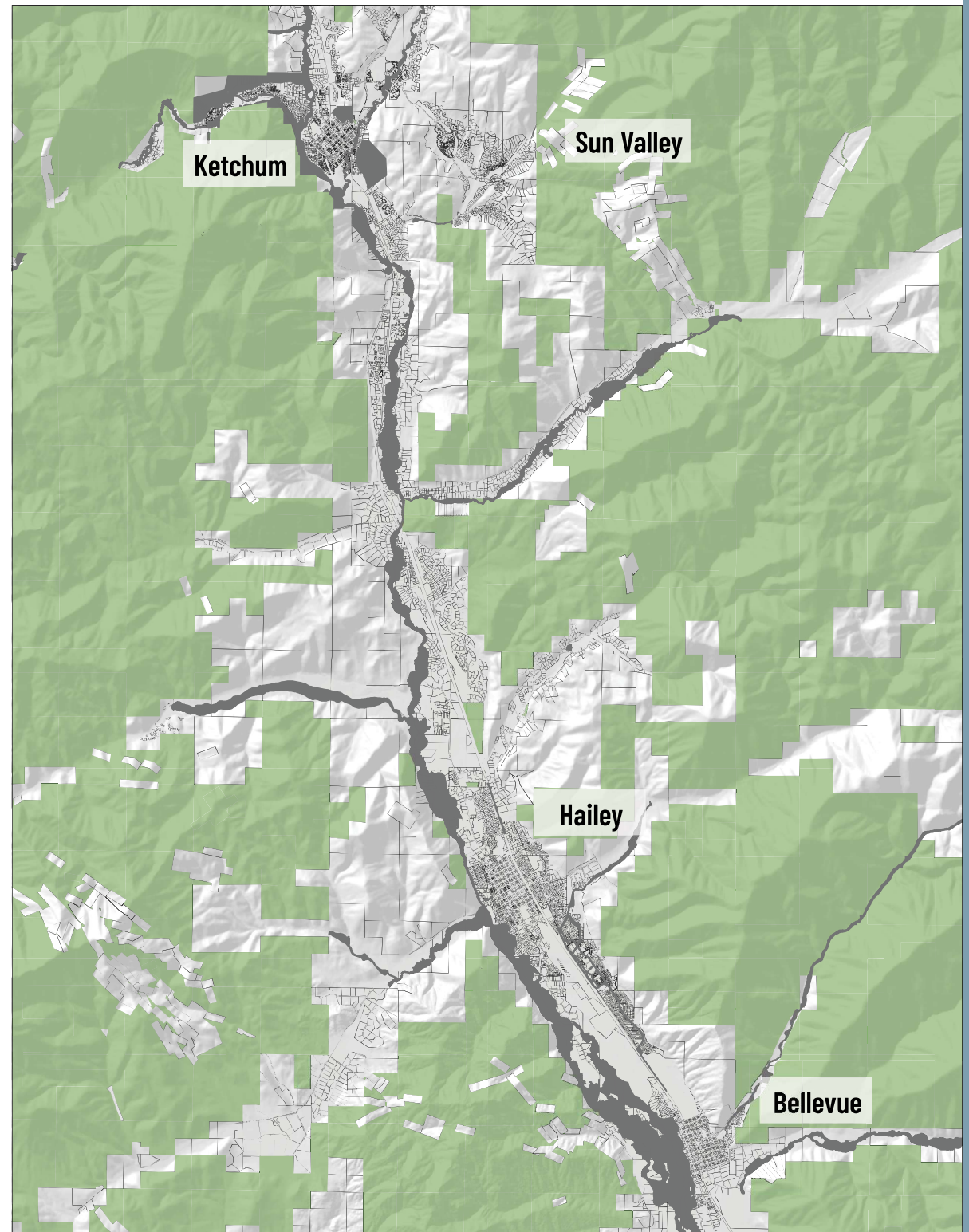
BLAINE COUNTY  
HOUSING AUTHORITY



*A healthy, vibrant community relies on local housing for a range of income levels and occupations.*

### BCHA Community Housing Occupants & Annual Median Earnings



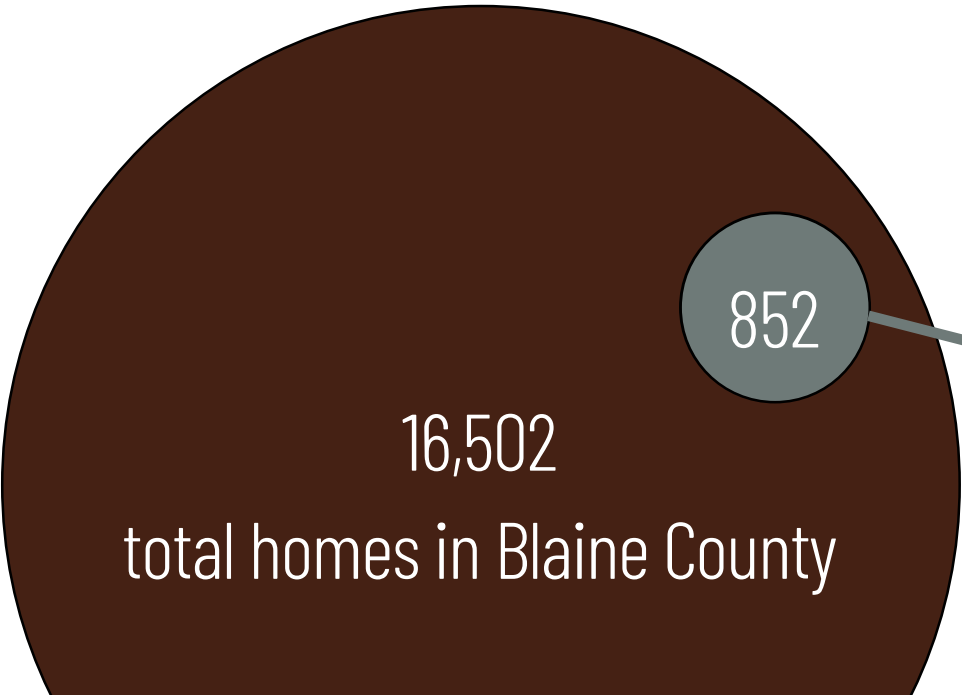
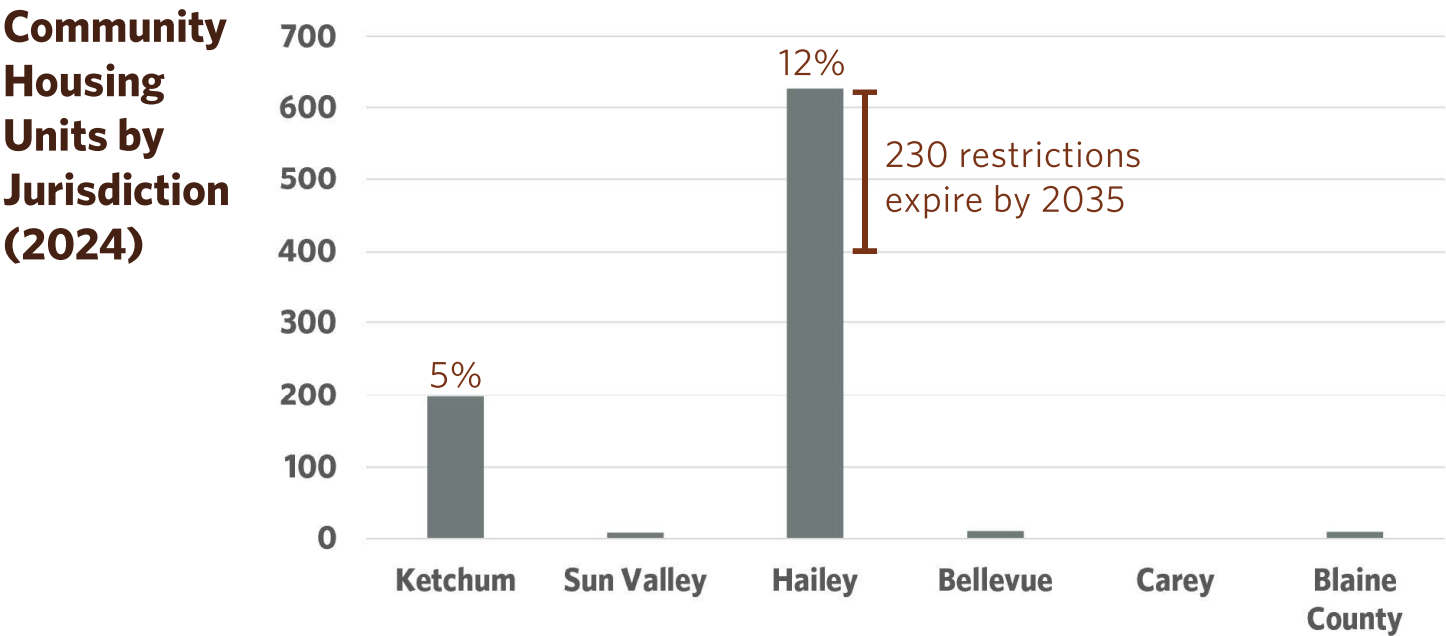
# LAND AVAILABLE FOR DEVELOPMENT IS CONSTRAINED



-  Federal and State Lands (BLM, USFS, IDL)
-  Natural Constraints (Mountain Overlay, Avalance, Floodplain)

- smart, sustainable growth principals prioritize housing in downtown core
- County zoning code follows these
- Feedback for Ketchum + Hailey's Comprehensive Plans support these

# COMMUNITY HOUSING INVENTORY, FALLS SHORT OF COMPARABLE COMMUNITIES



## PROPORTION OF HOUSING STOCK THAT IS COMMUNITY HOUSING

Blaine County

5%

Peer Community  
Average

30%

SOURCE: BCHA Community Housing Masterlist 2025, created from recorded deed covenants and local governments

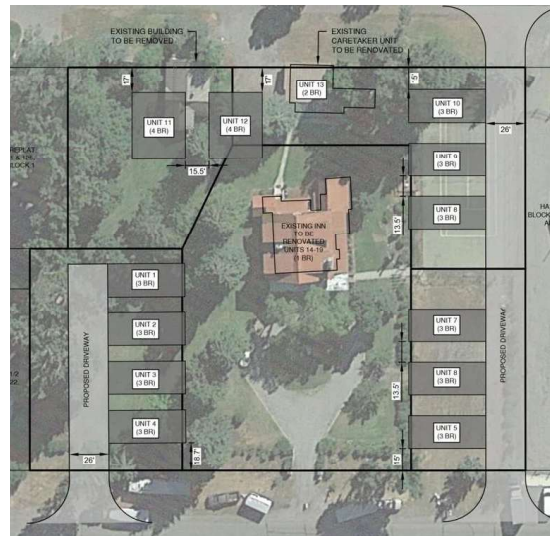
GOAL 1:  
Create + Preserve  
Community Housing

## HAILEY + SUN VALLEY EFFORTS

### FIREFIGHTER HOUSING, MIDVALLEY



## SUN VALLEY PURCHASE IN HAILEY



Hailey, new  
community housing

113

Sun Valley, new  
community housing

0

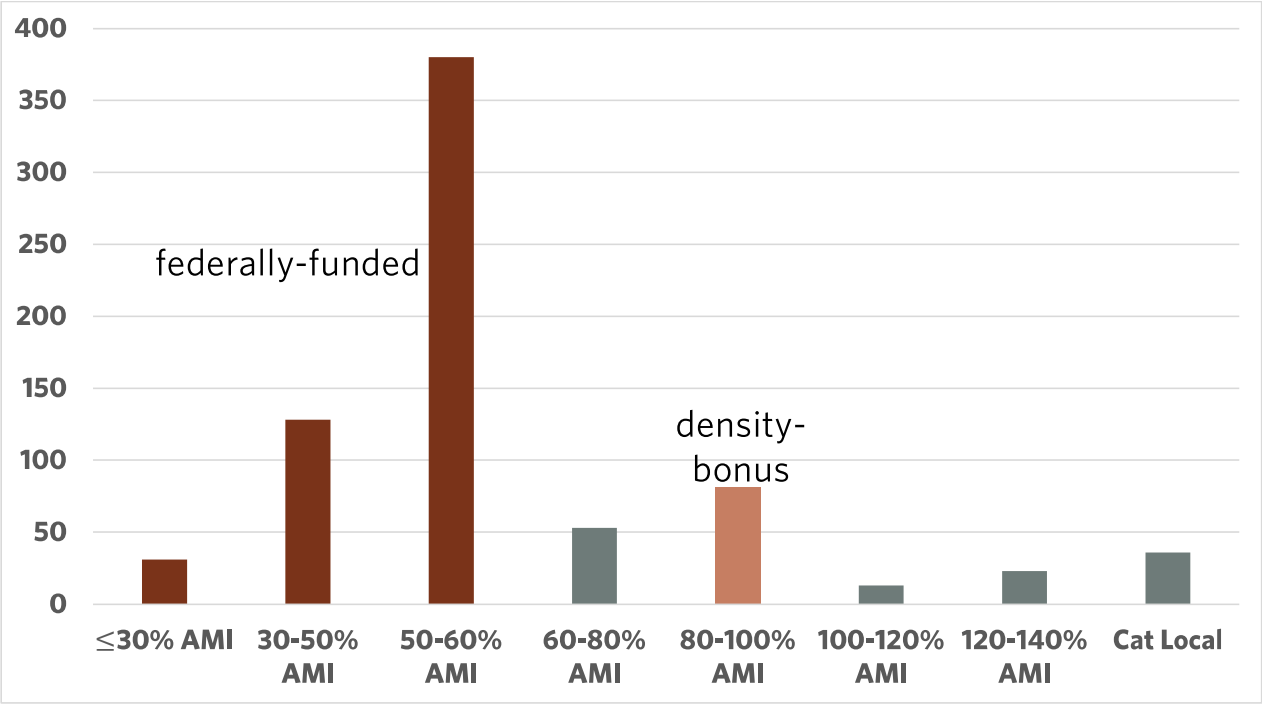
GOAL 1:  
Create + Preserve  
Community Housing

## COMMUNITY VS EMPLOYER HOUSING



# COMMUNITY HOUSING INVENTORY UNDERSERVES DIVERSE INCOMES

Community  
Homes by  
Income (2024)



SOURCE: BCHA  
Community Housing  
Masterlist 2025

# PANDEMIC BOOM EXACERBATES HOUSING CRISIS

SUMMER 2021



DAILY BEAST

ALL CHEAT SHEET MEDIA OBSESSED ROYALS POLITICS OPINION POWER 100 INNOVATION U.S. NEWS SCOUTED

Rents have gotten so stratospheric in Ketchum, Idaho, that teachers and hospital workers—some whose families have lived here for generations—are facing homelessness.

The New York Times

## *A Town's Housing Crisis Exposes a 'House of Cards'*

In the Idaho resort area of Sun Valley, there are so few housing options that many workers are resorting to garages, campers and tents.

JULY 2022

## Businesses, resort face worker shortages

Managers point to housing crunch, other factors as cause

Greg Foley Jun 16, 2021 28

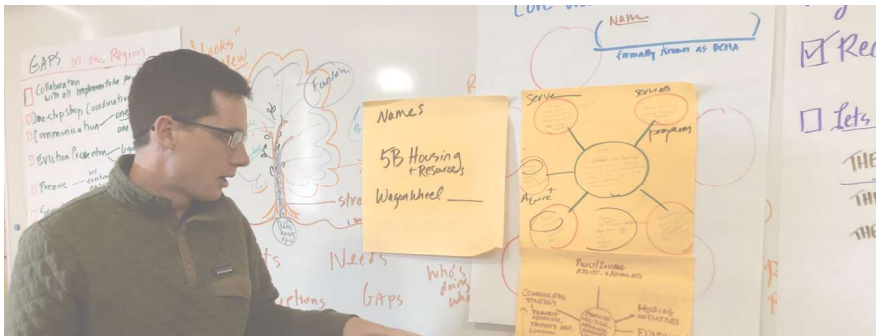
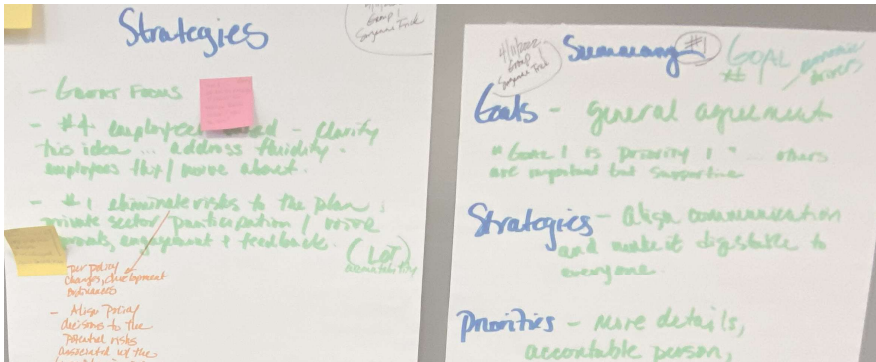
Idaho Mountain Express



SPRING 2023 | BCHA SURVEY

- 70% of employers have had difficulty hiring due to lack of available housing
- 2 average known employees lost due to housing, per employer (256 employees)

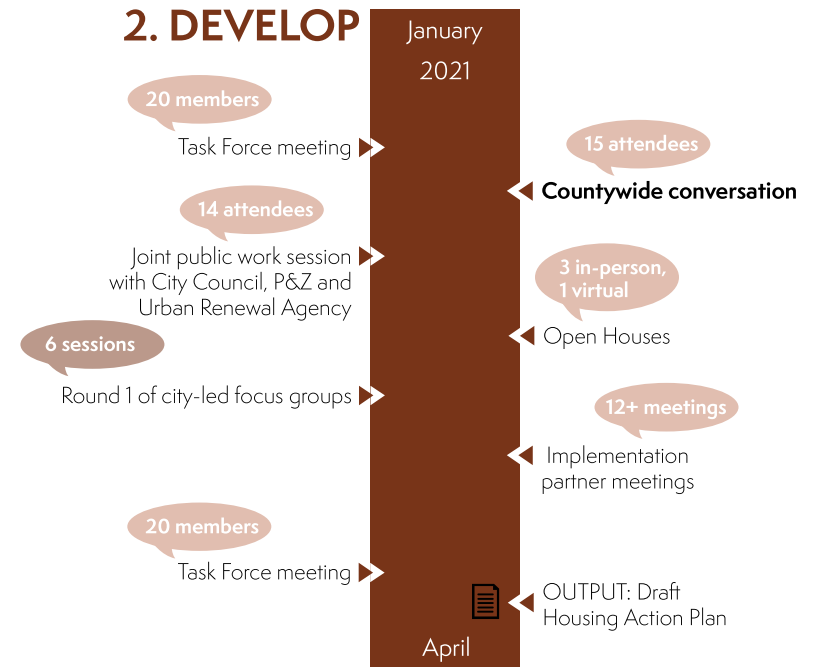
# KETCHUM'S COUNTYWIDE, COMMUNITY PLAN INFORMED BY EXTENSIVE PUBLIC + STAKEHOLDER INPUT, 2021-2022



## 1. CONTEXT



## 2. DEVELOP



## 3. ACTION



# NEW SUPPLY EXACERBATES CRISIS

NEW MARKET RATE HOMES



=

NEW HOME NEEDED,  
AFFORDABLE TO EMPLOYEES



Source: "New Development's Impacts on Community Housing Demand in Blaine County, Idaho," Economic & Planning Systems, July 2024.

# USE AVAILABLE LAND

URBAN RENEWAL  
LAND:

1ST & WASHINGTON

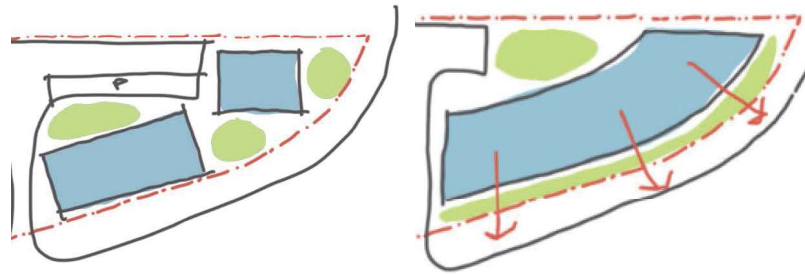


CITY-OWNED LAND:

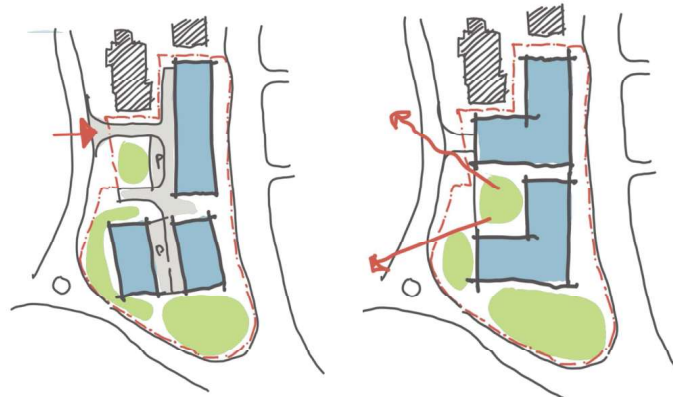
SOUTH YMCA

+

LIFT TOWER LODGE



from Springs Road south.



# BLUEBIRD VILLAGE

## LIHTC ON CITY OF KETCHUM LAND

- 2 week lease up
- 95% work in Ketchum
- 30% work in critical + essential services
- all locals
- adequate parking

