



CITY OF KETCHUM, IDAHO

HOUSING MATTERS

Wednesday, April 27, 2022, 5:30 PM
191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Council Meetings via live stream.

You will find this option on our website at www.ketchumidaho.org/meetings.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/89067608782>
Webinar ID: 890 6760 8782
2. Address the Council in person at City Hall.
3. Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*).

This agenda is subject to revisions. All revisions will be underlined.

PUBLIC HEARING:

4. Housing Matters Presentation

HOUSING ACTION PLAN

Draft Review

Open House
April 27, 2022

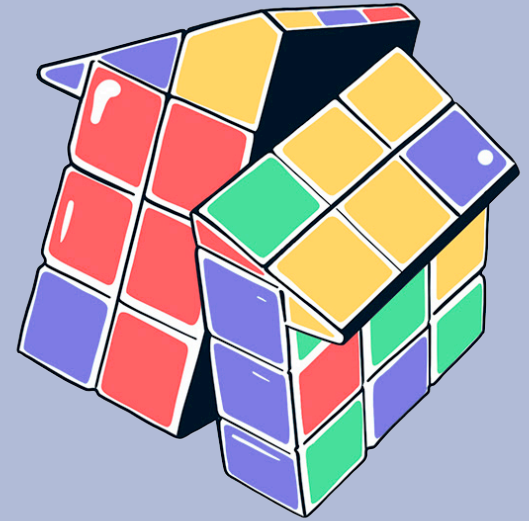


1. INTENT FOR TODAY

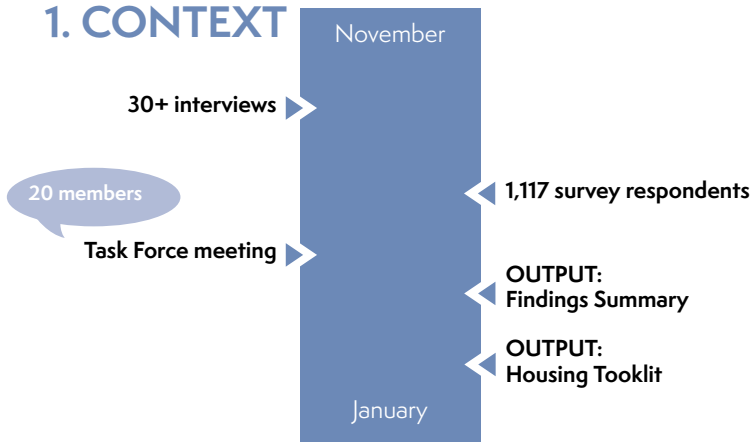
2. OUR APPROACH

3. DRAFT HOUSING ACTION PLAN

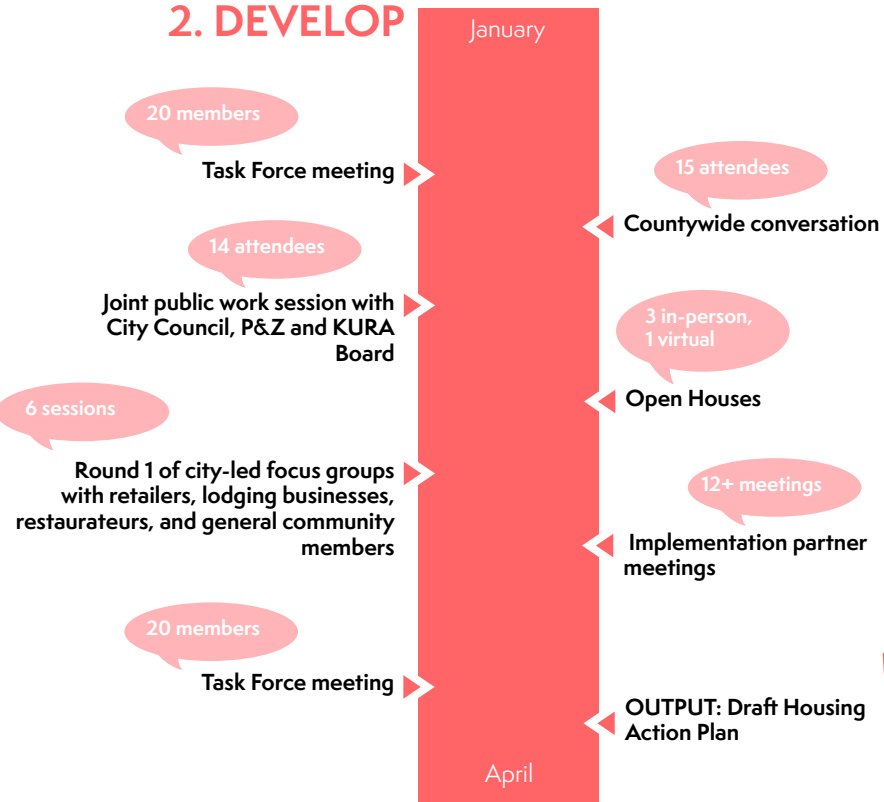
4. NEXT STEPS



1. CONTEXT

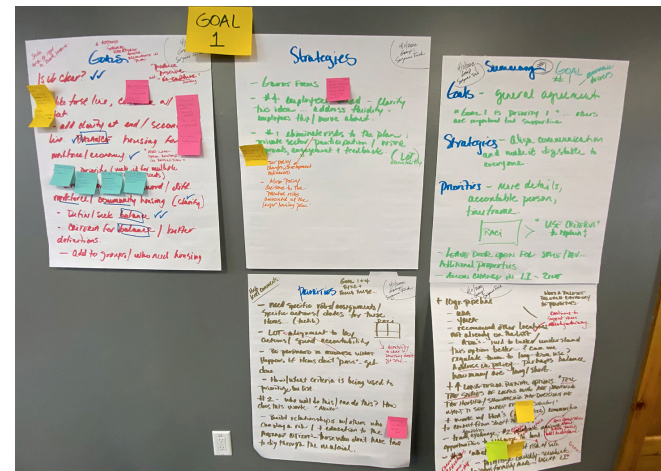
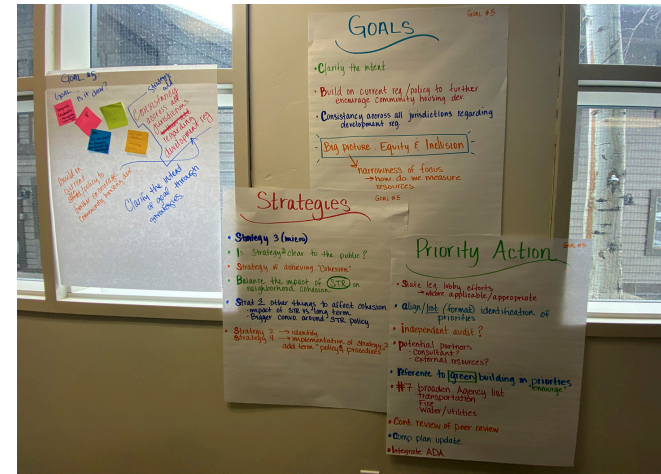


2. DEVELOP



you are here

3. ACTION



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?

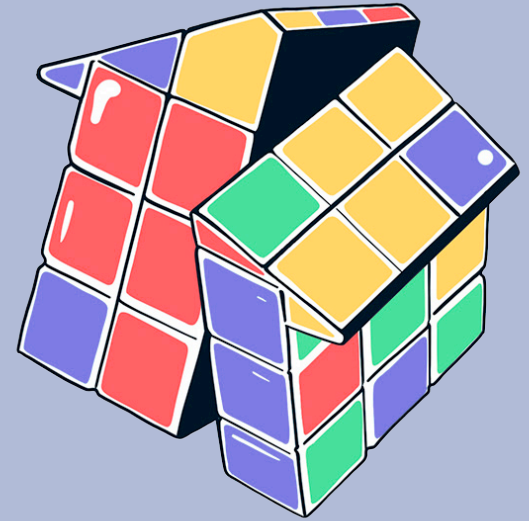


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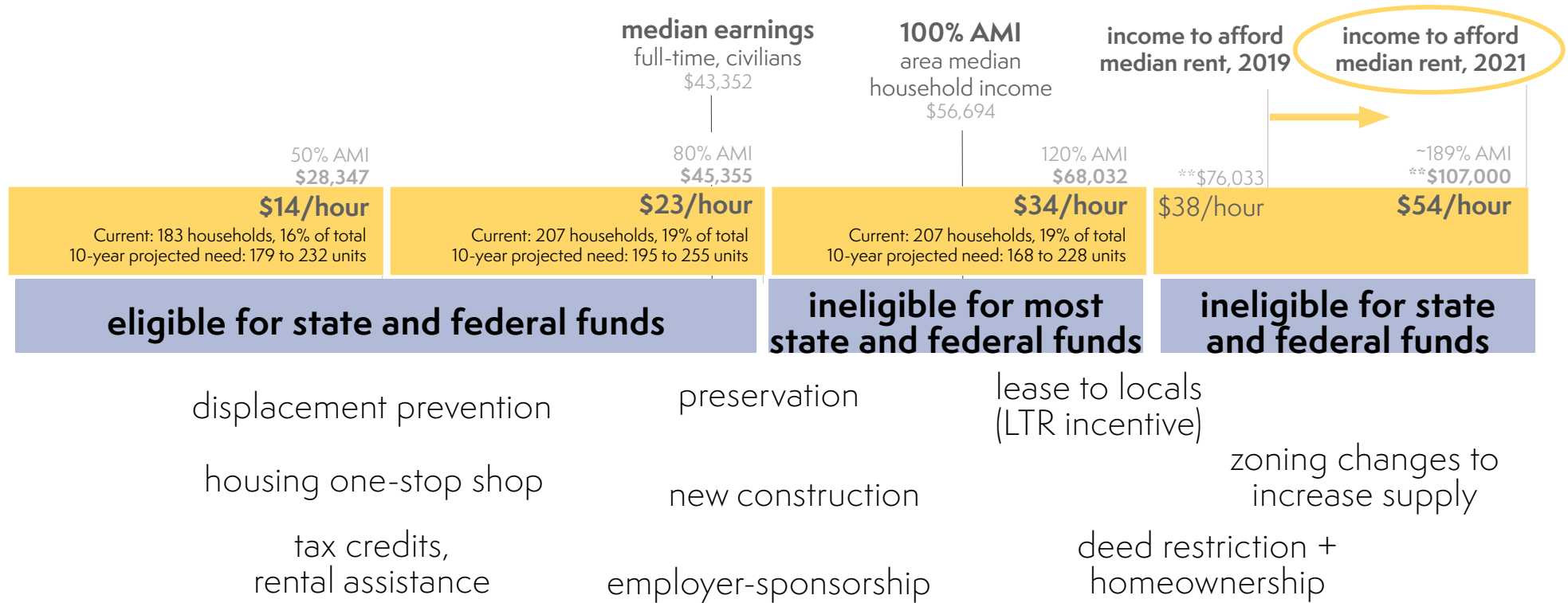
2. OUR APPROACH

3. DRAFT HOUSING ACTION PLAN

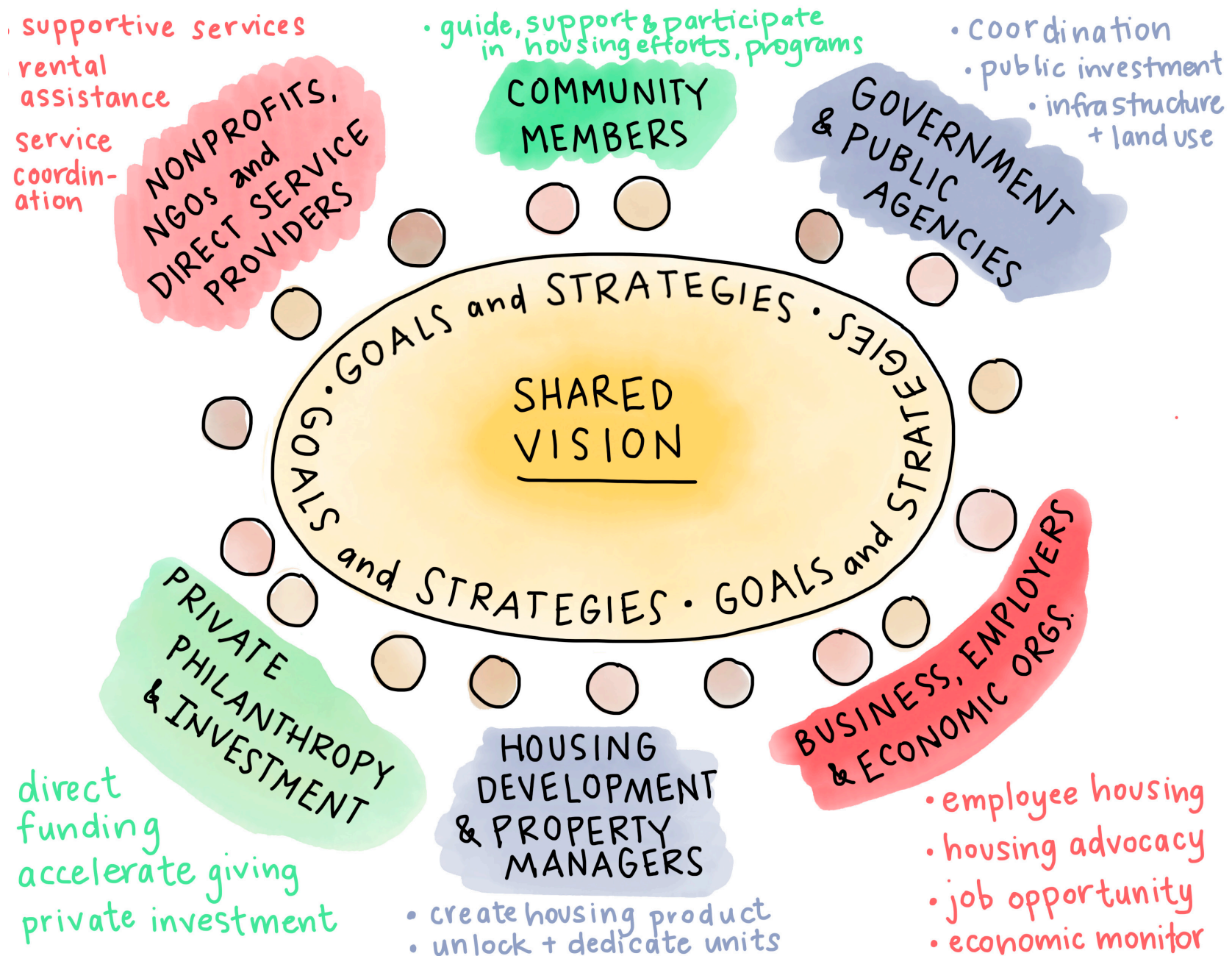
4. NEXT STEPS



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.



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.**

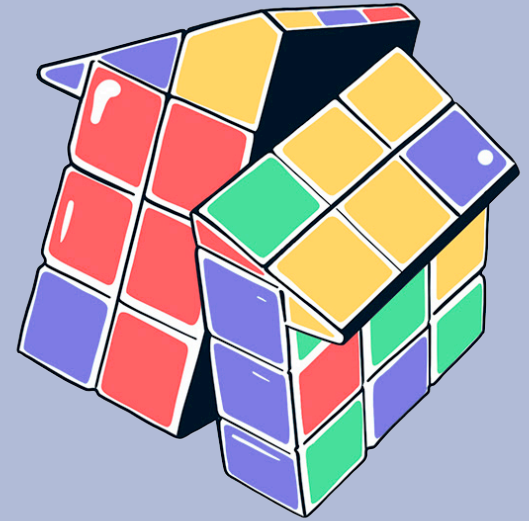
6. Working to create effective housing solutions is a **continual, iterative process.**

1. INTENT FOR TODAY

2. OUR APPROACH

3. DRAFT HOUSING ACTION PLAN

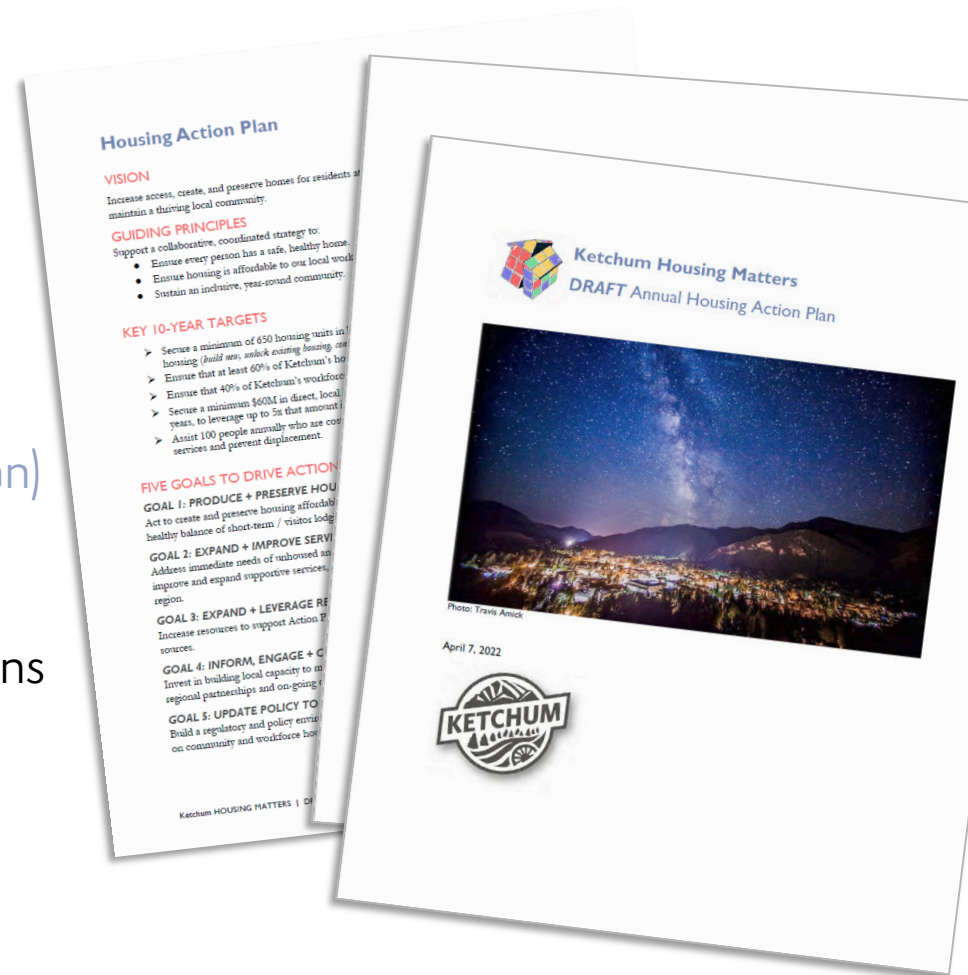
4. NEXT STEPS



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

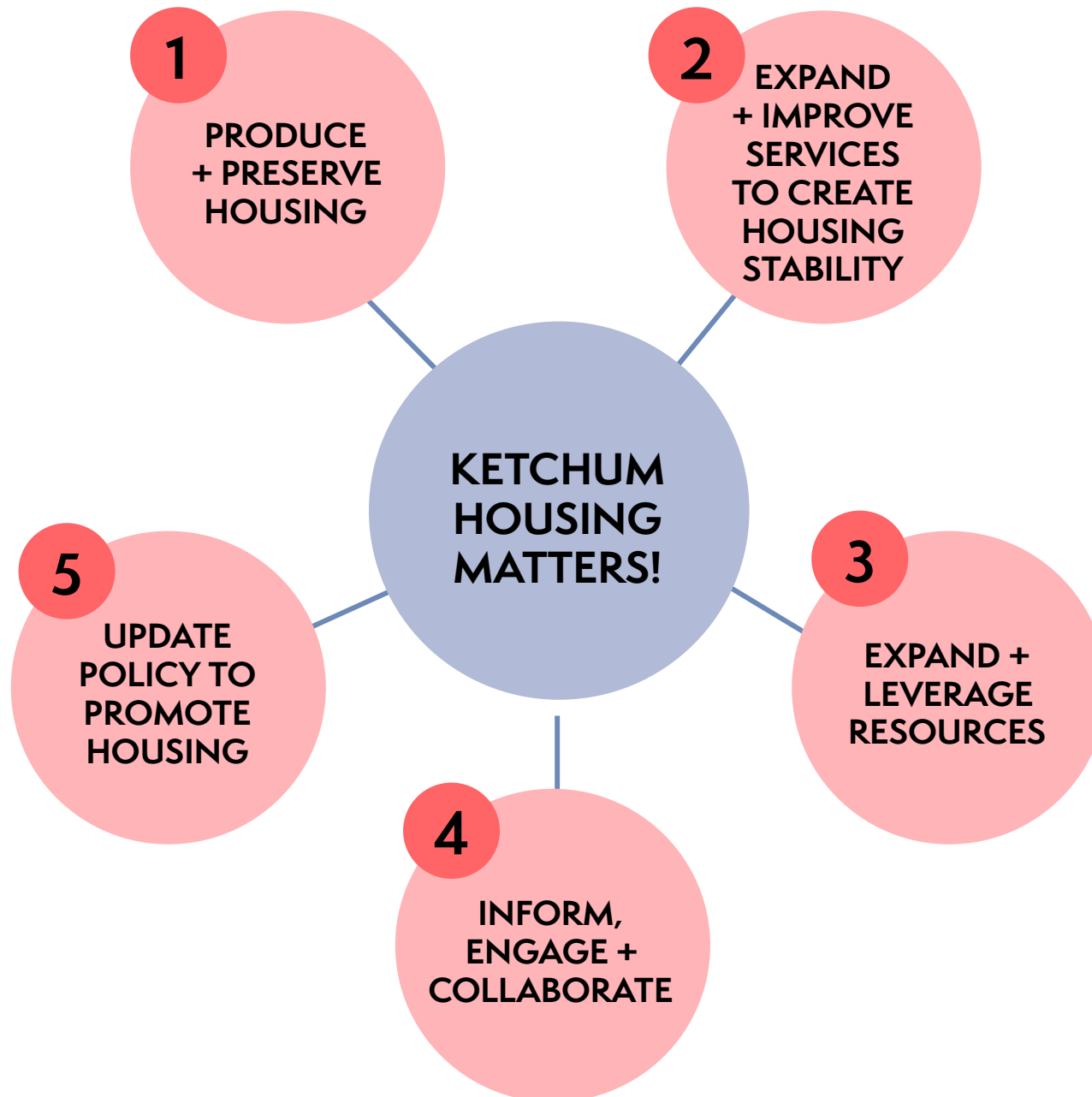
Increase access, create, and preserve homes for residents at a range of income levels and life stages to maintain a thriving local community.

Principles

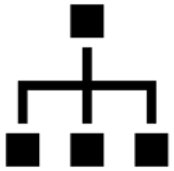
Support a collaborative, coordinated strategy to:

- 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

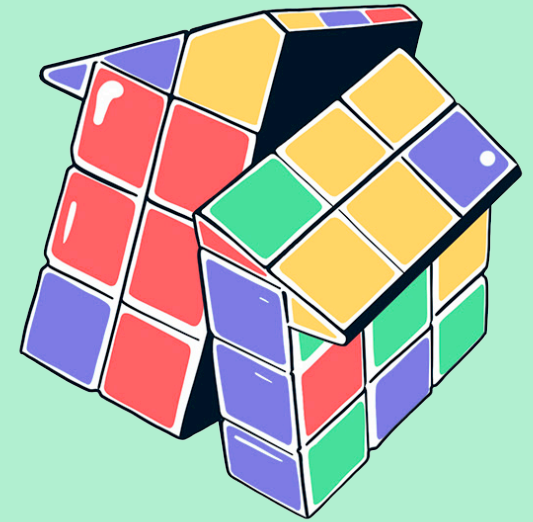
research and
collect potential
strategies, tactics

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.

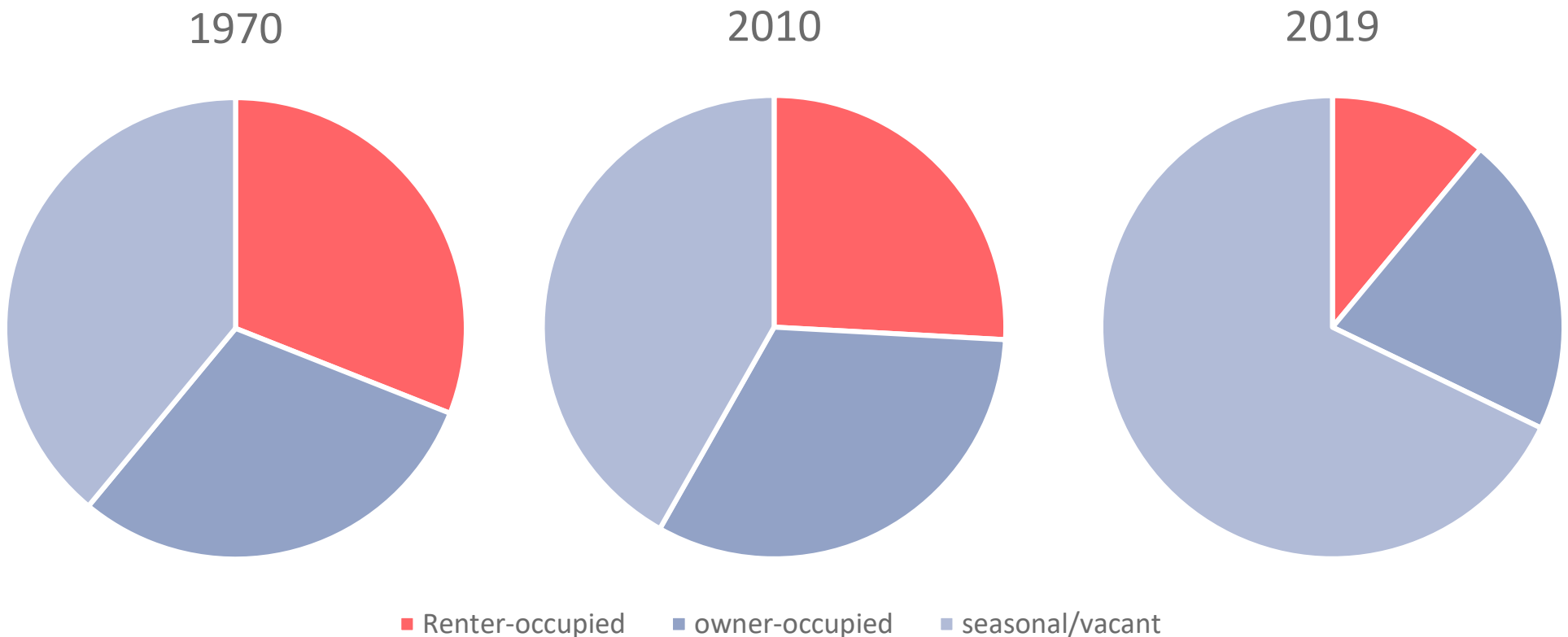
	Description		Historic Growth (1% annually)	High Growth (3% annually)
New Households	New households based on 10-year population growth scenarios.		+224	+546
Current Households	Households in need of stabilization or at risk of displacement:	<ul style="list-style-type: none">• cost burdened• experiencing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

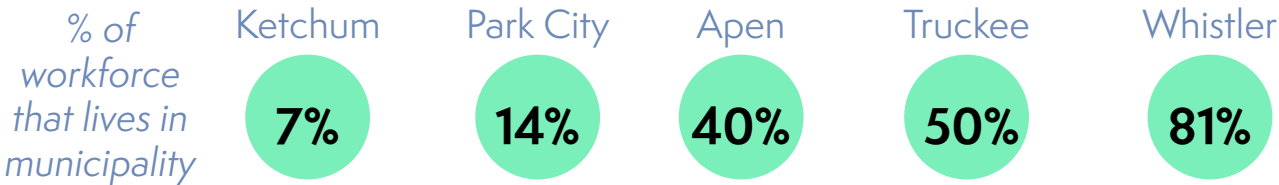
- The proportion of long-term rentals decreased from 31% in 1970 to 10% in 2019.
- About 335 long-term rental units were "lost" in Ketchum since 2010, with a significant proportion likely converted to seasonal or short-term use.



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/



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



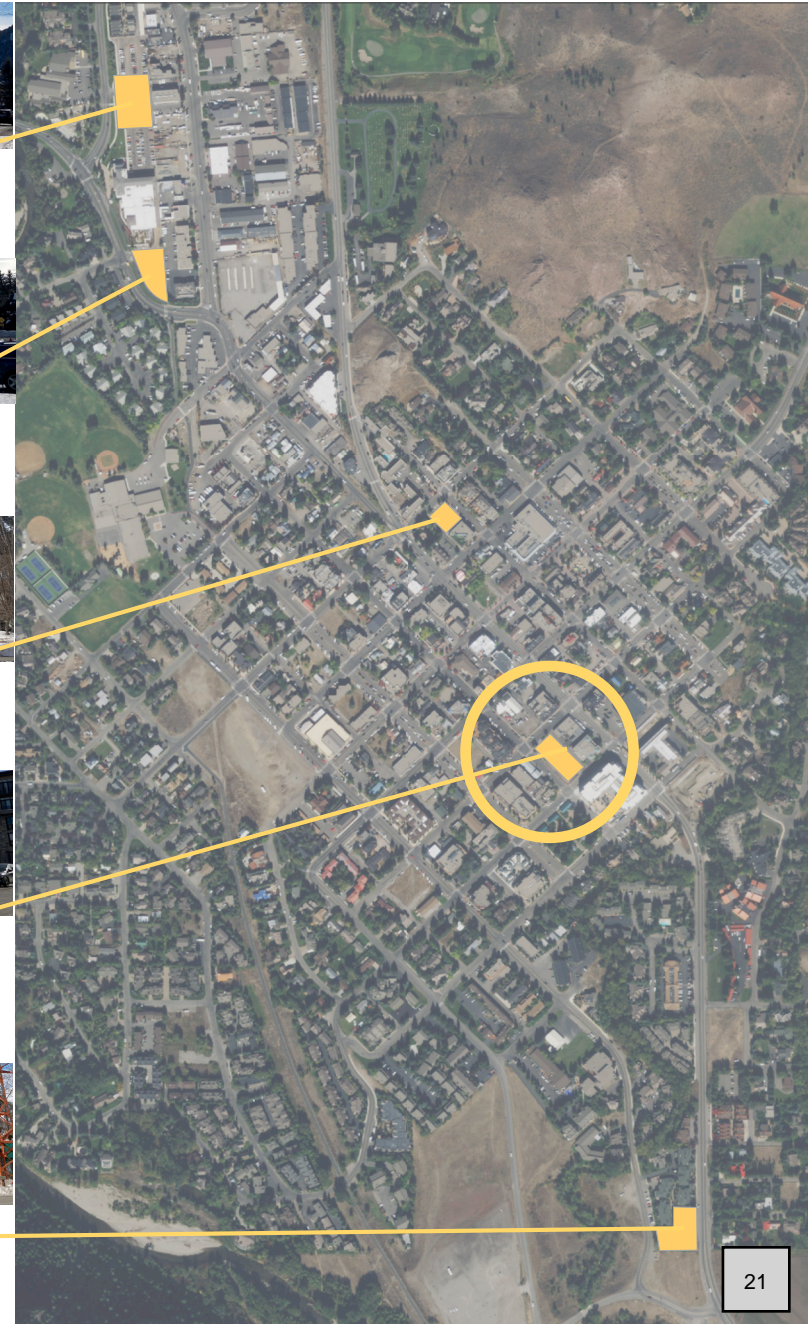
6th and Leadville
city-owned



1st and Washington
Ketchum Urban Renewal
Agency-owned



Lift Tower Lodge
Blaine County Housing
Authority-owned



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

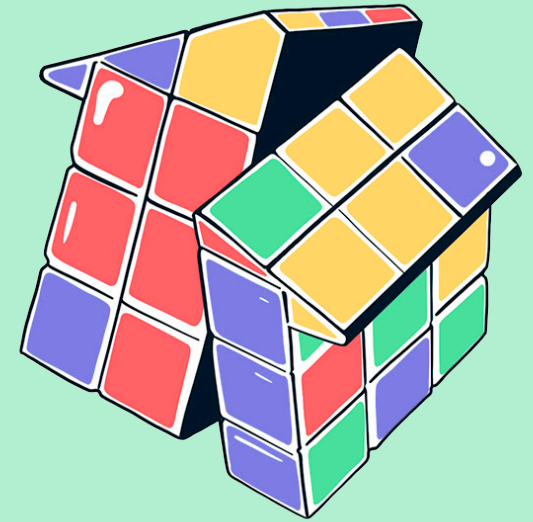
ARCH, Landing Locals

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.



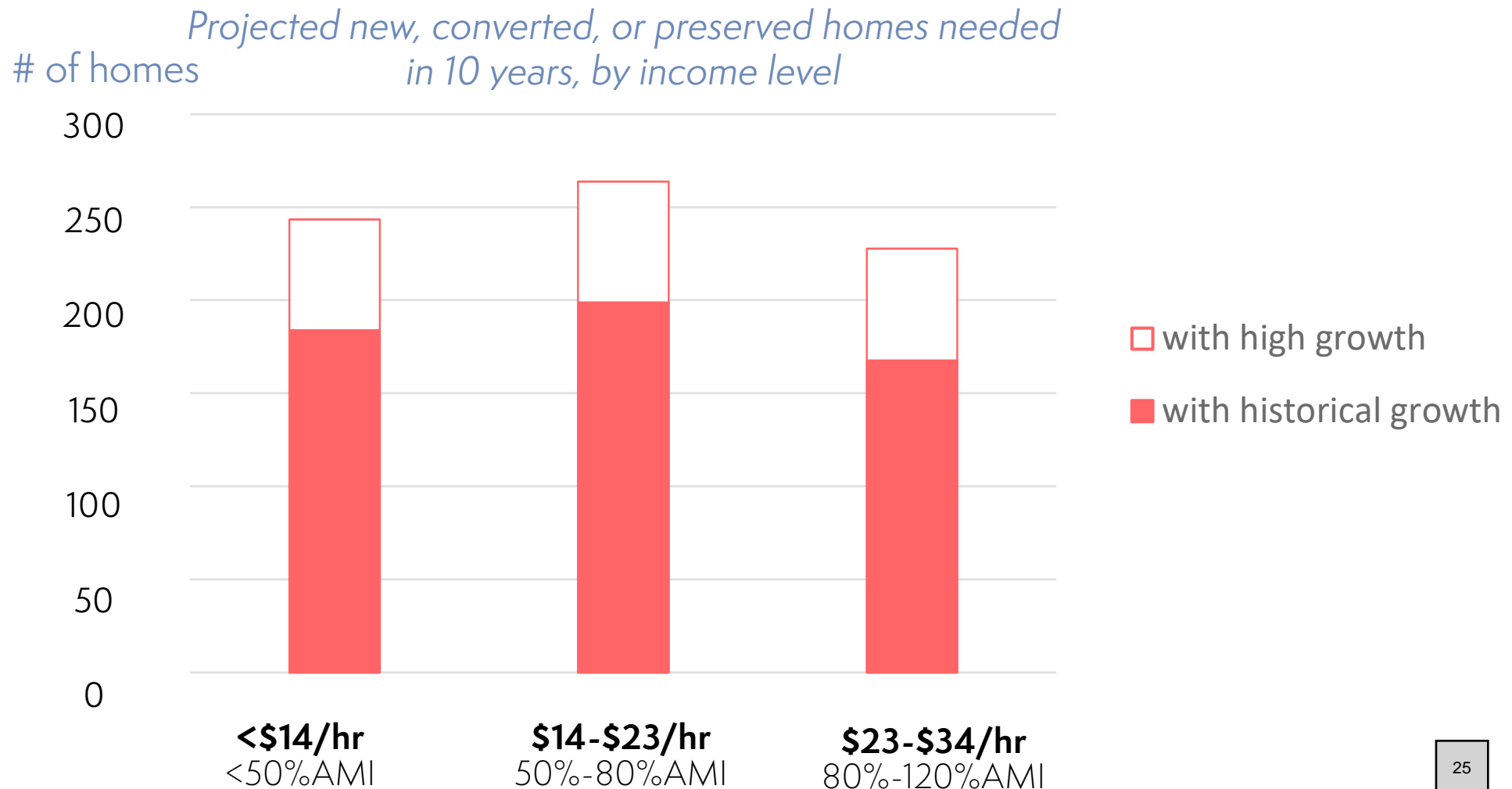
KEY TARGETS ■ Prevent displacement and assist 100 households annually who are cost-burdened, unstably housed or unhoused with supportive services.

**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.

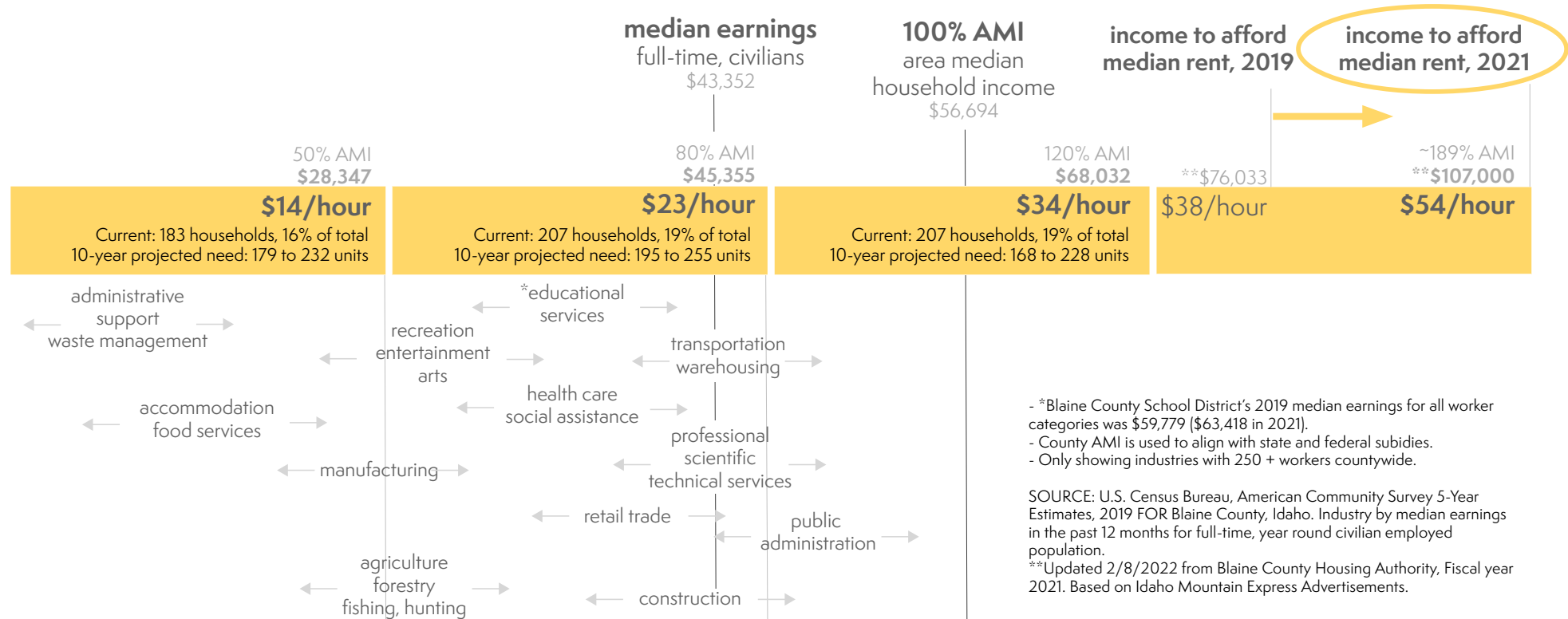
Low-and middle-income renters have the greatest unmet housing needs.



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, Marlene Chilton, Maureen Black, Timothy Heeren, Justin Pasquariello, Patrick Casey, Eduardo Ochoa, Diana Cutts; Unstable Housing 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

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.

POTENTIAL PARTNERS

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

2. Expand residential capacity of Lift Tower Lodge.

Blaine County Housing Authority, City of Ketchum,
Blaine County

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

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

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

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

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.
- 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

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

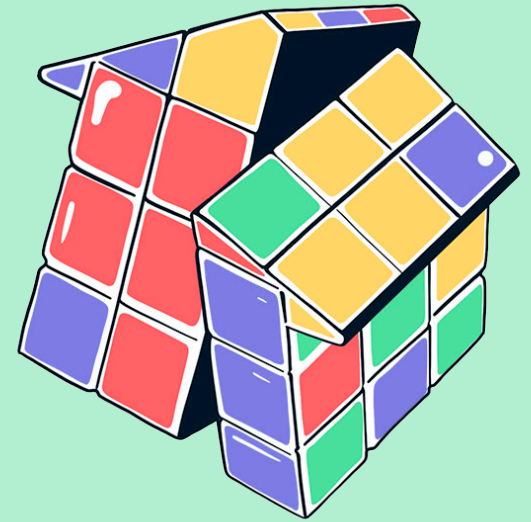
Interagency Working Group

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

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**



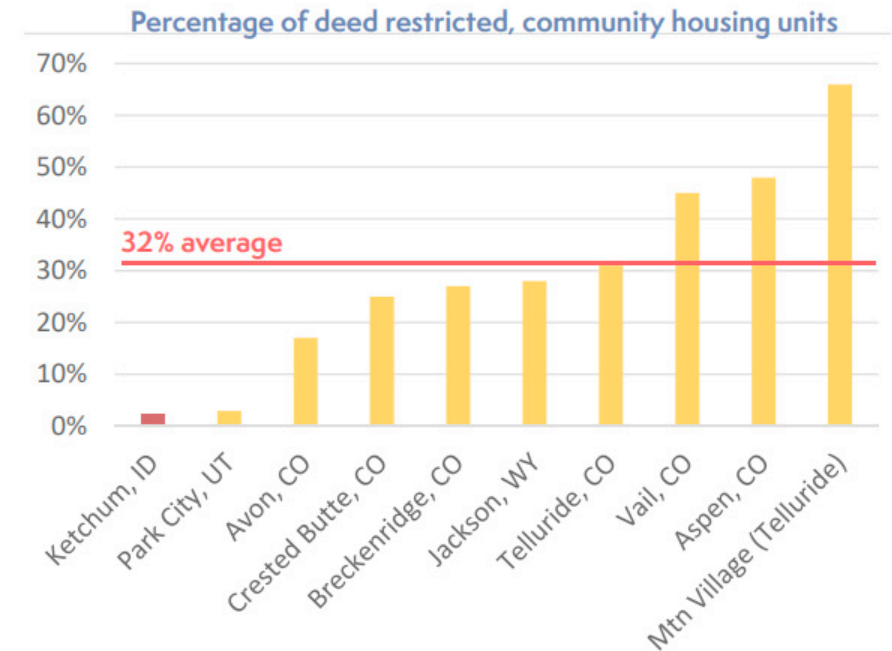
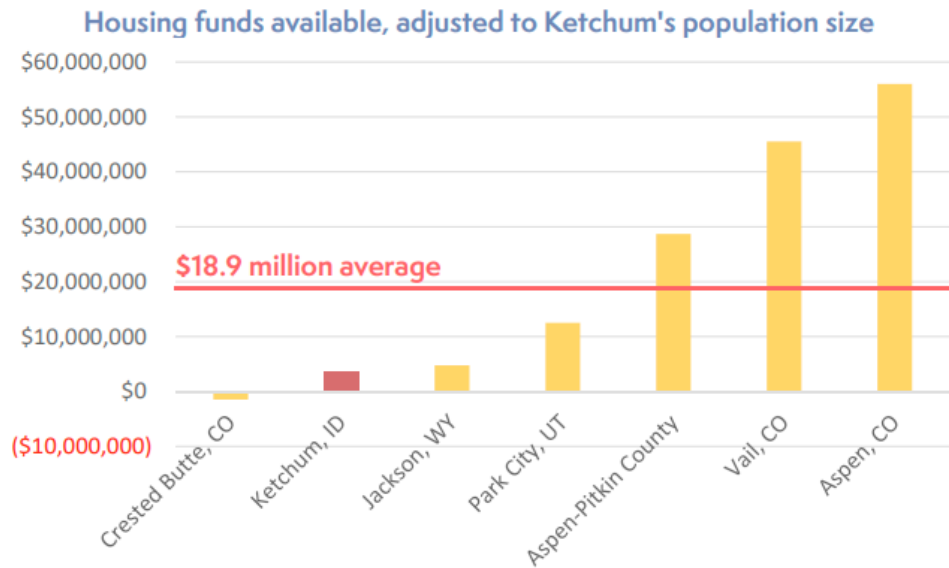
**state tax
incentives**



**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.

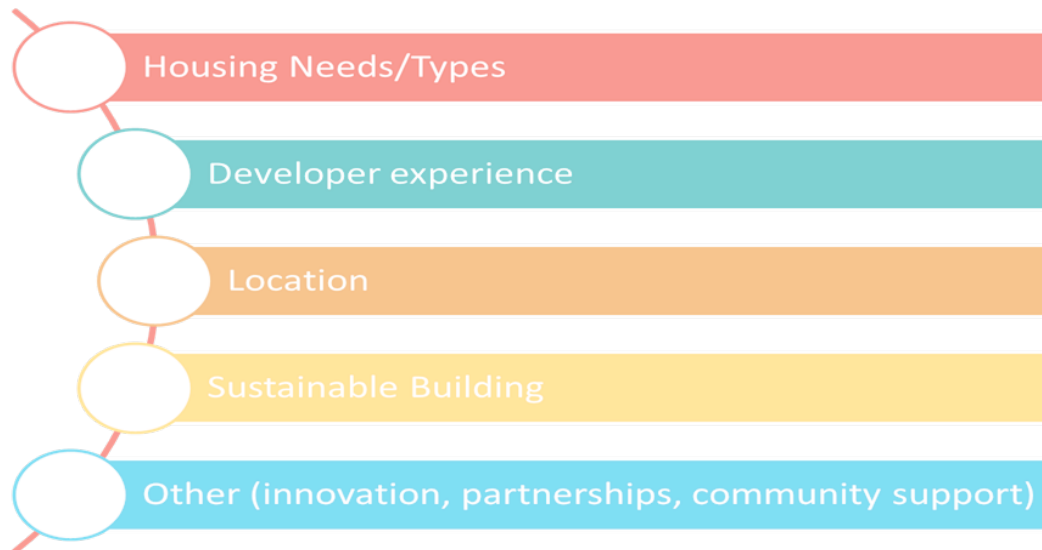
YEAR 1 PRIORITIES

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.

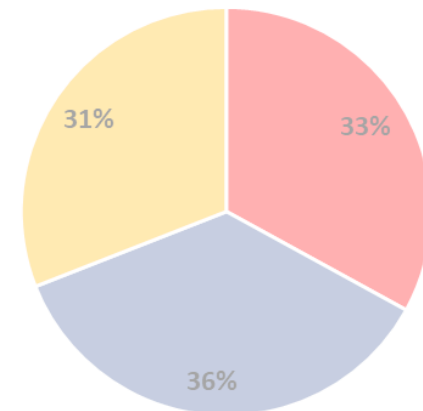
POTENTIAL PARTNERS

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)

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.**

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

POTENTIAL PARTNERS

Blaine County, Idaho Housing Finance Association

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

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

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

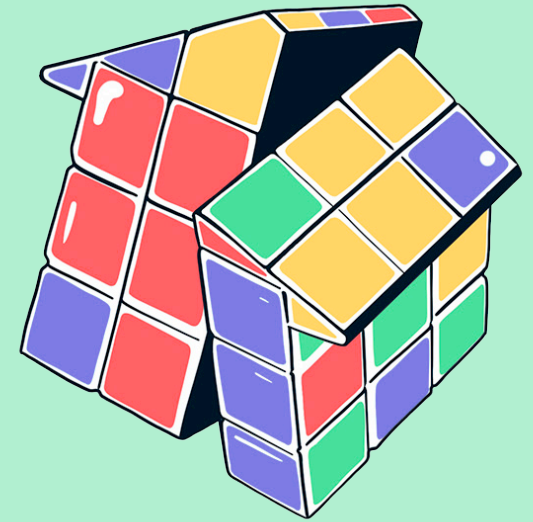
8. Conduct land and properties inventory and analysis of development potential for both public and private parcels/facilities in Ketchum with potential for housing development, rehabilitation, land trades or purchases, etc. Also supports Goal 1.

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

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

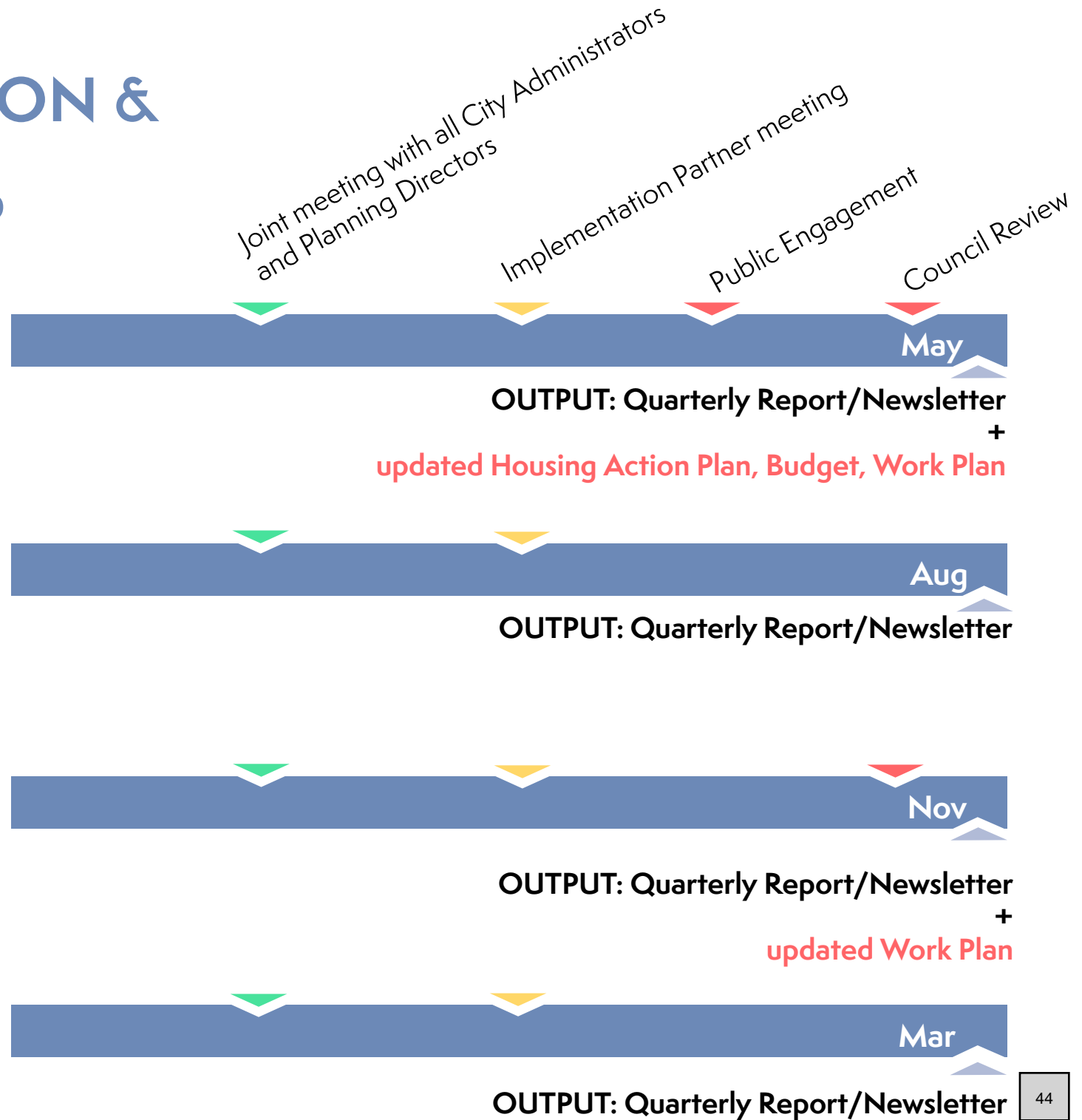
4. Create accountability and guarantee transparency with the public and partners in housing funding decisions and resource allocations at City Council and other public meetings and through annual budgeting process.

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



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

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.

YEAR 1 PRIORITIES

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

POTENTIAL PARTNERS

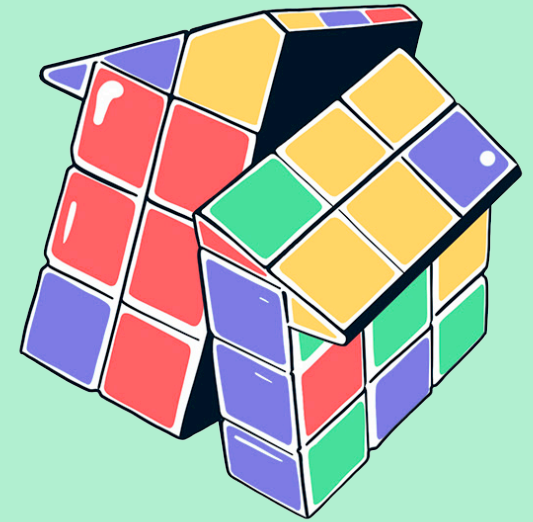
City of Ketchum

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

City of Ketchum

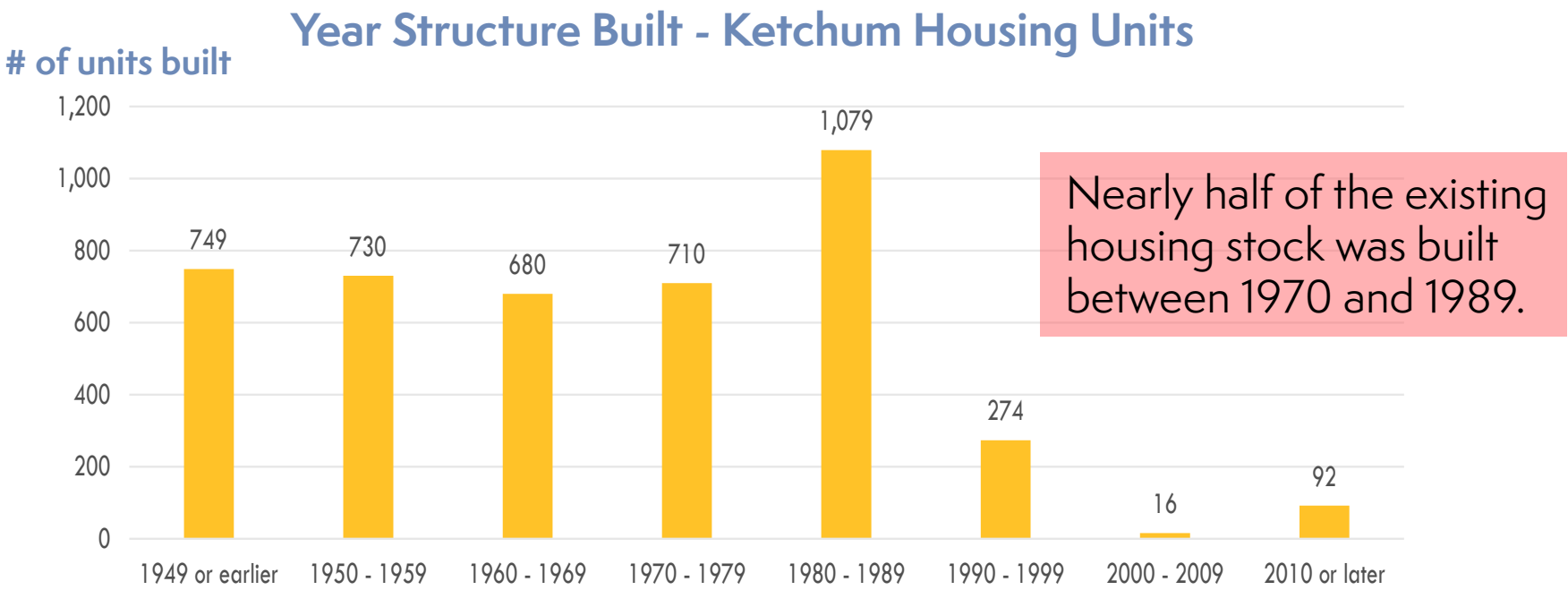
5 UPDATE POLICY TO PROMOTE HOUSING

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).

**Historic
Annual
Growth Rate**

~1%

**Pandemic
Growth Rates
(2019-2020)**

~25%

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

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

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.

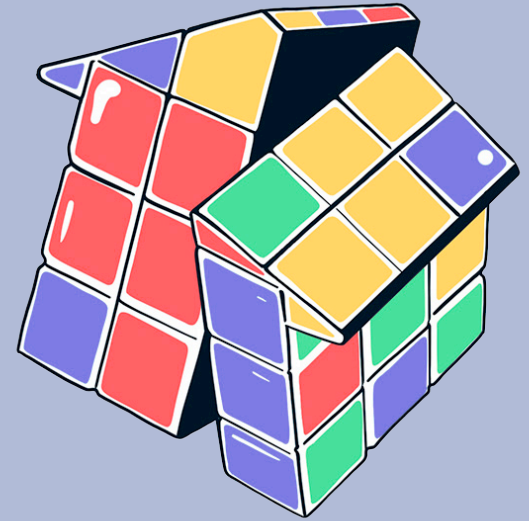
City of Ketchum

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

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



¡Conteste la encuesta!

surveymonkey.com/r/ZM3YG7V



THANK YOU!!!

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Jade Riley
City Administrator

