



SPECIAL MEETING - URBAN RENEWAL AGENCY

**Tuesday, February 08, 2022 at 2:00 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 <https://www.ketchumura.org/kura/meetings>.

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

1. Watch the meeting via live stream at <https://www.ketchumura.org/kura/meetings>.
2. Though you may join us at City Hall (*masks are required in the Community Meeting Room and seating has been arranged per the required social distance of 6' but may be limited*), due to the ongoing pandemic we strongly encourage and recommend participation through the Zoom link.
3. Submit your comments in writing at info@ketchumura.org (*by noon the day of the meeting*).

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

CALL TO ORDER:

ROLL CALL:

DISCUSSION ITEMS:

4. Discussion of KURA subcommittee development concept for First Street and Washington Ave.

ADJOURNMENT:

Ketchum Housing Matters

Joint Work Session – AGENDA + MEETING PACKET

Ketchum City Council, Ketchum Planning and Zoning Commission and Ketchum Urban Renewal Agency (KURA)

Feb 8, 2022 | 4:30pm-6:30pm | Community Meeting Room, Ketchum City Hall and virtually by Zoom

MEETING OBJECTIVES

- Share update on Ketchum Housing Matters Initiatives: 1) Community Housing Action Plan + 2) Countywide Housing Partnership Framework Conversation.
- Understand what housing strategies and actions URA, City Council and Planning and Zoning are committed to.
- Identify how entities anticipate/prefer working together.

Agenda

Time	Agenda Items
4:30pm	Welcome <ul style="list-style-type: none">• Roll Call• Meeting Agenda and Objectives
4:40pm	Update on Ketchum Housing Matters Initiatives <ul style="list-style-type: none">• Community Housing Action Plan + Task Force Meetings• Countywide Conversation on Housing Partnership Framework• Other City Efforts
5:15pm	Coordinating Round Table <ul style="list-style-type: none">• Share updates on housing priorities at your organization• Discussion around areas of alignment
6:15pm	What's Next? <ul style="list-style-type: none">• Meeting Recap• Next meeting?• Thank you
6:30pm	Adjourn

Ketchum Housing Action Plan (DRAFT)

Vision: Increase access, create, and preserve enough homes for residents at varying income levels and life stages to maintain a thriving local community.

Principles: Support a collaborative, coordinated strategy to:

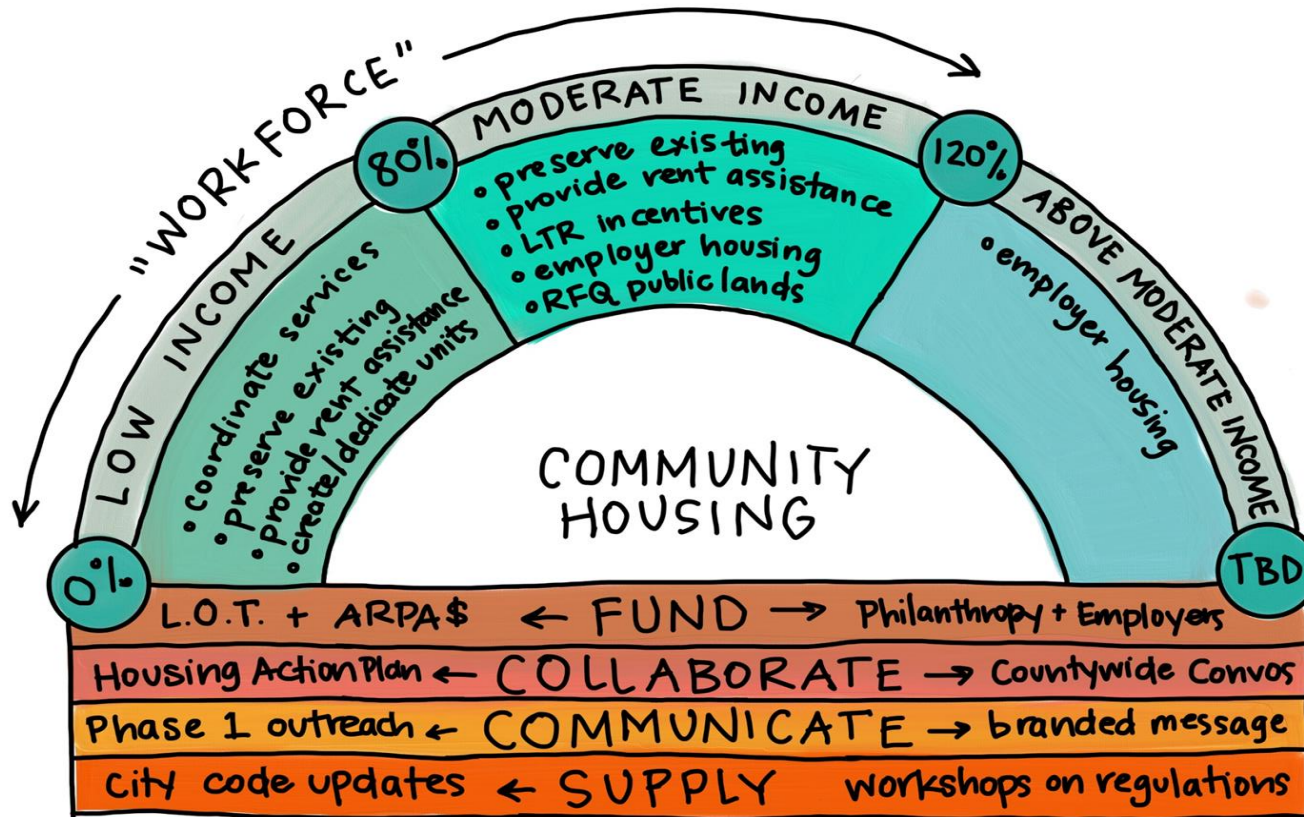
- Ensure every person has a safe, healthy home.
- Ensure housing is affordable to our local workforce.
- Sustain an inclusive, year-round community.

Draft Action Framework

<h4>Housing Solutions</h4> <p>Create, preserve, and increase access to affordable housing.</p> <ol style="list-style-type: none">1. MOST VULNERABLE: Immediately house people experiencing homelessness and stabilize at-risk renters.2. WORKFORCE: Increase access to, create and preserve housing that is affordable for our local workforce (0-120% AMI).3. LOCALS + VISITORS: Create and maintain a healthy balance of visitor lodging and community housing.	<h4>Community Capacity</h4> <p>Increase responsiveness and effectiveness of the housing systems.</p> <ol style="list-style-type: none">4. FUND: Increase resources to support housing efforts.5. COLLABORATE: Mature housing partnerships and streamline knowledge sharing.6. COMMUNICATE: Open, ongoing dialogue as a community.7. SUPPLY: Build a regulatory and policy environment for community housing development and compliance.
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DRAFT Ketchum Housing Action Plan Bridge

KETCHUM HOUSING ACTION PLAN BRIDGE



Ketchum Housing Needs

Housing Model Projection – Ketchum 2030		
	HISTORIC GROWTH (1% per year)	HIGH GROWTH (3% average)
Current Households in need of stabilization/at-risk (includes cost burdened, people experiencing homelessness, substandard housing, overcrowding)	436	436
Total New Households by 2030 (population growth)	+224	+546
Total Households Units by 2030	660	982
Units needed per year to keep pace with growth and address at-risk populations	66 units/year	98 units/year

19

Coordinating Roundtable Worksheet

Who	Potential Project Priorities	Timeframe	Feedback/Comments
Ketchum City Council	<ul style="list-style-type: none"> ○ LOT language and election ○ Housing Action Plan <ul style="list-style-type: none"> ▪ Approval ▪ Sponsoring Valley coordination ○ Leadville lot ○ Downtown parking plan 		
Planning and Zoning Commission	<ul style="list-style-type: none"> ○ Establish minimum density requirement in multi-family, tourist and community core zoning districts ○ Eliminate or reduce minimum lot size in residential zoning districts ○ Permit multi-family development to occur in all residential zoning districts, including single-family zones 		
Ketchum Urban Renewal Agency	<ul style="list-style-type: none"> ○ Prepare request to develop First St. & Washington Ave. property ○ Purchase property for future housing development ○ Contribute funding towards deed restricted housing projects 		

ACCOMPLISHMENTS – as of January 31, 2022

ACTIVITIES	RESULTS TO DATE
<i>Housing Solutions</i>	
<ul style="list-style-type: none"> • Bluebird Housing Development Project 	Application approved by the City
<ul style="list-style-type: none"> • Mountain Housing Toolkit 	Drafted and shared with Task Force
<ul style="list-style-type: none"> • “Short List” of priorities 	Developed and discussed with Task Force
<ul style="list-style-type: none"> • Housing Action Plan 	Framework developed and approved by Task Force
<i>Funding & Resources</i>	
<ul style="list-style-type: none"> • May LOT ballot 	Conceptual language drafted and shared with key stakeholders (Task Force, others)
<ul style="list-style-type: none"> • County ARPA funding 	Evaluating potential projects
<ul style="list-style-type: none"> • IHFA funding applications (August) 	Evaluating potential projects for Summer RFP
<ul style="list-style-type: none"> • Ketchum Housing Strategist 	Position funded, recruited and filled (Dec, 2021)
<i>Collaborate</i>	
<ul style="list-style-type: none"> • Countywide Conversation/one-on-one meetings to establish support for a Blaine County Regional Housing Partnership 	Agreement to form a Partnership Committee to put together an organizing charter proposal to bring back to the group
<ul style="list-style-type: none"> • Blaine County Housing Authority 	City assistance on several urgent items (ED transition, Lift Tower Lodge infrastructure planning, addition of relocation policy to County zoning)
<ul style="list-style-type: none"> • Joint Work Session 	Today’s meeting, including recommendations on proceeding jointly
<i>Communicate</i>	
<ul style="list-style-type: none"> • Community Housing Survey (Nov-Jan) 	1,117 responses informing Ketchum’s Housing Action Plan and being shared with partners
<ul style="list-style-type: none"> • Stakeholder Interviews 	Completed 30+ interviews and continuing conversations as needed

ACTIVITIES	RESULTS TO DATE
<ul style="list-style-type: none"> Designing and launching community outreach events (Feb) 	Virtual and in-person opportunities to share data analysis and survey results and to collect feedback and questions about LOT ballot
<ul style="list-style-type: none"> Lodging and Retail Focus Groups 	Planned for Feb. 7 - 11
<ul style="list-style-type: none"> LOT election - May (ballot language due Mar 18) 	Drafting ballot language, updating financial scenarios, and coordinating with County Clerk regarding process
<ul style="list-style-type: none"> Website and communications channels 	New website, including a place to make comments and sign up for updates
<ul style="list-style-type: none"> Infographics explaining key housing concepts 	Drafted “Ketchum Housing Bridge” graphics and wireframes of boards to explain key concepts
<i>Incentivizing Supply</i>	
<ul style="list-style-type: none"> Data analysis of key trends affecting supply 	Completed as part of Housing Action Plan; follow-up conversations with interested community members
<ul style="list-style-type: none"> Housing need projections 	Initial model of projections shared for Ketchum and Countywide; further projections by more specific AMI brackets could be developed
<ul style="list-style-type: none"> Review existing code updates that could encourage supply 	City planning staff has conducted two brainstorming sessions to be reviewed at joint meeting
<ul style="list-style-type: none"> Analysis of average development costs as part of in-lieu fees 	Under development
<ul style="list-style-type: none"> Financing “gap analysis” and assessment tool 	Under development

Definition of Housing Terms

Term	Definition
Accessory Dwelling Unit (ADU)	An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home.
Affordable Housing	By household: Housing is considered affordable to a household if they are paying 30% or less of their income to housing costs (either rent or mortgage). By housing unit: Any housing unit that has a rent or mortgage that is below market-rate. Often the property will include a government subsidy, either for the capital costs or to assist with the rent. Some affordable housing is naturally occurring.
Area Median Income (AMI)	The income that the median household makes, meaning that 50% of households of the same size earn less than the median household and 50% of households earn more than the median household. The median income changes based on household size.
Community Housing	Community Housing is residential housing that is restricted (through a deed restriction) to being as a rental unit or as a unit for sale to eligible persons and households, based on applicable income and residency requirements.
Cost-Burdened Household	Any household who is paying more than 30% of their income for housing costs.

<p>Dedicated Units</p>	<p>Housing units committed for a specific purpose such as having affordable rent, serving a particular population, as allowed within the Fair Housing Act. Dedicated units can be created or preserved as part of an entire housing development or can be individual units within multiple developments throughout the community. Dedicated units can be fixed, as in they are a specific unit, or they can be floating which means the designation can be interchanged for other units within a development or portfolio.</p>
<p>Emergency and Transitional Housing</p>	<p>A type of affordable housing that is primarily targeted to households experiencing homelessness. Emergency housing provide short-term housing and meet immediate needs for persons during or after an economic or domestic crisis. Transitional housing, with related services, is typically 6 to 24 months and aims to permanently house people.</p>
<p>Eviction Prevention</p>	<p>Eviction prevention programs may provide triage, counsel (including legal counsel), case management and financial assistance to help renters facing eviction stay in their homes. These programs are generally designed for families who are being evicted due to nonpayment of rent during or following an unforeseen crisis, such as job loss or serious illness, rather than those who face more persistent affordability challenges.</p>
<p>Gap Financing</p>	<p>The amount of financing needed to fully fund the development of a housing project after the primary sources have been identified and secured.</p>
<p>Housing Bridge</p>	<p>A concept to explain the range of housing that is achievable, local housing for people at every income level within a community.</p>

Housing First	<p>Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before attending to anything less critical, such as getting a job, budgeting properly, or attending to substance use issues. Additionally, Housing First is based on the theory that client choice is valuable in housing selection and supportive service participation, and that exercising that choice is likely to make a client more successful in remaining housed and improving their life.</p>
Locals Housing	<p>Locals Housing is provided for households that currently live in the area. The definition can specify that households must have lived in the area for over a certain number of years, and who were displaced from the area.</p> <p>Fair Housing Act: The boundary of the area must be large enough to ensure that protected classes (such as race/ethnicity) have proportionate access to the housing.</p>
Low-Income Housing	<p>Housing that is affordable for households earning under 80% AMI. It is eligible for state and federal subsidies - with rent restrictions.</p>
Market Rate Housing	<p>Any housing that has a rent or mortgage near the average rent and price for similar housing type and quality in the area, meaning what some people – the “market” – are willing and able to pay. There are no rent or sale restrictions on the property and often no government subsidies.</p>
Middle-Income Housing (“missing middle”)	<p>Housing targeted for households earning between 80% and 120% AMI. These households are not eligible for most state and federal subsidies and the market tends to build and price for households earning above 120% AMI, which is why it is referred to as the “missing middle.”</p> <p>Disambiguation: “Missing middle” may also refer to residential building typology that bridges densities between single family and 20+ units of multi-family (e.g., apartment buildings). Missing middle housing may include duplex, 4-plex, 8-plex as well as condos, townhomes, artist lofts, cottages, etc. with number of units ranging from 2 to 20+ within a structure or development.</p>

<p>Mixed-Income Housing</p>	<p>Mixed-income housing is an alternative to traditional subsidized-housing initiatives for low-income Americans. Mixed-income housing communities are developments that comprise differing levels of affordability, with some units at market rate and others available to low-income households at below-market rates.</p>
<p>Short-Term Rental (STR)</p>	<p>A short-term rental is a furnished living space available for short periods of time, typically from a single night up to a month. Short-term rentals are often considered alternatives to a hotel. Rentals available for longer periods may more commonly referred to as vacation or seasonal rentals (1-6 months), month-to-month rentals (for 1-6 months) or long-term rentals (6+ months).</p>
<p>Supportive Housing</p>	<p>Supportive housing is a housing strategy that combines affordable housing with intensive coordinated and tailored human services to help ensure residents can maintain stable housing and receive appropriate health care. This strategy has been proven highly effective with people experiencing chronic homelessness and those with co-occurring issues. Supportive services may include, for example, behavioral health services, employment and education supports, or food security services.</p>
<p>Workforce Housing</p>	<p>A type of housing targeted for those earning up to 120% of the area median income.</p> <p>Disambiguation: “Workforce housing” can be used to describe any housing priced for households at 120% AMI and below. It is sometimes misused to signify housing priced for households at 80% to 120% AMI only and contrasted with “affordable housing.” Affordable housing is a price that can be determined at all levels of AMI and is specific to a household, based on income. “Workforce housing” is somewhat of a misnomer as households within every AMI breakdown contain workers and non-workers, alike.</p> <p>Fair Housing Act: Workforce Housing does not need to include a “worker,” but rather refers to a typical salary range for lower-income workers. A requirement that households qualifying for this type of housing include a “worker” would violate protections for people experiencing disabilities, older adults, and in-home caregivers under the Fair Housing Act.</p>

Joint Work Session

- Ketchum Urban Renewal Agency (KURA)
- Ketchum City Council
- Ketchum Planning & Zoning Commission

Housing Matters Initiative: Update & Coordination Session

February 8, 2022 | 4pm

Joint Work Session Agenda

Welcome!

- Welcome and Brief Introductions
 - Review Meeting Purpose
-

Update on Ketchum Housing Matters Initiatives

- Community Housing Action Plan + Task Force Meetings
 - Countywide Conversation on Housing Partnership Framework
-

Coordinating Round Table

- Share updates on housing priorities at your organization
 - Discussion around areas of alignment
-

Close + Next

- Next meeting?
- Final Feedback

Joint Session: Purpose + Objectives

Purpose: Coordinate efforts to better align for future housing in Ketchum

Objectives:

Bring together representatives from City of Ketchum, Planning & Zoning Commission and the Ketchum Urban Renewal Agency to:

- Share update on Ketchum Housing Matters Initiatives.
- Understand housing strategies and actions we are committed to.
- Identify how entities anticipate/prefer working together.

Building on prior work and existing plans

City Comp Plan

Ketchum Urban Renewal Plan



URBAN RENEWAL PLAN
KETCHUM URBAN RENEWAL PROJECT
KETCHUM URBAN RENEWAL AGENCY
CITY OF KETCHUM, IDAHO

Ordinance No. 1077
Adopted November 15, 2010
Effective November 24, 2010

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General	5
Urban Renewal Plan Objectives	
Participation Opportunities and Agreement	
Cooperation with Public Bodies	
Property Acquisition	
Real Property	
Personal Property	
Property Management	

Ketchum Urban Renewal Plan
November 15, 2010

Community Housing Action Plan Stages

STAKEHOLDER
REVIEW

STAKEHOLDER
REVIEW

1 CONTEXT November - January

NEEDS & PREFERENCES

- Survey
- Stakeholder Sessions
- Data Analysis

OUTPUT:
Findings
Summary

BEST PRACTICES

- Strategy/Policies
- Programs
- Projects

OUTPUT:
Housing Toolkit

2 DEVELOP January - February

ACTION PLAN

- Vision/Goals
- Focus Areas
- Actions

OUTPUT:
Housing
Action Plan

FUNDING OPTIONS

- LOT & in-lieu
- Philanthropic
- Business
- Federal/state
- Tax credits

OUTPUT:
Funding Scenarios

3 ACTION March +

IMPLEMENT PLAN

- Implement actions upon approval

OUTPUT:
Policies,
Programs,
Projects

L.O.T. ON BALLOT

- Ballot language (March)
- Election (May)

OUTPUT:
Funding for
housing initiatives

STAKEHOLDERS + IMPLEMENTATION PARTNERS

- Task Force
- Ketchum City Council, Planning & Zoning Commission, Ketchum Urban Renewal Agency (KURA)
- Neighboring governments, Biaine County Housing Authority
- Community

You are critical
to the Plan!

I. Context Summary

Phase I

- Needs data
- Surveys



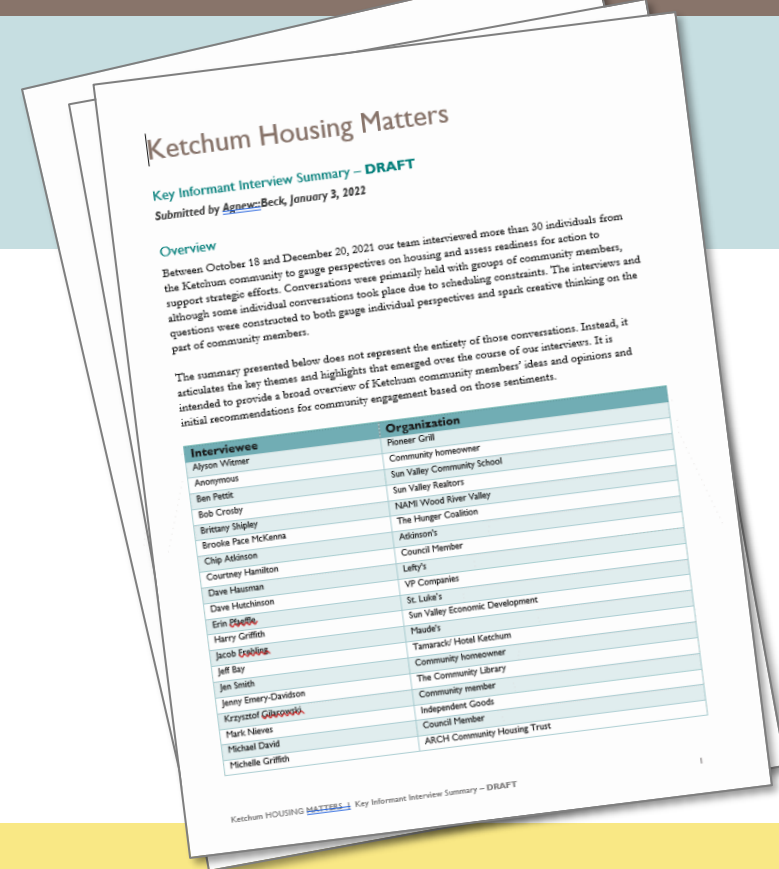
Research Plan



Stakeholder Interviews

Interviewees

- More than 30 individuals
- Including, but not limited to:
 - Community advocates
 - Developers
 - Nonprofits
 - Community residents
 - Employers



Key Response Themes

- Housing Needs & Transparency
- Intentional Housing Framework
- Community "Fortitude"

Community Survey (open Nov 15, 2021-Jan 3, 2022)

Survey Publicity

- Channels
 - Direct email contact
 - Earned media
 - Online media
 - Spanish translation
 - Paper distribution and flyers
 - Partner amplification
- Response Goal = 500
 - **1,117 total received**

Who Did We Hear From?

- All locations represented
- 95% of respondents live and work in the Wood River Valley
- Homeowners and renters represented in proportion
- Robust spectrum of income levels

<https://www.ketchumidaho.org/administration/project/housing-matters>

Targeted outreach occurred to:

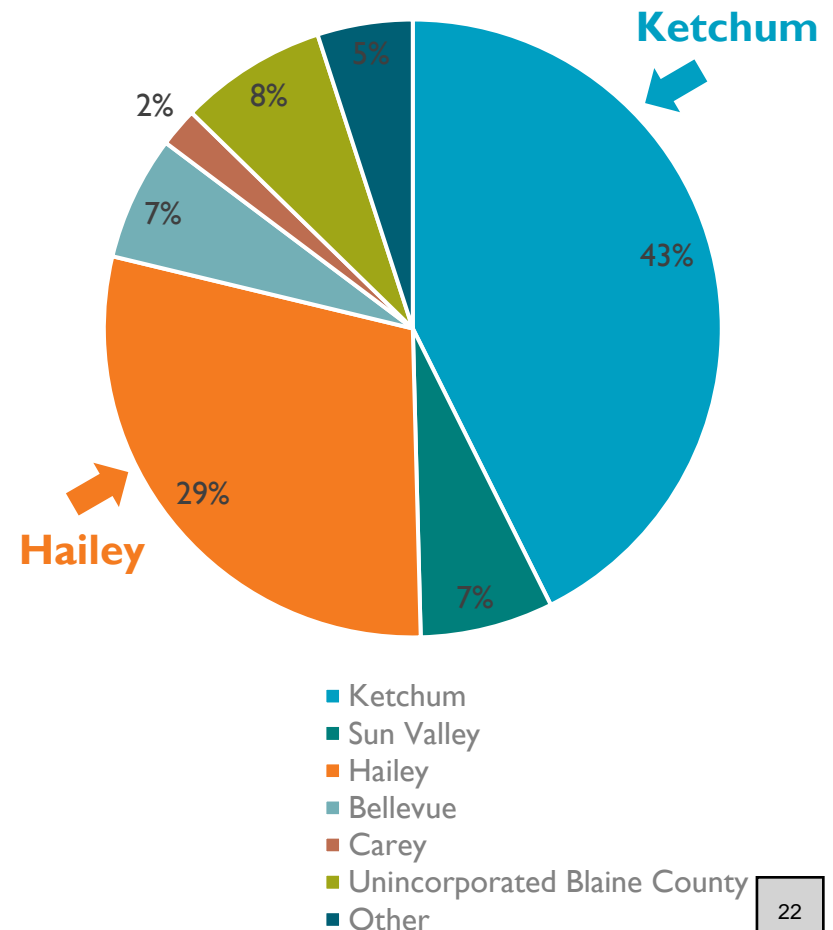
- Non-white populations
- Younger populations, particularly younger members of the workforce (18-24)
- Older populations (65+)

Who We Heard From...

Survey responses were collected from a diverse population representing:

- Residents of Ketchum (43%), Hailey (29%), Sun Valley (7%), Bellevue (7%), Carey (2%), unincorporated Blaine County (8%) and other locations.
- A regional workforce - Ketchum (52%), Hailey (25%), Sun Valley (4%) Bellevue (4%).
- Homeowners (63%), Renters (28%) and individuals with other housing situations (9%).
- **1% of respondents indicated they were currently experiencing homelessness.**
- **8.5% of respondents identified as Hispanic or Latino.**
- A range of household incomes from under \$15,000 to over \$1,000,000.
- Average household size of 2.5 individuals.

Where Respondents Reside



Housing Analysis

Method

- Standard data sources such as U.S. Census, American Community Survey (ACS), HUD
- Shared local data and reports
- Worked to synthesize, pare down and focus in

Purpose

- Center the key trends likely influencing Ketchum's housing crisis.
- Cross-walk with anecdotal information, local knowledge and narratives.

Honoring local and historical data

- Visit Sun Valley
- Blaine County Housing Authority
- Sun Valley Realtors
- Previous City Needs Assessments
- Sun Valley Company
- Sun Valley Economic Development
- ARCH Community Housing Trust

EXECUTIVE SUMMARY

- Key trends in Ketchum
- Countywide trends
- Estimated demand by 2030

Key Trends and Conclusions (7) - Ketchum

Topline summary: Ketchum has an increasingly challenging housing environment for local, year-round residents, especially those earning 120% or below of the area's median income (AMI). The lack of supply is translating into Ketchum losing its local workforce and limiting housing opportunity for people at differing stages of life. The underlying fundamentals follow a consistent and worsening trend over at least the past two decades:

1. Long-term rentals have decreased in Ketchum,
2. Affordability for renting or owning has not improved,
3. Residential development (non-seasonal/non-luxury) has slowed,
4. Seasonal and short-term rentals have increased,
5. Housing costs (rent/own) have increased,
6. Land available for development is constrained,
7. Local residents are experiencing literal homelessness.

“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*).

Take-away: Housing strategy and actions should focus on addressing each key trend.

Key Trends and Conclusions – Blaine County

Topline summary: A high-level scan indicates that Blaine County and the cities within it are all experiencing concerning trends and reaching a “*housing tipping point.*”

- Demand is increasingly outpacing supply.
 - Household incomes and housing costs are not aligned.
-

Blaine County and its cities are experiencing trends and challenges like those experienced by Ketchum (*see summary of trends on previous slide*). The underlying fundamentals match Ketchum’s and follow a consistent trend over at least the past 10 years.

These challenges may currently be less pronounced for some communities, as there is some variation among municipalities within the County.

A fuller examination of countywide and municipal housing and population data, as well as sharing development cost and land analysis data may reveal important nuances and is an important step to inform a more effective and collaborative countywide housing strategy.

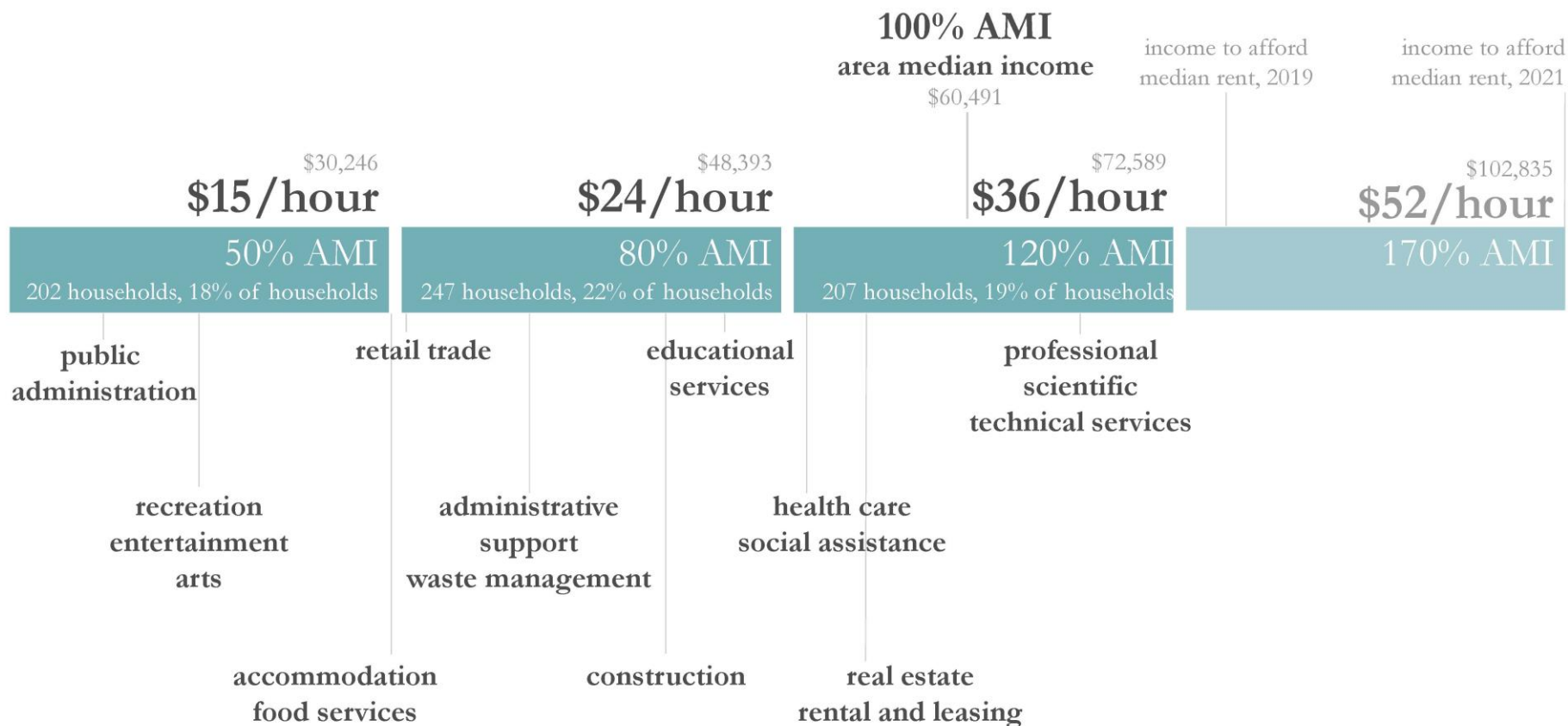
Housing Model Projection – Ketchum 2030

	HISTORIC GROWTH (1% per year)	HIGH GROWTH (3% average)
Current Households in need of stabilization/at-risk (includes cost burdened, people experiencing homelessness, substandard housing, overcrowding)	436	436
Total New Households by 2030 (population growth)	+224	+546
Total Households Units by 2030 Can include: <ul style="list-style-type: none"> • Convert existing units to affordable rents • New construction • Rent assistance and stabilization 	660	982
Units needed per year to keep pace with growth and address at-risk populations	66 units/year	98 units/year

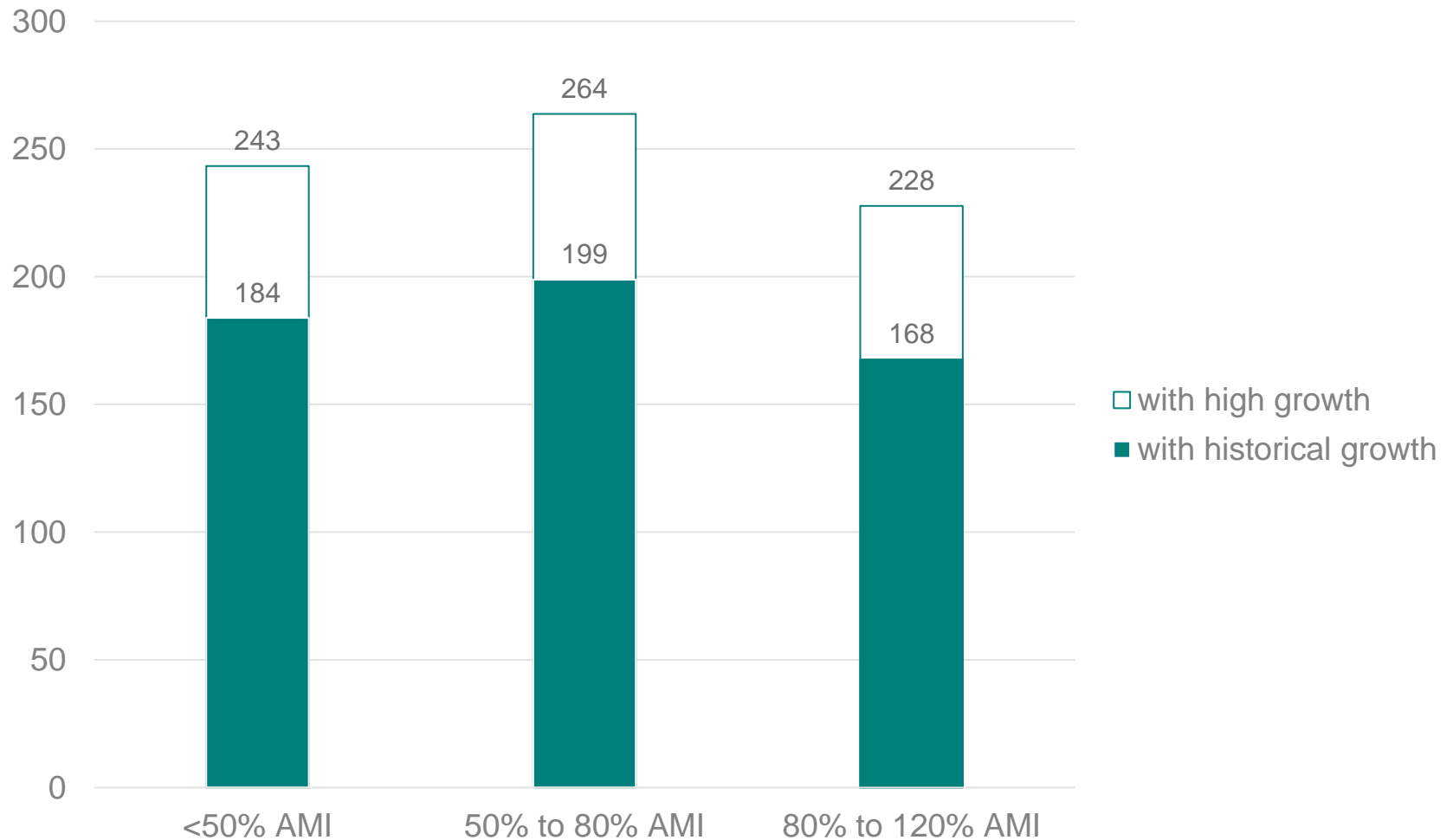
Current Households by AMI breakout (below 120%)

Ketchum households by industry median earnings, full-time 2019

Median = the middle value. 50% of industry workers earn below and 50% earn above the median.



Ketchum projected demand by AMI (below 120%)



Initial Housing Model Projection – Blaine County 2030

	HISTORIC GROWTH (1% per year)	HIGH GROWTH (3% average)
Current Households in need of stabilization/at-risk Includes: <ul style="list-style-type: none"> • cost burdened households • people experiencing homelessness • people living in substandard housing, • households with overcrowding 	3,041	3,041
Total New Households by 2030 (population growth)	1,675	3,320
Total Households Units by 2030 Units can include: <ul style="list-style-type: none"> • Convert existing units to affordable rents • New construction • Rent assistance and stabilization 	4,717	6,361
Units needed per year to keep pace with growth and address at-risk populations	471 units/year	636 units/year

Affording housing is [^]challenging increasingly

Ketchum

Cost burdened households = about 40%

Since 2010, the # of lower-earning households of \$75,000 or less, annually jumped from 57% to 60%

\$800-\$1,800 = affordable range of housing costs for households 120% AMI and below.

Average Household Size for renters increased from 1.74 to 2.92 between 2010-2019.

Blaine County

Cost burdened households = about 33%

Since 2010, the # of lower-earning households of \$75,000 or less, annually jumped from 60% to 63%

\$700-\$1,700 = affordable range of housing costs for households 120% AMI and below.

Average Household Size for renters increased from 2.31 to 3.01 between 2010-2019.

(cost burdened = paying more than 30% of household income for housing costs – this is consistent over the past decade and is true for both homeowners and renters)

I. Context Summary

Questions?

Feedback?



Community Housing Action Plan Stages

STAKEHOLDER
REVIEW

STAKEHOLDER
REVIEW

1 CONTEXT November - January

NEEDS & PREFERENCES

- Survey
- Stakeholder Sessions
- Data Analysis

OUTPUT:
Findings
Summary

BEST PRACTICES

- Strategy/Policies
- Programs
- Projects

OUTPUT:
Housing Toolkit

2 DEVELOP January - February

ACTION PLAN

- Vision/Goals
- Focus Areas
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FUNDING OPTIONS

- LOT & in-lieu
- Philanthropic
- Business
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3 ACTION March +

IMPLEMENT PLAN

- Implement actions upon approval

OUTPUT:
Policies,
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L.O.T. ON BALLOT

- Ballot language (March)
- Election (May)

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- Task Force
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- Neighboring governments, Biaine County Housing Authority
- Community

You are critical
to the Plan!

2. Action Plan Development

Step 2:

- Vision and Goals
- Task Force Input
- Other Outreach

Draft Action Framework

Vision: Increase access, create, and preserve enough homes for residents at varying 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.

Draft Action Framework

Housing Solutions

Create, preserve, and increase access to affordable housing.

- 1. MOST VULNERABLE:** Immediately house people experiencing homelessness and stabilize at-risk renters.
- 2. WORKFORCE:** Increase access to, create and preserve housing that is affordable for our local workforce (0-120% AMI).
- 3. LOCALS + VISITORS:** Create and maintain a healthy balance of visitor lodging and community housing.

Community Capacity

Increase responsiveness and effectiveness of the housing systems.

- 4. FUND:** Increase resources to support housing efforts.
- 5. COLLABORATE:** Mature housing partnerships and streamline knowledge sharing.
- 6. COMMUNICATE:** Open, ongoing dialogue as a community.
- 7. SUPPLY:** Build a regulatory and policy environment for community housing development and compliance.

Housing Toolkit – “Big List”

This is a key research resource (“encyclopedia of possibilities”) we will continue to refine and pull from for the Housing Action Plan.

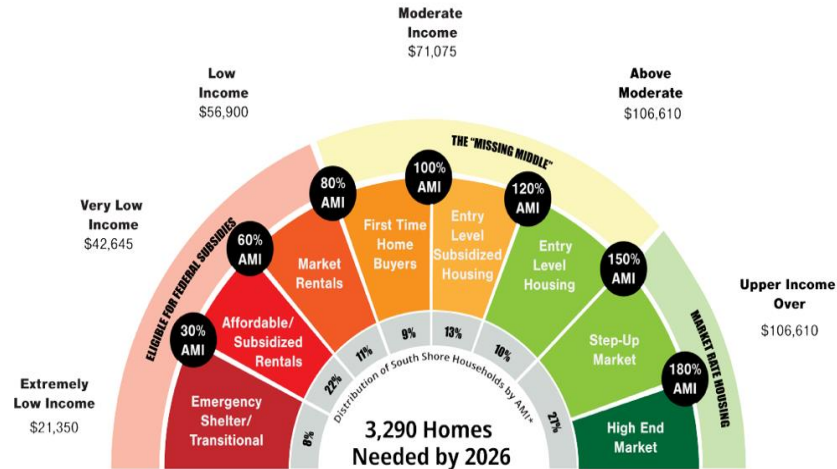
[see updates live](#)

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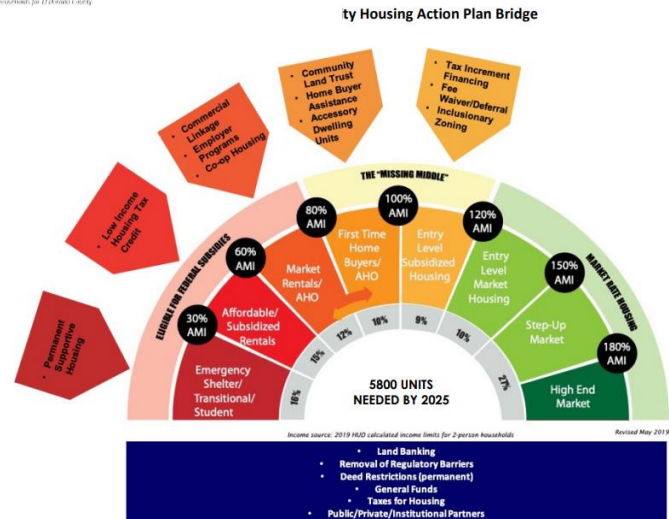
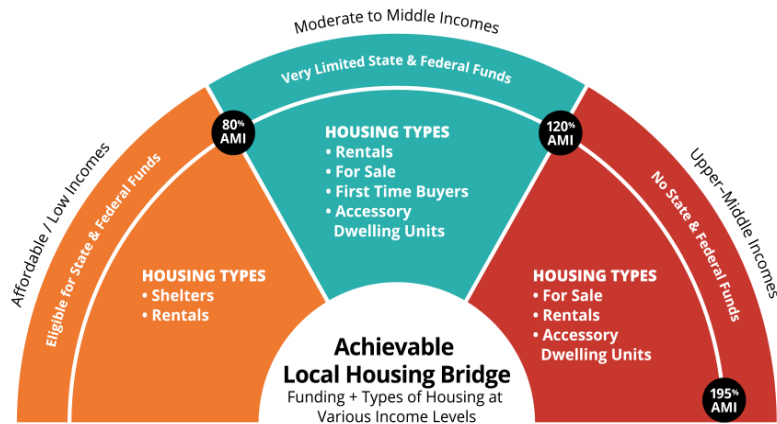
1	25	26	27	28	29	30	31	32	33	34	35	36	37
A		B		C		D							
		Ideas (from surveys, interviews, research)		Description		Allowed by State							
Goal 2: Increase access to, create and preserve housing affordable for our local workforce.													
		employer-assisted housing		Employer-assisted housing (EAH) programs provide a channel through which employers can help their employees with the cost of owning or renting a home, typically in neighborhoods close to the workplace. Assistance may be provided in a variety of ways, including through down payment grants or loans that are forgiven over a period of employment, homeownership counseling and education, rental subsidies and, less commonly, direct investment in the construction of rental housing.		allowed							
		employer-sponsored housing (rental subsidy, down payment assistance, employer-owned or master-leased)		Employer-assisted housing (EAH) programs provide a channel through which employers can help their employees with the cost of owning or renting a home, typically in neighborhoods close to the workplace. Assistance may be provided in a variety of ways, including through down payment grants or loans that are forgiven over a period of employment, homeownership counseling and education, rental subsidies and, less commonly, direct investment in the construction of rental housing.		allowed							
		Reduce employer barriers and increase employee satisfaction by pooling employer funds and having floating employee units		Pooling employer funds means that employers of all sizes can participate and not need to develop internal capacity outside of their industry. These funds can subsidize new construction or acquired units, giving their employees access to a certain, proportional number of units. As a development source, such funds could also Cities, towns and counties can provide incentives to encourage private-sector employers to initiate their own programs. For example, localities can provide a dollar-for-dollar match for employer contributions to EAH programs. Localities (either directly or by funding a nonprofit) can also offer administrative assistance to employers interested in adopting an EAH program; this can range from help designing the program all the way to managing it on behalf of the company.		allowed							
		incentivize employer-assisted housing		The Housing Authority or professional management company can manage property, subsidy provision, review of eligibility, etc. to reduce costs and increase effectiveness. An employee housing guideline can be developed.		allowed							
		reduce barriers to employer-assisted housing by providing management services.		Direct assistance to public employees can be provided in a variety of ways, but is most commonly focused on helping public employees secure affordable housing close to their place of employment. For local		allowed							
		house public employees		There are a range of development and ownership methods that can address community priorities. These include varying degrees of government and community participation, leveraging publicly-owned land to ensure that housing that is affordable is financially feasible, and shared or public ownership and equity opportunities that can ensure that housing is affordable long-term.		allowed							
		development & community ownership or restrictions		Form a B-Corp, ESOP Community Development Enterprise (CDE) on principles of broad-based equity ownership, open-book management and high-involvement		allowed							
		broad-based ownership of B-Corp for community development / cooperative development corporation		City assists housing developments that addresses identified housing priorities, including providing housing based on the community's projected need. Assistance can be monetary, land, as a developer or otherwise		allowed							
		Town/ County takes lead in building housing		Town incentivizes and removes barriers to housing development		allowed							
		Town incentivizes and removes barriers to housing development		see Goal 7.		allowed							

+ | Cleaned Long List | ShortList

Many Communities Using Housing Bridges



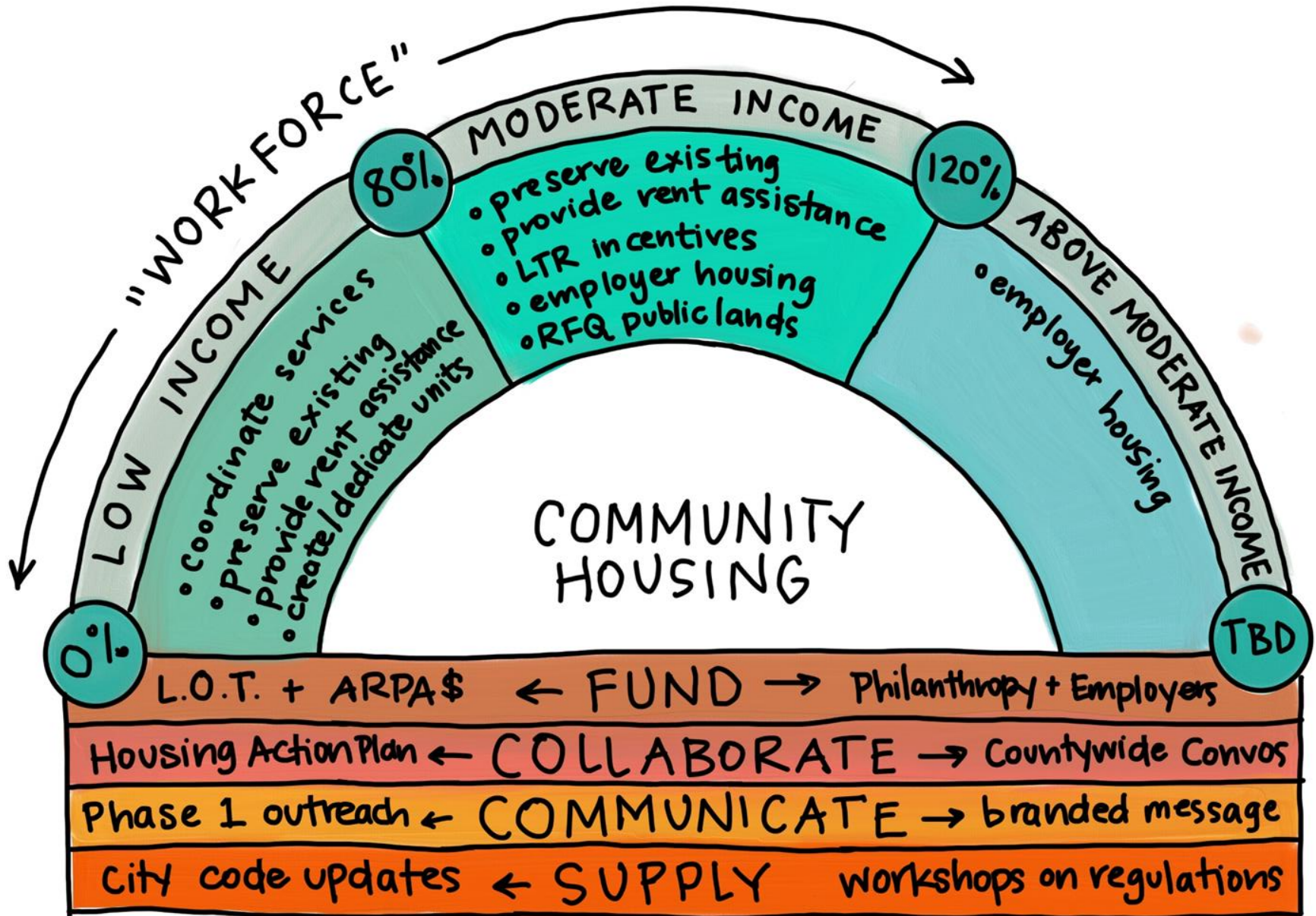
Source: 2019 HUD calculated income limits for 2-person households for Elizabeth County



Income source: 2019 HUD calculated income limits for 2-person households

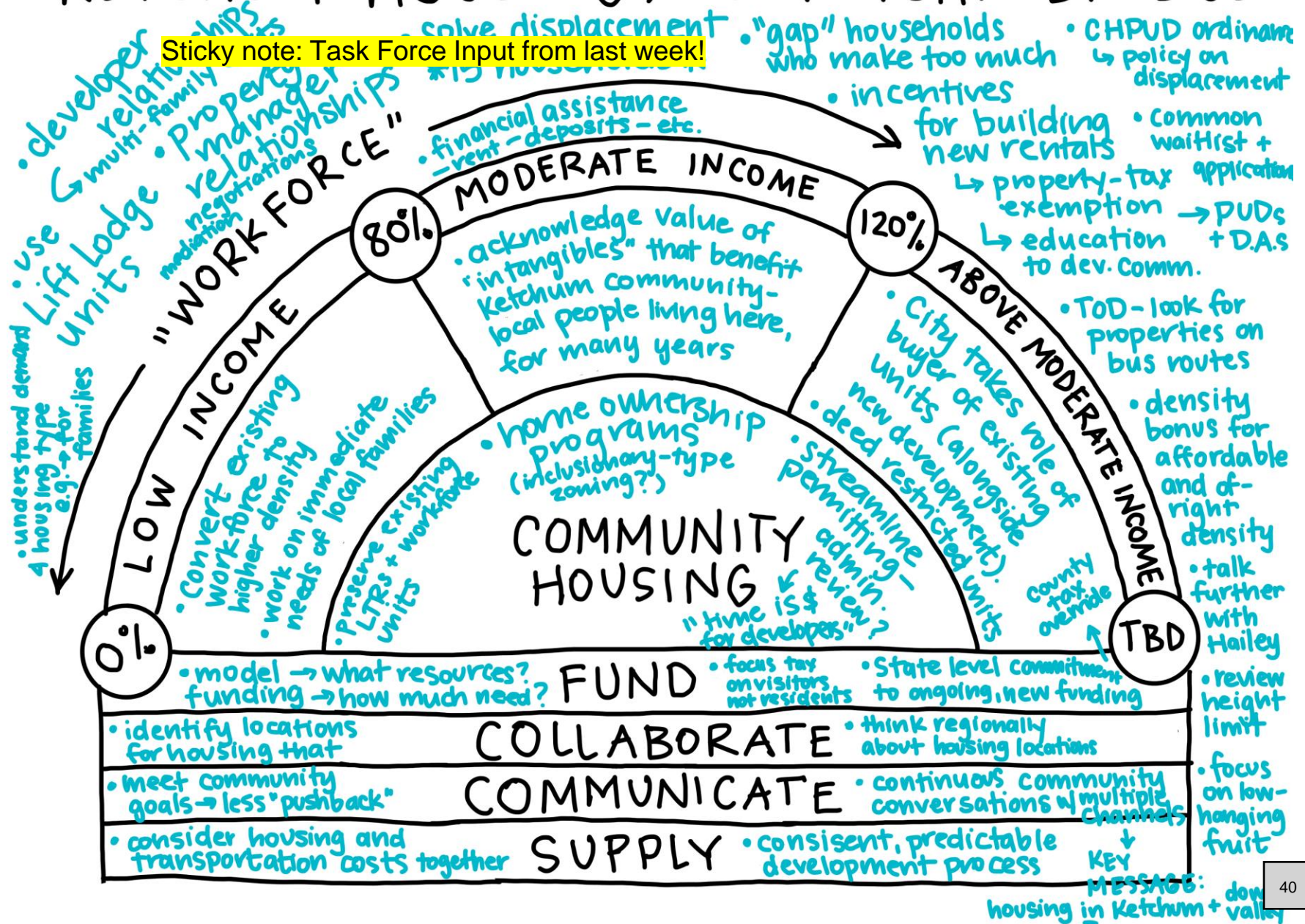
Revised May 2019

KETCHUM HOUSING ACTION PLAN BRIDGE



KETCHUM HOUSING ACTION PLAN BRIDGE

Sticky note: Task Force Input from last week!



Wins & Accomplishments in 4.5 Months!

- ✓ **Local Coordination for Housing Launched:**
Task Force Meetings (2)
- ✓ **Understand Our Needs:**
General alignment on 2022 Housing Needs Data
- ✓ **Researched Our Options:**
Development of Mountain Town Housing Toolbox
- ✓ **Funding for Housing in Progress:**
Ballot language moving forward to expand LOT to include housing
- ✓ **Regional Coordination Kicked-Off:**
County Housing Partnership Framework Conversation
- ✓ **Housing Action Plan Framework Drafted:**
Vision, Principles, Goals
- ✓ **Community Engaged:**
Kicked off outreach efforts, surveys conducted, more to come!

ACCOMPLISHMENTS - as of January 31, 2022/	
ACTIVITIES	
Housing Solutions	
• Bluebird project	A
• Mountain Housing Toolkit	De
• "Short List" of priorities	Dev
• Housing Action Plan	Fran
Funding & Resources	
• May LOT ballot	Conce
• County ARPA funding	Force,
• IHFA funding applications (August)	Evaluat
• Ketchum Housing Strategist	Evaluat
Collaborate	
• Countywide Conversation/one-on-one meetings to establish support for a Blaine County Regional Housing Partnership	Agreement
• Blaine County Housing Authority	organizing
• Joint Work Session	???
Communicate	
• Community Housing Survey (Nov-Jan)	Today's meet
• Stakeholder Interviews	1,117 responses shared with par
	Completed 30+

Ketchum Housing [Matters](#) | Joint Work Session Packet, February 8, 2022

Parallel Timelines

OCT 2021 NOV DEC JAN 2022 FEB MAR APR MAY JUN JUL AUG SEP OCT

Ketchum Housing Action Plan

Survey and Research	Task Force Meetings and Action Planning	Work to Implement Action Plan
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Local Option Tax for Community Housing

OCT: City Council Direction	MAR 18: Ballot Language Due	MAY: Decision before voters	OCT: \$\$\$
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Regional Partner Conversations/ARPA

County ARPA funds designated for housing	Countywide Conversation on Regional Partnership	Create structure and agreements for Regional Partnership?	Apply to County for project funding
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Housing Development Projects

(Manage existing projects in development)	APRIL: Developer RFPs	MAY: Identify Proposal	AUG: IHFA Funding Applications Due
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Coordinating Roundtable Worksheet

Who	Potential Project Priorities	Timeframe	Feedback/Comments
Ketchum City Council	<ul style="list-style-type: none"> ○ LOT language and election ○ Housing Action Plan <ul style="list-style-type: none"> ▪ Approval ▪ Sponsoring Valley coordination ○ Leadville lot ○ Downtown parking plan 		
Planning and Zoning Commission	<ul style="list-style-type: none"> ○ Establish minimum density requirement in multi-family, tourist and community core zoning districts ○ Eliminate or reduce minimum lot size in residential zoning districts ○ Permit multi-family development to occur in all residential zoning districts, including single-family zones 		
Ketchum Urban Renewal Agency	<ul style="list-style-type: none"> ○ Prepare request to develop First St. & Washington Ave. property ○ Purchase property for future housing development ○ Contribute funding towards deed restricted housing projects 		

Joint Work Session

- What's next?
- Meet again?
- Send any ideas or questions to:
cconnelly@ketchumidaho.org

**Housing Matters Initiative:
Update & Coordination Session**

THANK YOU!