

Implementation Partners

facilitated by



AGREEMENTS (DRAFT)

1. Show up
2. Treat others with respect
3. Communicate clearly and concisely
4. Be solutions-oriented
5. Actively participate - in and out of meetings
6. Be team-oriented and strive for consensus
7. Advocate for our shared goals, be an ambassador

MEETING GOALS

Establish member expectations + goals

AGENDA

- I. Welcome + Lunch
- II. Partner Reports
- III. Small Group Discussion
 - deed restrictions vs free market
 - expand Limelight fire efforts
 - prioritizing shelter
- IV. Guest Chris Herbert, Harvard's Joint Center for Housing Studies

INFO HUB

PRESS

Hunger Coalition sets another food distribution record (Eye on SV, Aug 2022)

A Town's Housing Crisis Exposes a 'House of Cards' (New York Times, July 2022)

Gimme Shelter (SV Magazine, Aug 2022)

Firefighters seek help for Greenhorn housing (Eye on Sun Valley, Sept 2022)

School board moves forward with teacher housing in Hailey (IME, Sept 2022)

City of Ketchum creating housing for locals with 'Lease to Locals' (KTVB, Sept 2022)

LEARNINGS

A Shared Future: Fostering Communities of Inclusion in an Era of Inequality (2018)

Ski Towns, Stop Catering to the Ultrarich (Outside Online, Sept 2021)

Eviction as a Risk Factor for Suicide (Serby, Michael, David Brody, Shetal Amin, and Philip Yanowitch. 2006)

Unstable Housing and Caregiver and Child Health in Renter Families (Pediatrics, 2018)

PARTNER UPDATES

GOAL 1: CREATE + PRESERVE HOUSING

ARCH Community Housing Trust

Quigley Farms are nearing completion and will be ready for lease up soon, residents have been identified and they are working with our asset managers. The Blaine County School District approved a land lease which will enable ARCH to build 6-8 homes for district employees, City of Bellevue has approved a similar lease for construction of homes for City employees.

Blaine County Housing Authority (BCHA)

BCHA audited tenant files and is enforcing compliance on deed restricted units. In September 2022, four owners of deed-restricted community housing units started the process of offering their units for sale (3 in Ketchum, 1 in Hailey).

Blaine County School District

Offers emergency Housing assistance to rent burdened employees. Studying impacts of program and updating policies. Ground leasing with ARCH to build staff housing on district owned parcels. Converted recently completed Residential Construction Academy home to staff housing. Finalizing employee eligibility to lease district housing units.

City of Ketchum

The City is investigating whether the warehouses (where the museum currently is located) and the two homes at Forest Service Park are historically, structurally, and financially feasible to historically preserve and rehab for housing.

Landing Locals

The City of Ketchum is launching an incentive program, called Lease to Locals, to unlock new rental housing opportunities for the local community. The program provides property owners generous cash incentives to convert

their properties into seasonal and long-term rentals. The pilot program launches on Oct 1.

Ketchum Community Development Corporation (KCDC)

Construction of Bluebird Village started and is progressing on schedule. Lease-up is anticipated Q1, 2024, with households earning 30% to 100% AMI.

Ketchum Urban Renewal Agency (KURA)

City staff are reviewing proposals for 1st and Washington, mixed-use, mixed-income, to be reviewed by KURA in Oct.

St. Luke's Wood River Medical Center

St. Luke's and ARCH are partnering on 12 units of housing in Hailey and Bellevue. St. Luke's has also recently 3 master leased units for staff, now totaling 9.

The Sage School

Looking to purchase 2-3 bedroom employee home. Quigley Farm seeking higher density, affordable and employee housing.

Wood River Land Trust

Designing site on Bullion in Hailey for 50% conserved open space + deed-restricted workforce housing for 80-140% AMI. Leading a regional planning effort to evaluate smart growth practices.

GOAL 2: POLICY TO PROMOTE HOUSING

City of Ketchum

City Council conducted 1 of 3 readings on interim ordinance to increase housing supply and require no net loss of units.

GOAL 3: EXPAND + IMPROVE SERVICES TO CREATE HOUSING STABILITY

BCCF, BCHA, + The Crisis Hotline

With assistance from the J&J property owner, the 8 trailer homes are being brought up to code and prepared to be moved over to the expanded Meadow's mobile home park. The

Meadows owners are working to expedite the development of the infrastructure to accept these homes hopefully before winter comes. One household remains.

Blaine County Charitable Fund (BCCF)

BCCF's contract with Idaho Housing & Finance's to administer their Emergency Rental Assistance Program (ERAP) has been extended until January 2023. BCCF continues to offer rent assistance for those that don't qualify for ERAP, emergency temporary housing and 1st/last/deposit assistance.

Blaine County Housing Authority (BCHA)

BCHA and partners are in the finalizing a housing navigation system to increase access to housing and supportive services. The 14 rooms of transitional housing at the Lift Tower Lodge are fully occupied and the newly created communal kitchen and laundry room are being utilized daily.

Men's Second Change Living

Purchased 2nd house for 6-8 men who work in needed services. Long-term housing challenges

NeuroMediation Group

NeuroMediation Group, a proven developer of Idaho court mediation programs, is customizing a pre-litigation mediation program to assist Blaine County tenants with housing stability and landlords with payment before eviction.

The Advocates

Currently the Advocates operates 22 units of transitional housing and an emergency shelter in addition to wrap-around services to the community to obtain and maintain stable housing. This fiscal year our Housing First Flexible Funding program distributed over \$75,000, serving 170 adults and 256 children.

The Hunger Coalition

The Hunger Coalition served 486 new

families since January 1st, many of whom are experiencing homelessness.

GOAL 4: EXPAND + LEVERAGE RESOURCES

City of Ketchum

Inventorying land and buildings for potential housing development and preservation. City contractor, Nested Strategies, is developing a tool to facilitate investment. This tool will be an index of affordable + community housing developments and programs. It will help the community, potential donors, and the broader community understand what's happening and potential ways to support those developments + programs.

Spur Community Foundation

(1) Helping campaign for Greenhorn emergency responder housing; (2) granting + securing funding for rental and downpayment assistance (with BCCF); (3) convening individuals to learn about housing and participation.

Wood River Community Housing Trust

WRCHT (a non-profit) has developed a unique and efficient way to address the housing for those earning 80-140% of Area Median Income (varies by household size, but roughly \$52k to \$90k annually for 2020). They are currently closing on their first project (12 units), in escrow on another ~30 unit project, and in active dialogue on others.

GOAL 5: INFORM, ENGAGE + COLLABORATE

City of Ketchum

Launched quarterly countywide conversations (with jurisdictions) and implementation partner meetings. Blaine County and City of Ketchum are funding a substantially increased housing budget.

PARTNERS

HOUSING PARTNERS

ARCH Community Housing Trust
Blaine County Charitable Fund
Blaine County Housing Authority
Ketchum Community Development Corp.
Landing Locals
The Advocates
Wood River Community Housing Trust
Wood River Land Trust

STABILITY PARTNERS

Blaine County Recreation District
Blaine County School District
Men's Second Chance Living
Mountain Rides
NAMI- WRV
Neighbors Helping Neighbors
NeuroMediation Group
The Crisis Hotline

The History Project
Sage School
Senior Connection
St. Luke's Center for Community Health
The Hunger Coalition

RESOURCE PARTNERS

Blaine County
City of Ketchum
Nested Strategies
Spur Community Foundation

PROJECT PARTNERS

City of Hailey
City of Sun Valley
St. Luke's Wood River Medical Center
Sun Valley Ski Education Foundation
The Community Library
Ketchum Urban Renewal Agency
Wood River Women's Foundation
YMCA

NEUTRAL CONVENER

Ellen Campfield Nelson, Agnew::Beck

PROJECT MANAGER

Carissa Connelly, City of Ketchum

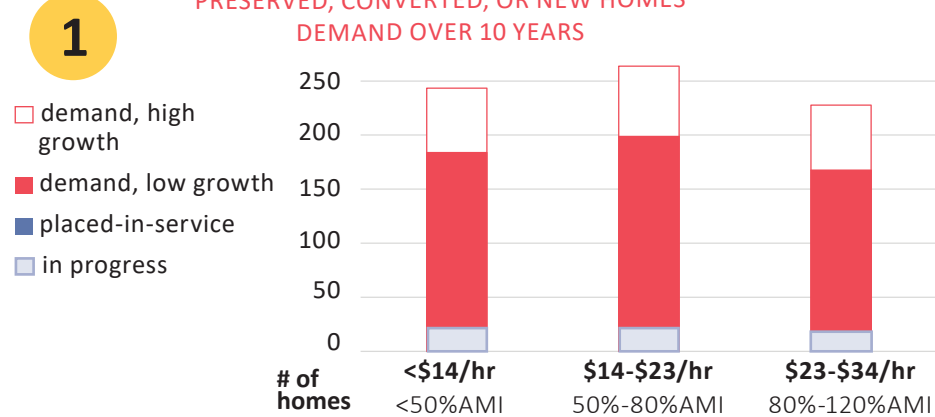
TRACKING TOWARDS OUR 1-YEAR HOUSING ACTION PLAN

VISION

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

WE NEED HOUSING AT EVERY INCOME LEVEL

PRESERVED, CONVERTED, OR NEW HOMES DEMAND OVER 10 YEARS



1

1 PRODUCE + PRESERVE HOUSING

10-YEAR PERFORMANCE MEASURES

- Minimum of 660 preserved, converted, new housing
- At least 60% of housing stock is long-term occupied
- 40% of Ketchum's workforce can live in Ketchum

STATUS
0-1 annually
30%
7%

YEAR 1 ACTIONS: RESULTS TO DATE

- DONE**
- Support Bluebird Village (51 homes)

IN PROGRESS

- Develop new construction pipeline:
 - 1st & Washington (40-70 homes)
 - Explore YMCA with parking
 - Identify parcels for acquisition
 - Dialogue w/ significant site owners
- Explore Forest Service Park for transitional or employee housing
- Implement "Lease to Locals"
- Identify parcels for preservation
- Increase # of occupied ADUs
- Pathway to ownership



2 UPDATE POLICY TO PROMOTE HOUSING

10-YEAR PERFORMANCE MEASURES

- Supports all targets



YEAR 1 ACTIONS: RESULTS TO DATE

DONE

- Create business license for STRs

ONGOING

- Identify state-level policy changes, work with advocate
- Identify federal-level policy changes

IN PROGRESS

- Enact interim ordinance to increase housing supply
- Propose relocation & displacement ordinance
- Clarify Fair Housing and Affirmatively Furthering Fair Housing requirements
- Explore methods to verify health, safety, welfare in STRs

ON THE HORIZON

- Audit existing code in relation to HAP
- Develop code change work plan
- Explore priority processing and incentives for projects that serve the HAP
- Establish annual accountability metrics for application, permit, etc.
- Meet regularly with partners to obtain feedback for process improvements
- Propose income non-discrimination ordinance

3 EXPAND + IMPROVE SERVICES TO CREATE HOUSING STABILITY

10-YEAR PERFORMANCE MEASURES

- Prevent displacement and assist 100 households annually

STATUS

100 individuals annually



YEAR 1 ACTIONS: RESULTS TO DATE

DONE

- Expand capacity of Lift Tower Lodge

IN PROGRESS

- Provide displacement support to McHanville residents
- Develop displacement policies
- Identify + support policy changes. Analyze compliance processes and enforcement
- Identify + support physical housing options (emergency and transitional)
- Define key terminology, identify and seek implementation partners

ON THE HORIZON

- Convene one-stop-shop
 - Coordinated entry
 - Identify and fill service gaps (legal services)
 - Coordinate rapid rehousing
 - Convene + coordinate local providers
 - Facilitate housing-specific education

ON THE HORIZON

- Prioritize supportive services
- Coordinate funding sources

4 EXPAND + LEVERAGE RESOURCES

10-YEAR PERFORMANCE MEASURES

- Secure \$6-8m annually of local funds, including 20% to be used countywide

STATUS

~\$1m

YEAR 1 ACTIONS: RESULTS TO DATE

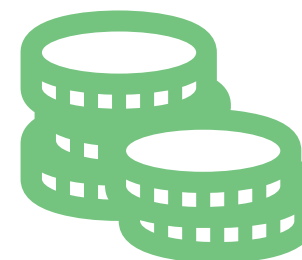
IN PROGRESS

- Review priorities with partners
- Inventory and analyze land and properties
- Coordinate philanthropic efforts
- Create criteria for city fund allocation

ON THE HORIZON

- Clarify employer-sponsored housing
- Secure LOT funds
- Secure state/federal/county funds
- Update in-lieu fee
- Explore funds for barrier removal programs

- Explore bonding capability and access to specific federal funds



5 INFORM, ENGAGE + COLLABORATE

10-YEAR PERFORMANCE MEASURES

- Achieve minimum of 51% satisfaction/public approval of action, coordination and results
- Allocate 20% of City housing funds county-wide

STATUS

unavailable

~20%



YEAR 1 ACTIONS: RESULTS TO DATE

DONE

- Launch county-wide housing coordination
- Finalize Housing Action Plan + needs assessment
- Transparent budgeting, annually

IN PROGRESS

- Initiate bi-monthly check-ins with comparable ski areas
- Maintain staff capacity
- Launch coordination process with implementation partners
- Quarterly progress report + monthly City Council updates

- Implement strategic communication plan to support partner network
 - develop housing brand
 - develop education materials
 - develop shared messaging
 - initiate speaker series, trainings
 - initiate community call to action

ON THE HORIZON

- Update HAP for 2023-2024
- Determine perception on efforts
- For 2024 HAP, analyze economic link
- Develop education and calculator for in-lieu fee