

### 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 roles and action items

### AGENDA

- I. Welcome + Partner Reports
- II. Guest April Norton, Jackson/Teton County's Housing Director
- III. Small Group Discussion
  - deed restriction purchase program
  - shared messaging + public education on housing
  - co-housing + sustainable living

### INFO HUB

#### PRESS

*We must all step up to aid renters in crisis* (IME, Dec. '22)

*Hailey P&Z OKs conversion of assisted living facility to workforce housing* (IME, Jan. '23)

*At the Lift Tower Lodge, a new home means a fresh start* (IME, Jan. '23)

*Near 'breaking point,' calls for help addressing 'humanitarian crisis' get louder* (IME, Jan. '23)

#### LEARNINGS

*Unlocking the Potential of Missing Middle Housing* (Terner Center, 2022)

*"A Winning Combination to Increase Multifamily Housing Supply: Local Regulatory Reforms, Federal Rental Subsidy, Affirmatively Furthering Fair Housing"* (Erika Poethig, 2018)

Book: *Homelessness is a Housing Problem: How Structural Factors Explain a U.S. Problem* (Gregg Colburn, 2022)

Book: *Golden Gates: The Housing Crisis and a Reckoning for the American Dream* (Conor Dougherty, 2020)

### PARTNER UPDATES

#### GOAL 1: CREATE + PRESERVE HOUSING

##### ARCH Community Housing Trust

2 of the 4 Quigley homes for St. Luke's are occupied, with the other leasing up. Construction in progress on Bellevue fourplex for St. Luke's and the Shenandoah fourplex will break ground soon. Sunbeam site with 8 lots now have a site plan. 8 units for BCSD are planned for this year.

##### Blaine County Housing Authority (BCHA)

BCHA has 4 new owners moving/moved into their new housing units. Keith Perry is the new Chair of BCHA and is leading efforts to pass the .5% LOT for housing.

##### Blaine County School District

Updated eligibility for employee rental assistance to include sharing leases with non-family members. Created eligibility prioritization tool to allocate available units. Began initial annexation steps with Hailey on parcel for potential staff housing.

##### City of Hailey

Administration rolled out a new Employee Housing Assistance Program.

##### City of Ketchum

The City is developing programs to (1) incentivize development and locals' occupation of Accessory Dwelling Units and (2) deed-restriction purchases that can be used as downpayment, rehabilitation, or other assistance.

##### Landing Locals

11 leases are signed housing 23 people. Distributed postcards and posters throughout town over Christmas week.

##### 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)

Board selected Wood River Community Housing Trust as the developer on 1st and Washington to create a mixed-use, 60+ unit mixed-income building.

##### St. Luke's Wood River Medical Center

Connecting employees with housing through dashboard. 4 new homes online, 8 more nearing completion. Holds 9 master leases.

##### Wood River Community Housing Trust

WRCHT is closing on its second workforce housing building in Hailey the last week of January. Future projects include ongoing discussions with KURA regarding 1st & Washington for 60+ units and in escrow on a 30 unit site in Hailey.

##### 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 Hailey

Text Amendments include expanding zoning for employee housing and mid-density housing in downtown Hailey, allowing summer RV living, and adopting two new housing unit types: Tiny Homes on Wheels and Co-Living Dwellings.

##### City of Ketchum

Planning & Zoning Commission brainstormed regulatory changes to increase development and long-term occupancy of Accessory Dwelling Units. Staff are beginning to audit comprehensive plan and code to identify misalignment with Housing Action Plan. Staff are initiating a technical advisory group

to receive feedback on process and other improvements.

#### GOAL 3: EXPAND + IMPROVE SERVICES TO CREATE HOUSING STABILITY

##### Blaine County Housing Authority

Completed the planning process for a housing navigation system. Initial implementation includes a resource guide (near completion) and housing development and inventory system (in progress). Homeowners offering housing can email housing@ketchumidaho.org.

##### Blaine County Charitable Fund (BCCF), St. Luke's Center for Community Health, and The Hunger Coalition

Advocating for, organizing, fundraising, and placing families in transitional and emergency housing, including placement in hotel rooms & overnight emergency shelter.

##### City of Ketchum

Purchasing 5-6 pre-fabricated units for Lewis St. when the snow melts, for use as transitional housing. City takes on management- and seeks ownership- of Lift Tower Lodge.

##### Men's Second Change Living

Running 2 homes and have begun housing unhoused men.

##### The Housing Mediation Project

Successfully facilitated 8 mediations out of 13 inquiries. Trained on landlord-tenant law in November and training on conflict resolution in Feb. and mediation in March.

##### The Advocates

22 units of transitional housing at capacity with waitlist. 5 new families moved in in the last two months. Emergency shelter averaging 33% more people than last year and currently housing 23 women and children. Provide wrap-around services.

#### GOAL 4: EXPAND + LEVERAGE RESOURCES

##### Cities of Hailey and Ketchum

Each City plans to propose a ballot measure for 0.5% for Housing with no tax increase. City of Ketchum conducted resident and business focus groups and city-wide survey.

##### City of Ketchum

Drafted funding applications on behalf of Blaine County Charitable Fund for county funds (\$100k) and CDBG-CARES (\$250k).

##### Spur Community Foundation

(1) Helping campaign for Greenhorn emergency responder housing; (2) raising money for three housing related funds; (3) accepting grant applications for housing related projects & initiatives, (4) convening individuals to learn about housing and ways to support solutions.

#### GOAL 5: INFORM, ENGAGE + COLLABORATE

##### City of Ketchum

Initiated speaker series with Spur Community Foundation, starting Jan. 24 with April Norton- the Housing Director of Jackson/Teton County and Mary Wilson of Wood River Community Housing Trust, recording available (vimeo.com/event/2756545). Beginning annual update on Housing Needs Assessment, including data refresh and community engagement.

### PARTNERS

#### PROJECT MANAGER

Carissa Connelly, City of Ketchum

#### 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  
The Housing Mediation Project  
The Crisis Hotline

#### RESOURCE PARTNERS

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  
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

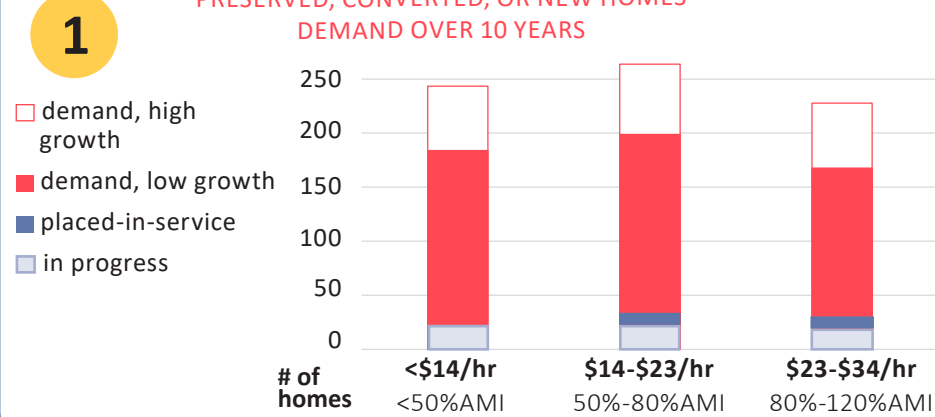
### TRACKING TOWARDS OUR 1-YEAR HOUSING ACTION PLAN

#### 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 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

19  
41%  
7%

#### YEAR 1 ACTIONS: RESULTS TO DATE

##### DONE

- Support Bluebird Village (51 homes)
- Implement Lease to Locals program (11 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
- Identify parcels for preservation
- Pathway to ownership

Increase # of occupied ADUs



### 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
- Enact interim ordinance to increase housing supply

- Explore methods to verify health, safety, welfare in STRs
- Audit existing code in relation to HAP

##### ONGOING

- Identify state-level policy changes, work with advocate
- Identify federal-level policy changes
- Meet regularly with partners to obtain feedback for process improvements

- ##### ON THE HORIZON
- Develop code change work plan
  - Explore priority processing and incentives for projects that serve the HAP
  - Establish annual accountability metrics for application, permit, etc.
  - Propose income non-discrimination ordinance

##### IN PROGRESS

- Propose relocation & displacement ordinance
- Clarify Fair Housing and Affirmatively Furthering Fair Housing requirements

### 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
- Provide displacement support to McHanville residents
- Identify + support emergency and transitional housing options

##### IN PROGRESS

- Develop displacement policies
- Define key terminology, identify and seek implementation partners
- Convene one-stop-shop
  - Coordinated entry
  - Identify and fill service gaps (legal services)
  - Coordinate rapid rehousing
  - Convene + coordinate local providers
  - Facilitate housing-specific education
- Prioritize supportive services

##### ONGOING

- Coordinate funding sources
- Identify + support policy changes. Analyze compliance processes and enforcement

### 4 EXPAND + LEVERAGE RESOURCES

#### 10-YEAR PERFORMANCE MEASURES

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

#### STATUS

~\$1.35 m

#### YEAR 1 ACTIONS: RESULTS TO DATE

##### ONGOING

- Secure state/federal/county funds

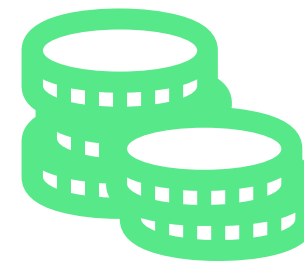
##### IN PROGRESS

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

##### ON THE HORIZON

- Clarify employer-sponsored housing
- 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

TBD  
~20%



#### YEAR 1 ACTIONS: RESULTS TO DATE

##### DONE

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

##### IN PROGRESS

- Initiate bi-monthly check-ins with comparable ski areas
- Maintain staff capacity

##### ON THE HORIZON

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