

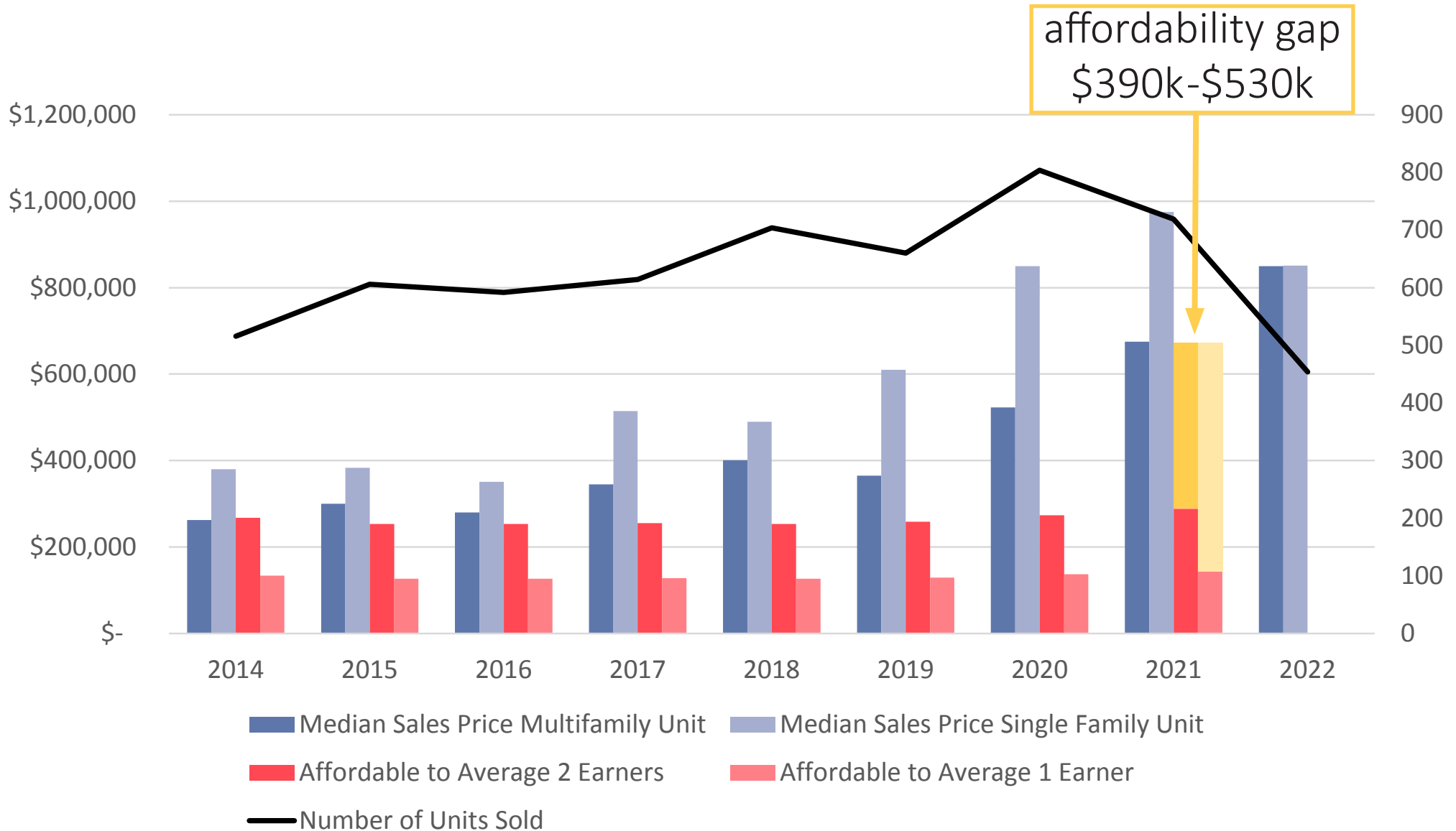
Blaine County  
Housing Needs Assessment Update

May 2023



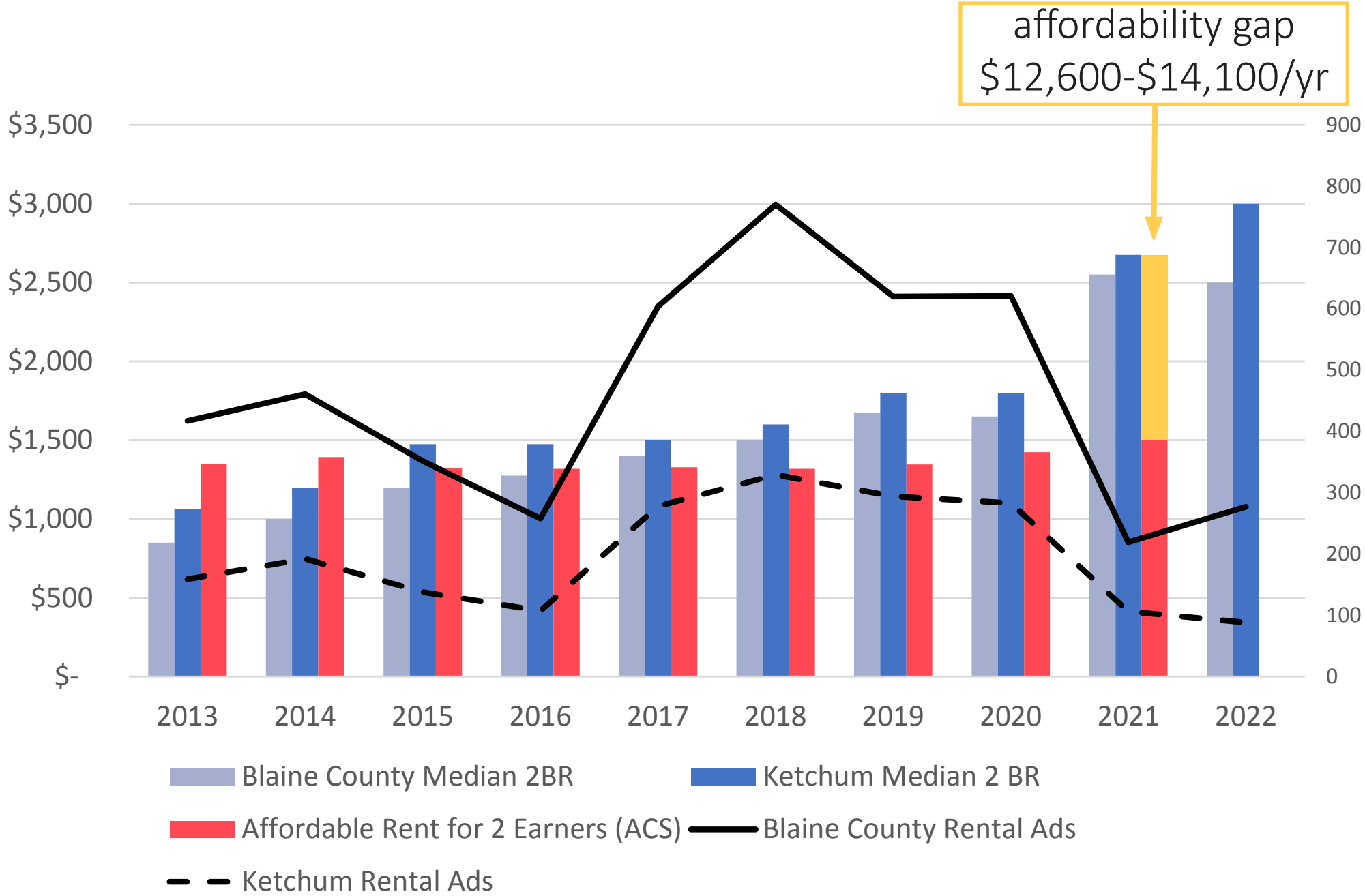
# Blaine County sales prices rising, sales volume declining

two median earners could afford the median attached  
(multifamily) home in 2014



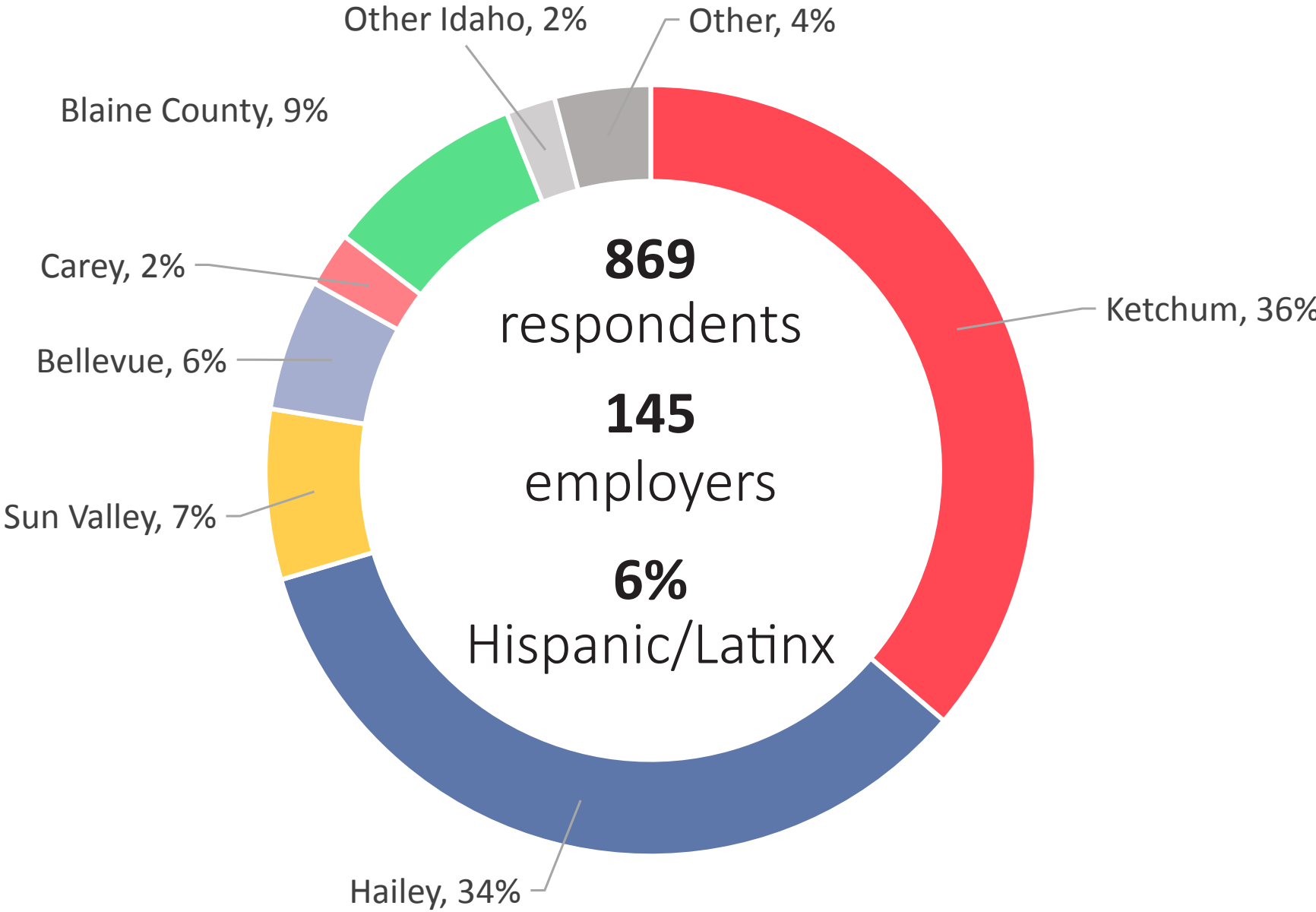
Source: Blaine County Assessor, Bureau of Labor Statistics QCEW

# rental listings declining, median rents increasing



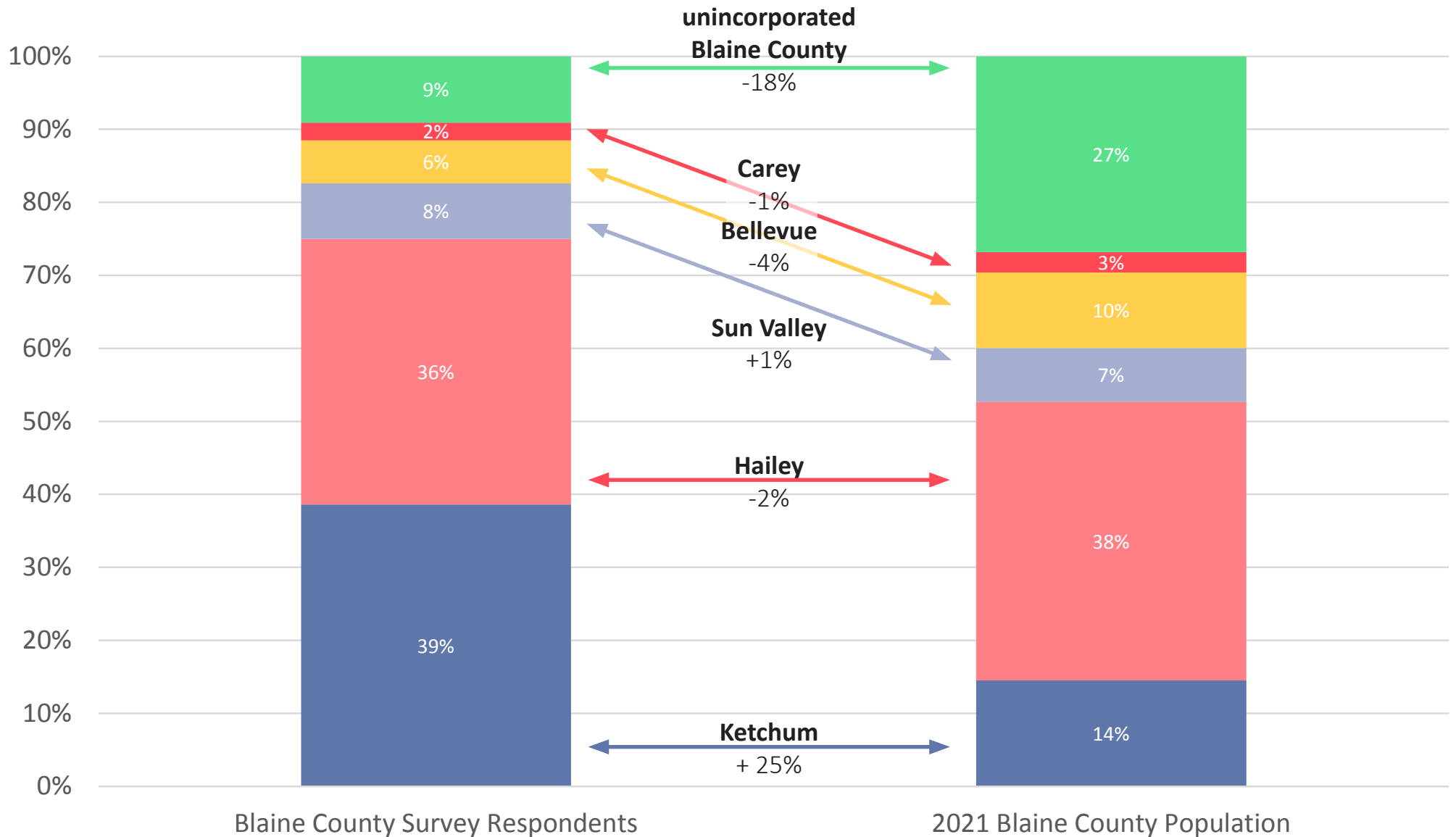
Source: Blaine County Housing Authority, Idaho Mountain Express Advertisements

# Blaine County Housing Survey 2023



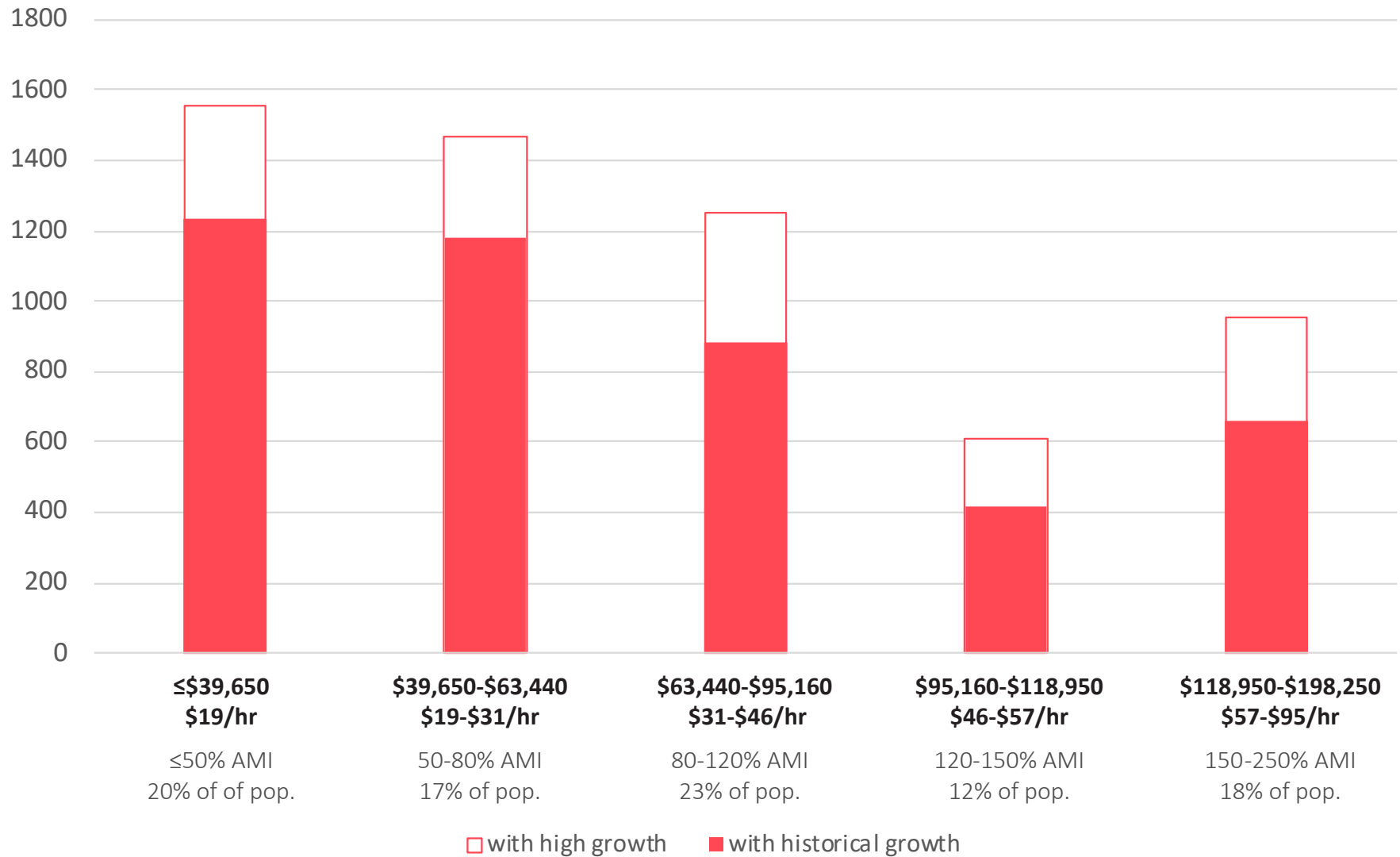
Source: Blaine County Housing Survey 2023

# Blaine County underrepresented, Ketchum overrepresented in survey responses compared to population



# Projected new, converted, or preserved deed-restricted Blaine County homes needed in 10 years by income level

housing is needed across all income levels  
the greatest unit need is for 80% AMI and below

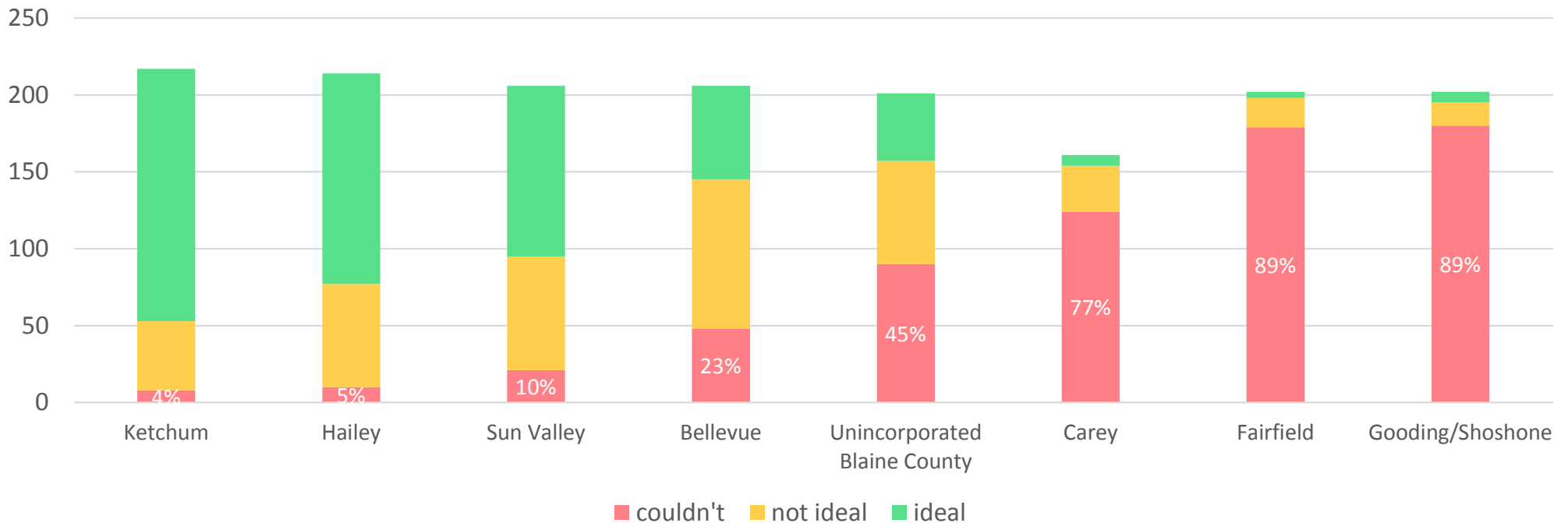


Source: Blaine County Housing Survey 2023, U.S. Census Bureau: American Community Survey 5-year Estimates, HUD

# Needs + Preferences | Location

among people seeking housing,

- most would leave the community if their only housing option were farther than Bellevue
- nearly half would leave if their only housing option were outside the cities

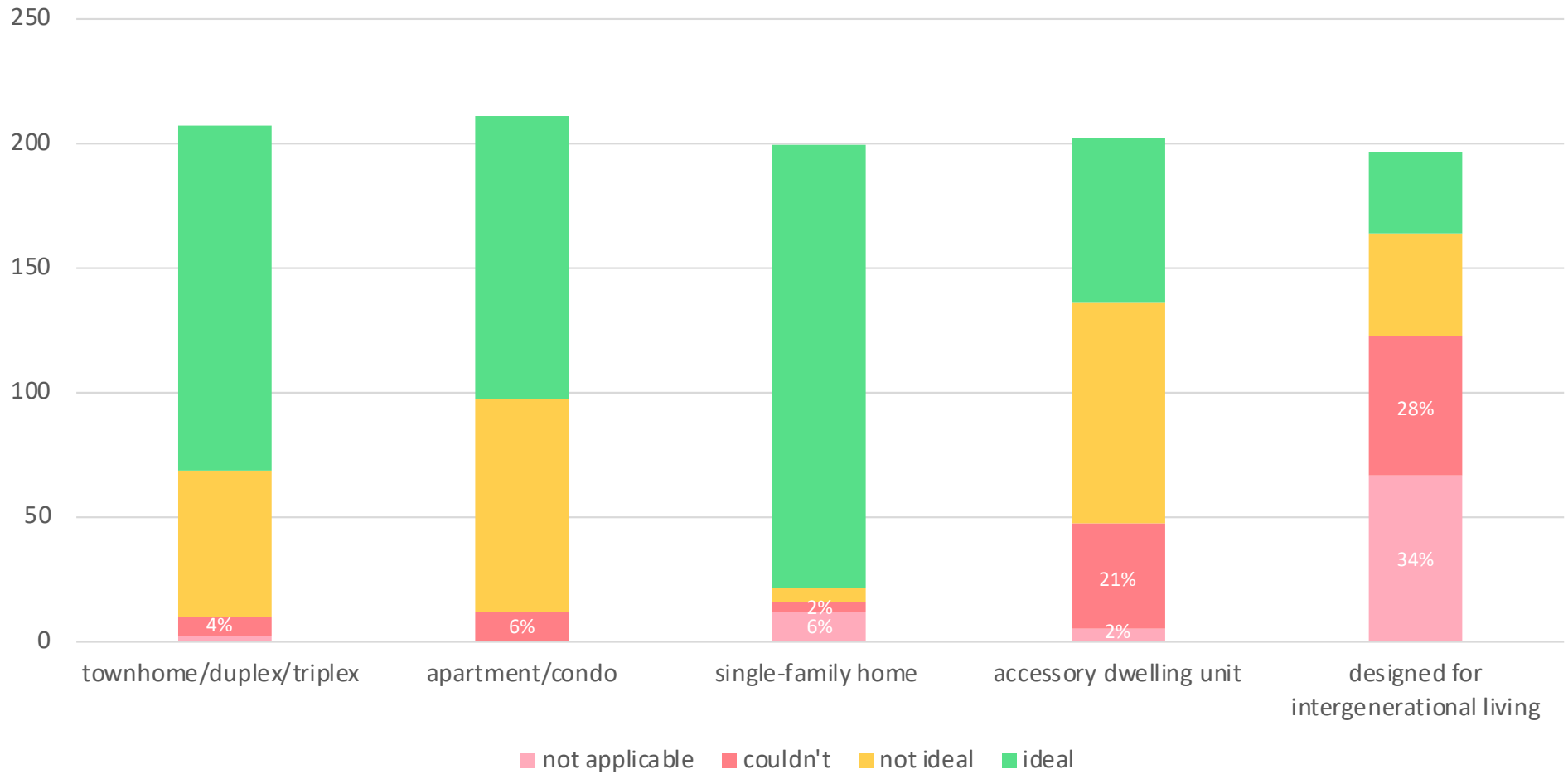


*\*will be broken down by area median income*

Source: Blaine County Housing Survey 2023

# Needs + Preferences | Unit Type

although single family dwellings are most desired, more interest in multifamily and significant interest in ADUs



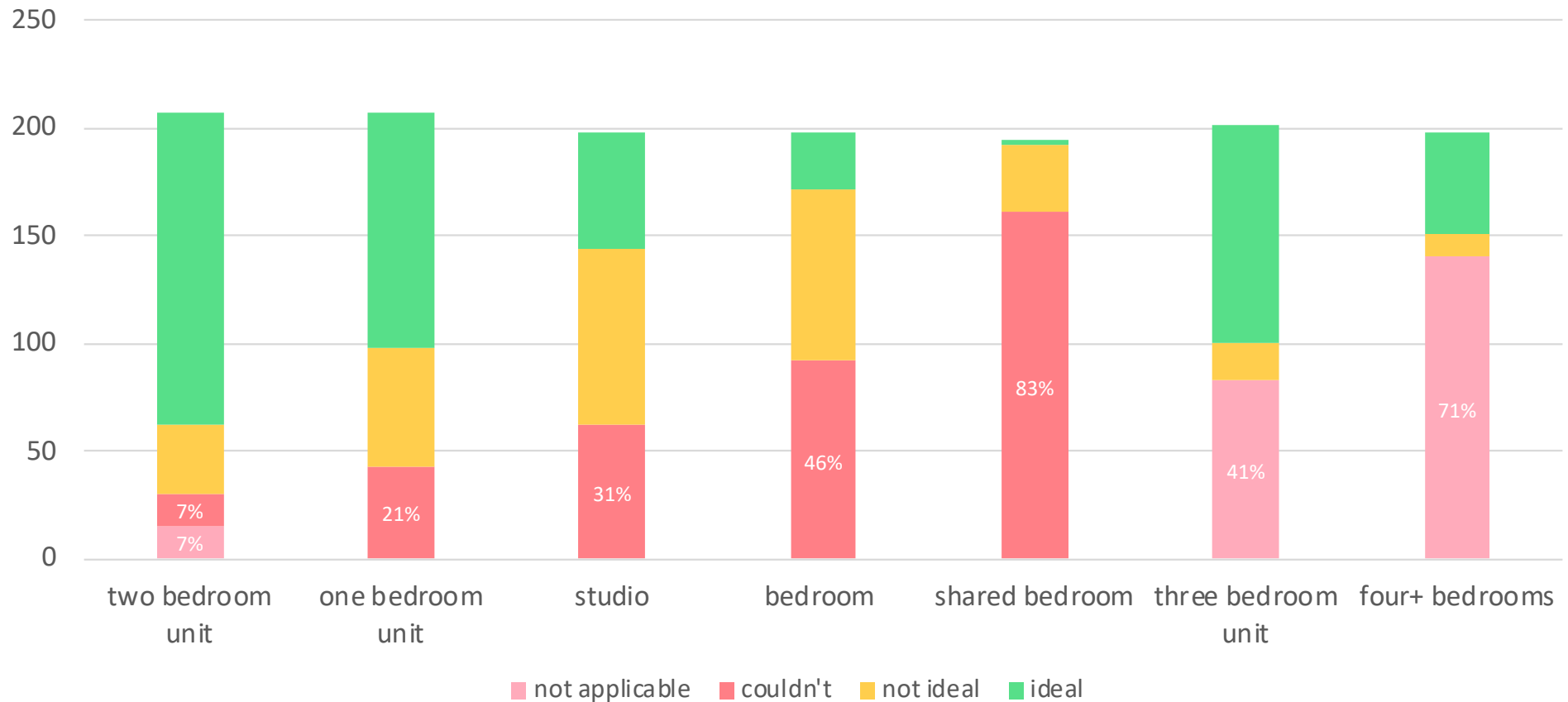
*\*will be broken down by area median income*

Source: Blaine County Housing Survey 2023



# Needs + Preferences | Unit Size

1- and 2-bedrooms most needed,  
indicating high need among smaller households



*\*will be broken down by area median income*

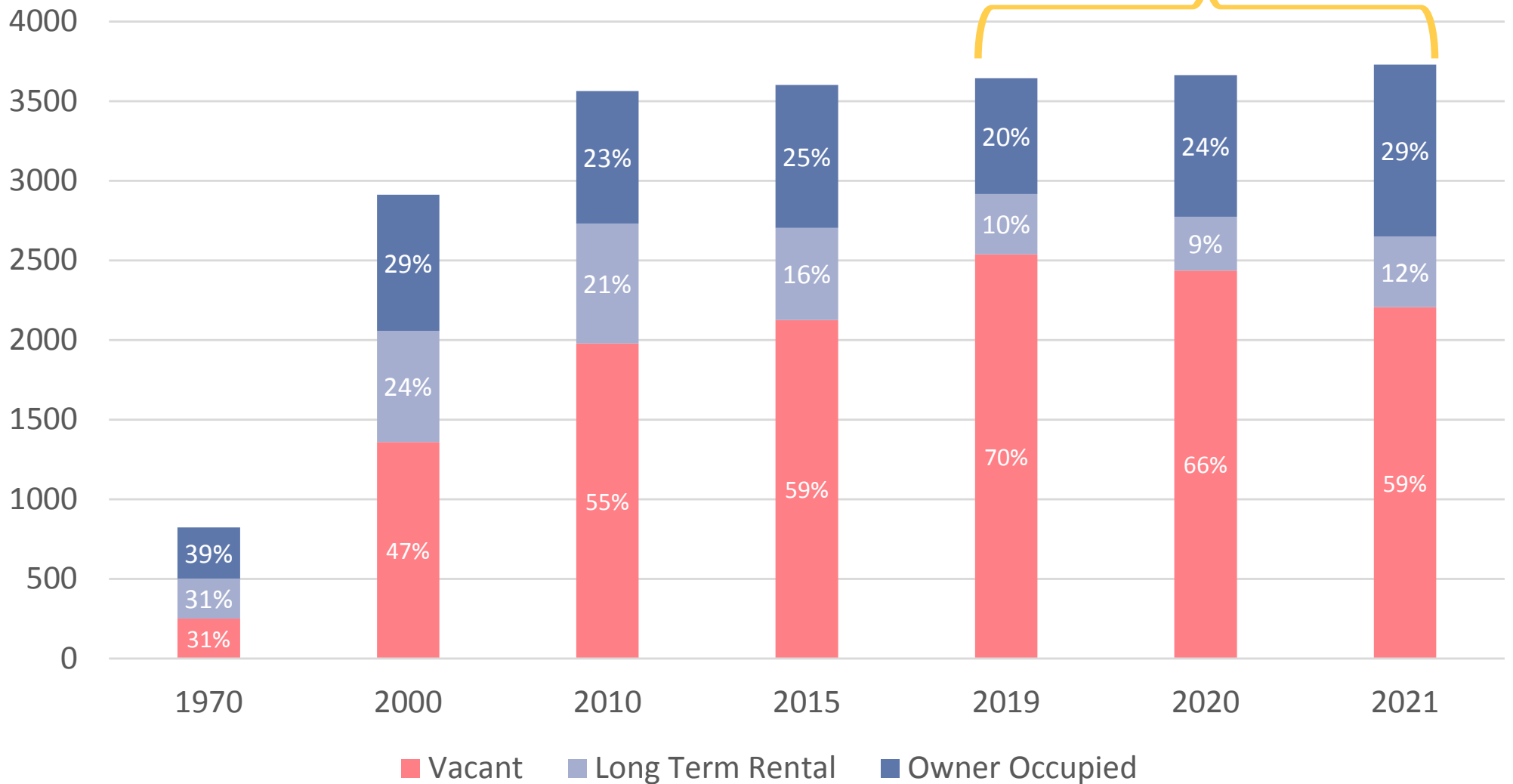
Source: Blaine County Housing Survey 2023

# GOAL 1

# KETCHUM HOUSING STOCK PROFILE

Some declines in vacancy since pandemic:

- owner occupancy increase (+9%)
- long term rentals unchanged (+2%)

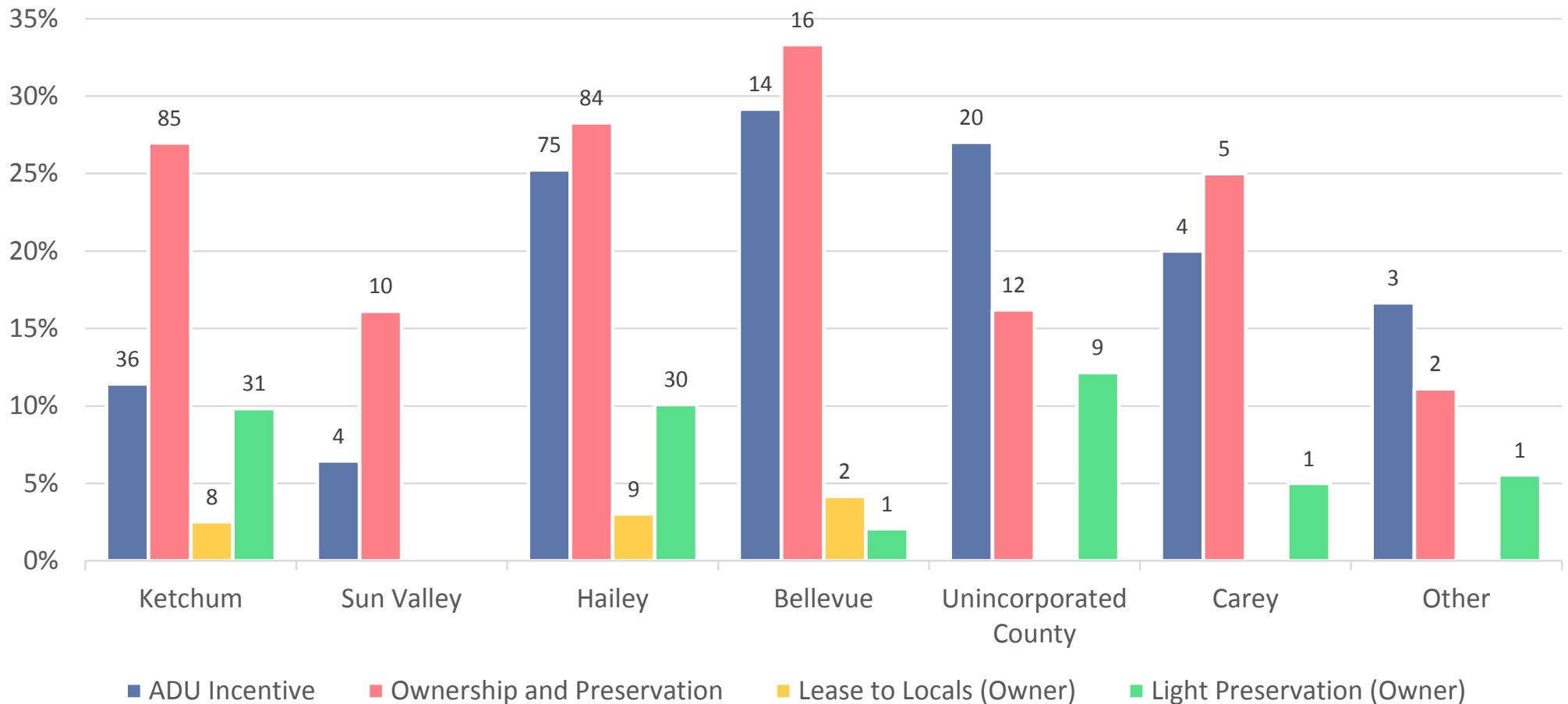


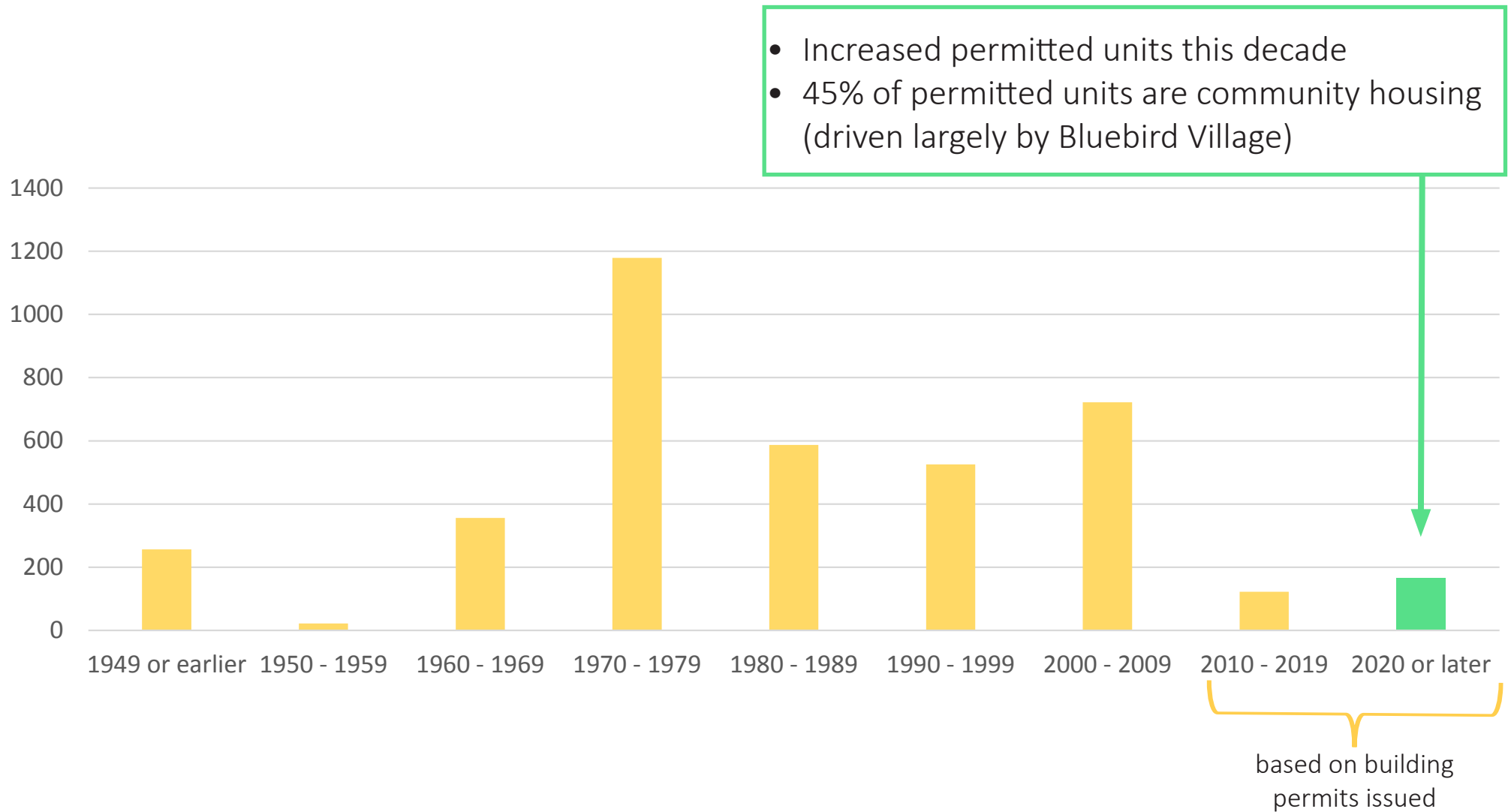
Source: U.S. Census Bureau: American Community Survey 5-Year Estimates, Decennial Census, City of Ketchum Building Permits

# GOAL 1

# PROGRAM INTEREST

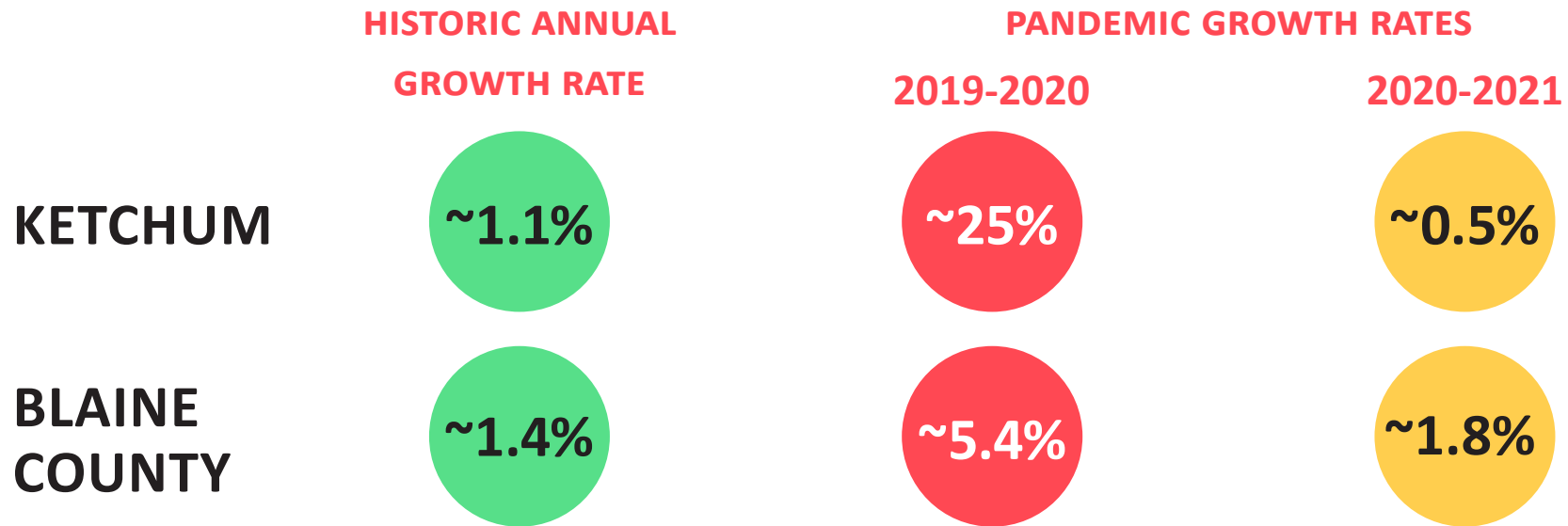
- greatest interest in ownership and preservation program
- more ADU incentive interest in mid- and south-valley
- more new interest in 3-5 year long-term preservation program than new Lease to Locals (survey excluded non-local owners and doesn't account for Lease to Local leads)





Source: U.S. Census Bureau: American Community Survey 5-Year Estimates, City of Ketchum building permit data

growth slowed since pandemic boom, but population remains high



**SURVEY RESPONSES** applied to population

**Blaine County residents**

identified as unstable

**24%**

identified as unstable or cost burdened

**5,950**

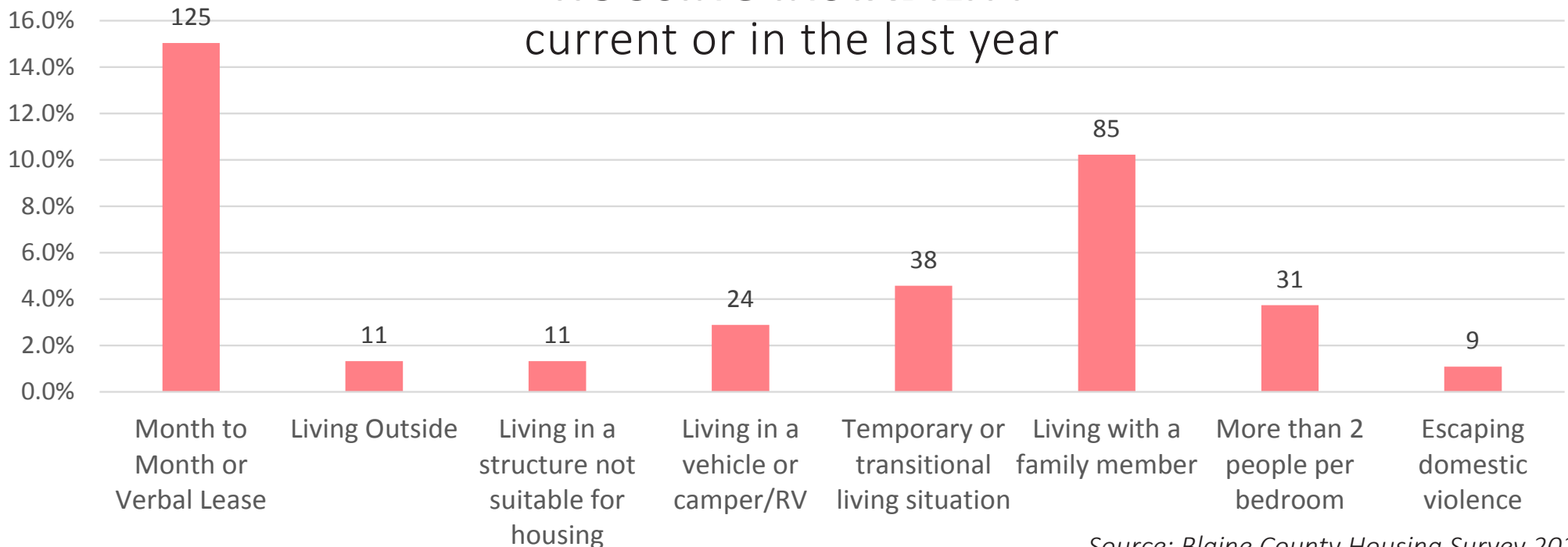
**38%**

**9,450**

*% could be higher because not everyone completed the survey*

**HOUSING INSTABILITY**

current or in the last year



Source: Blaine County Housing Survey 2023

**OTHER STATISTICS**

**Blaine County Point  
in Time Count**

**139**

individuals experiencing  
homelessness

**Blaine County  
Public Schools**

**114**

homeless or unstably  
housed students

**shelter + motel stays**

**158**

individuals served (99  
adults + 59 children)