

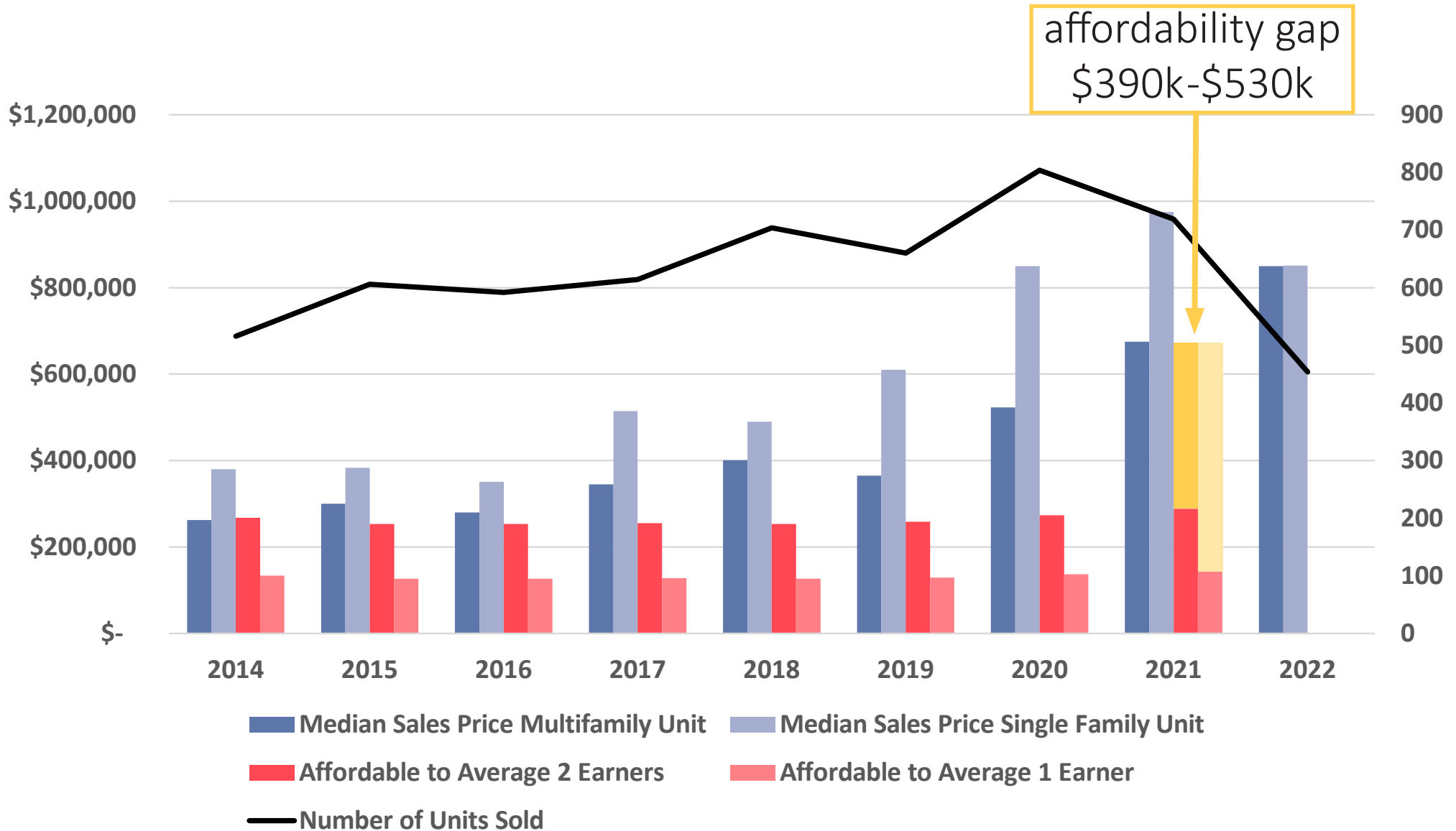
Blaine County Housing Needs Assessment Update

2023



Blaine County sales prices rising, sales volume declining

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

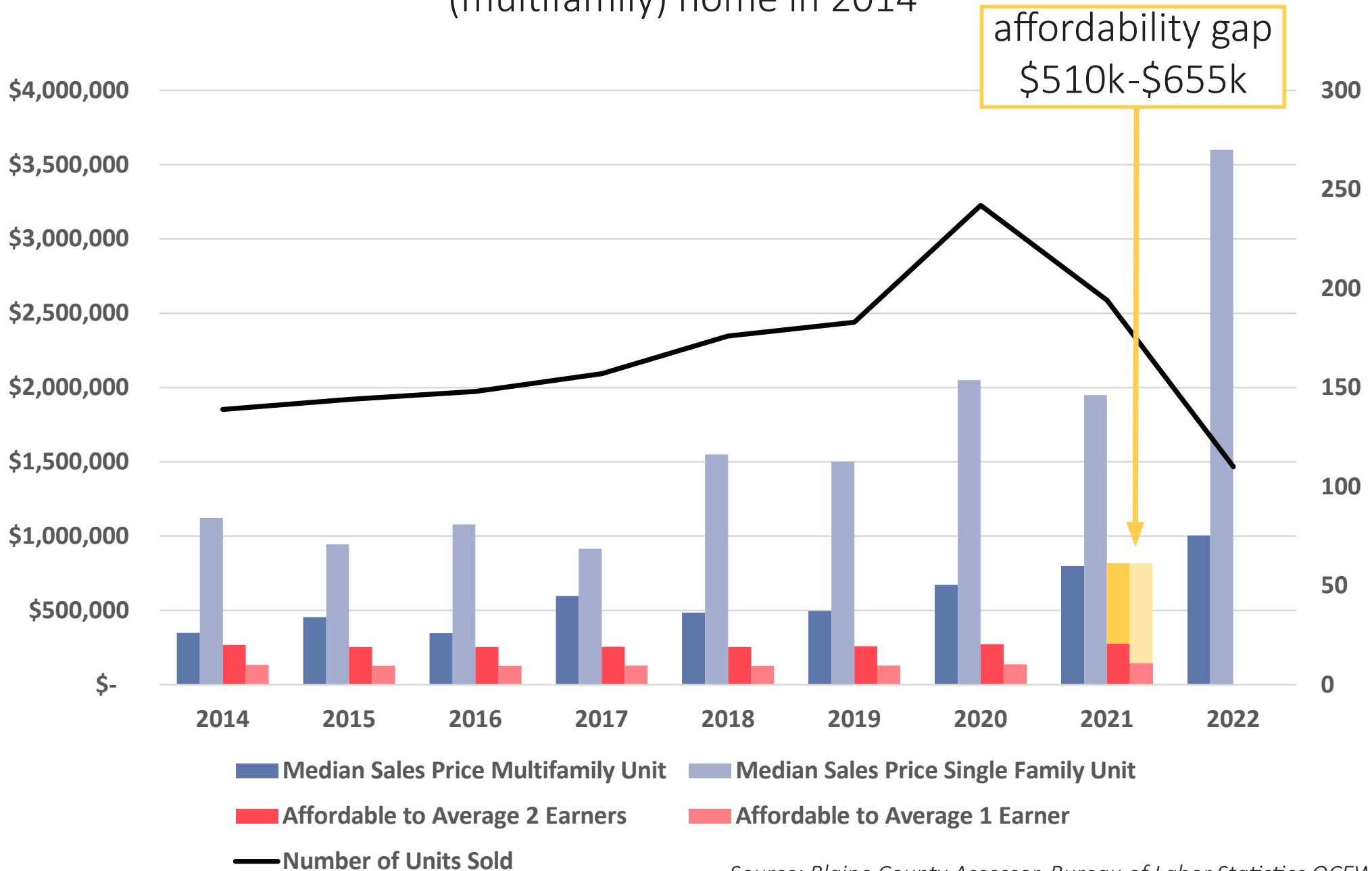


Source: Blaine County Assessor, Bureau of Labor Statistics QCEW

Ketchum sales prices rising, sales volume declining

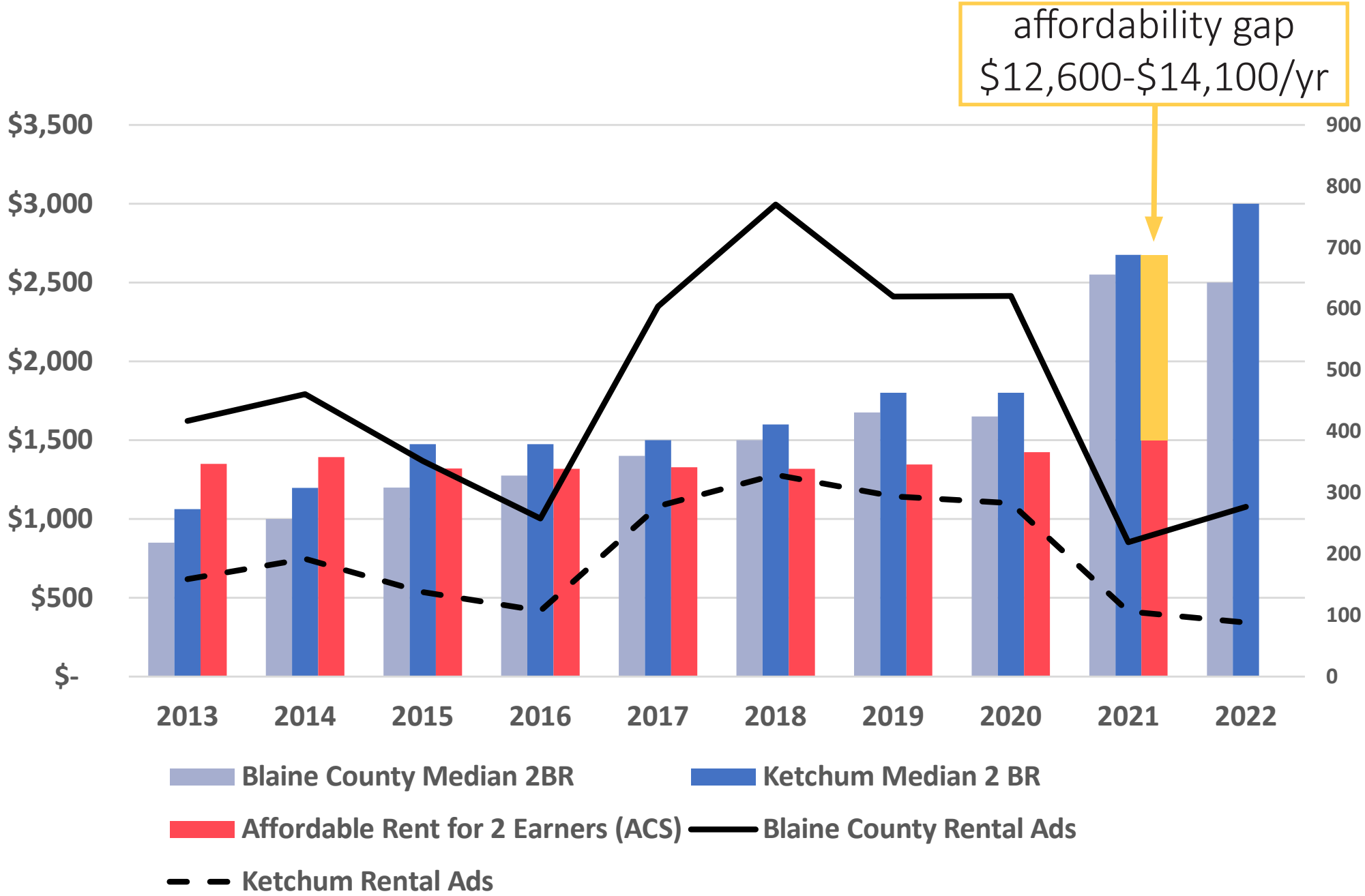
two median earners could nearly afford the median attached

(multifamily) home in 2014



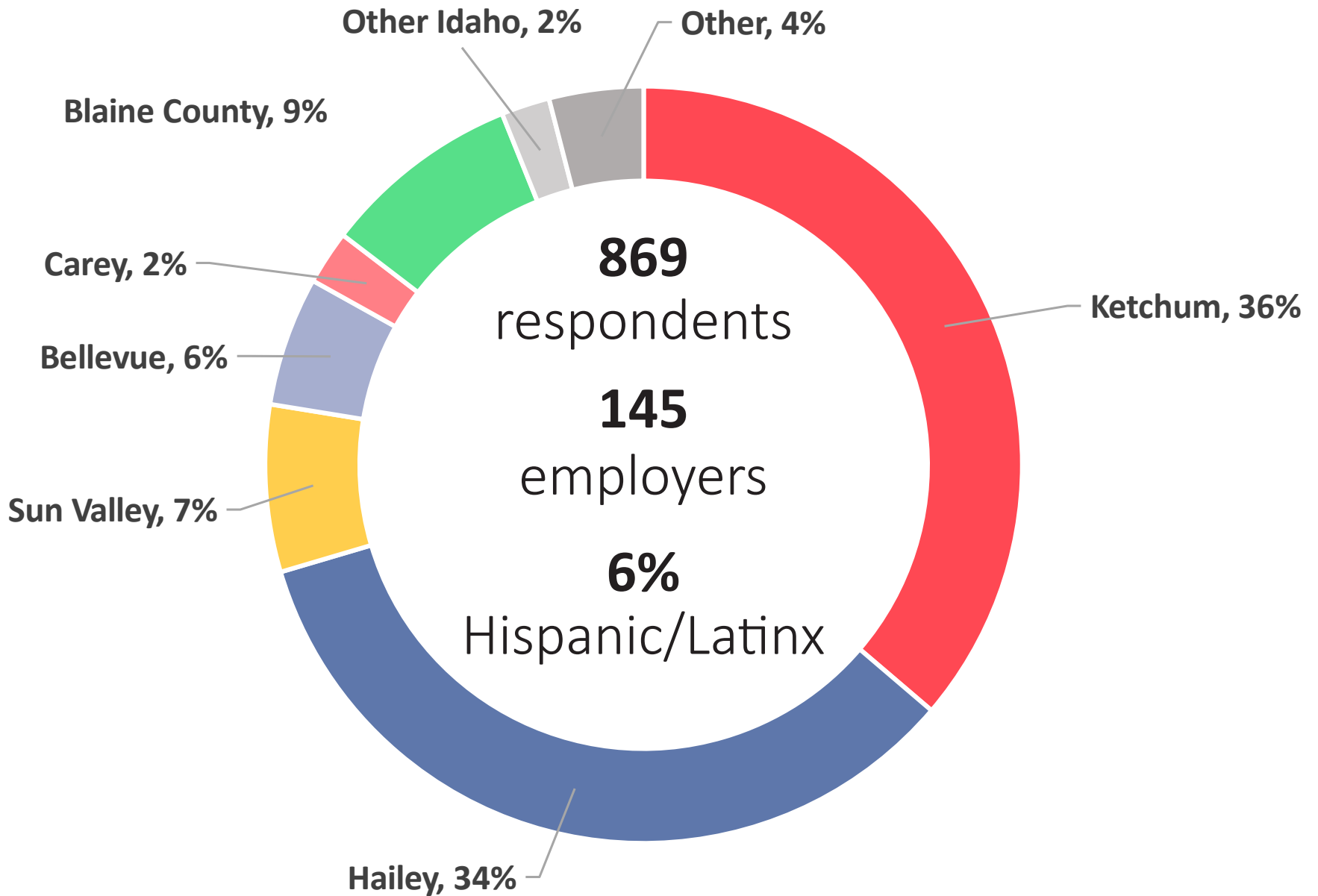
Source: Blaine County Assessor, Bureau of Labor Statistics QCEW

rental listings declining, median rents increasing



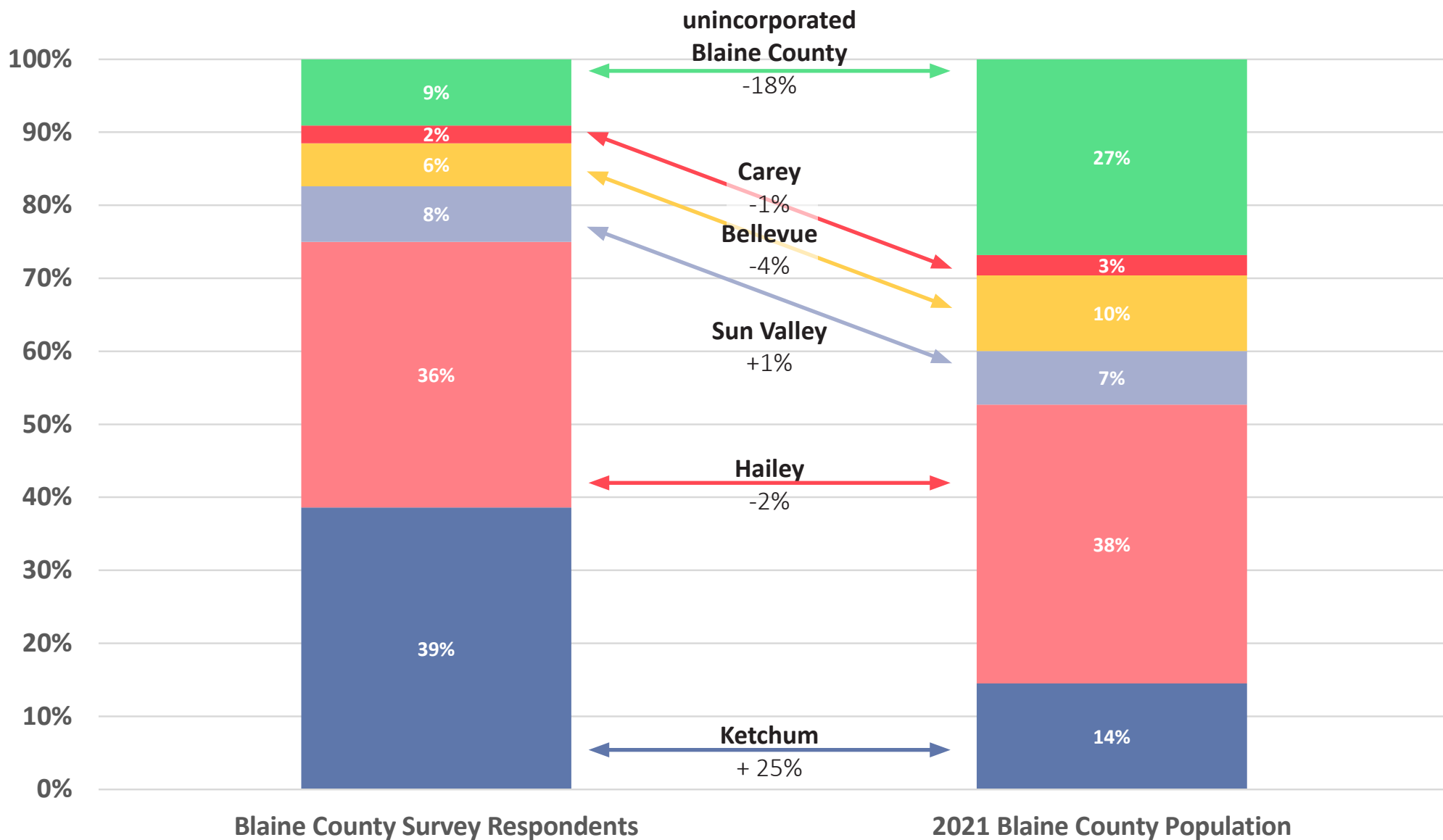
Source: Blaine County Housing Authority, Idaho Mountain Express Advertisements

Blaine County Housing Survey 2023



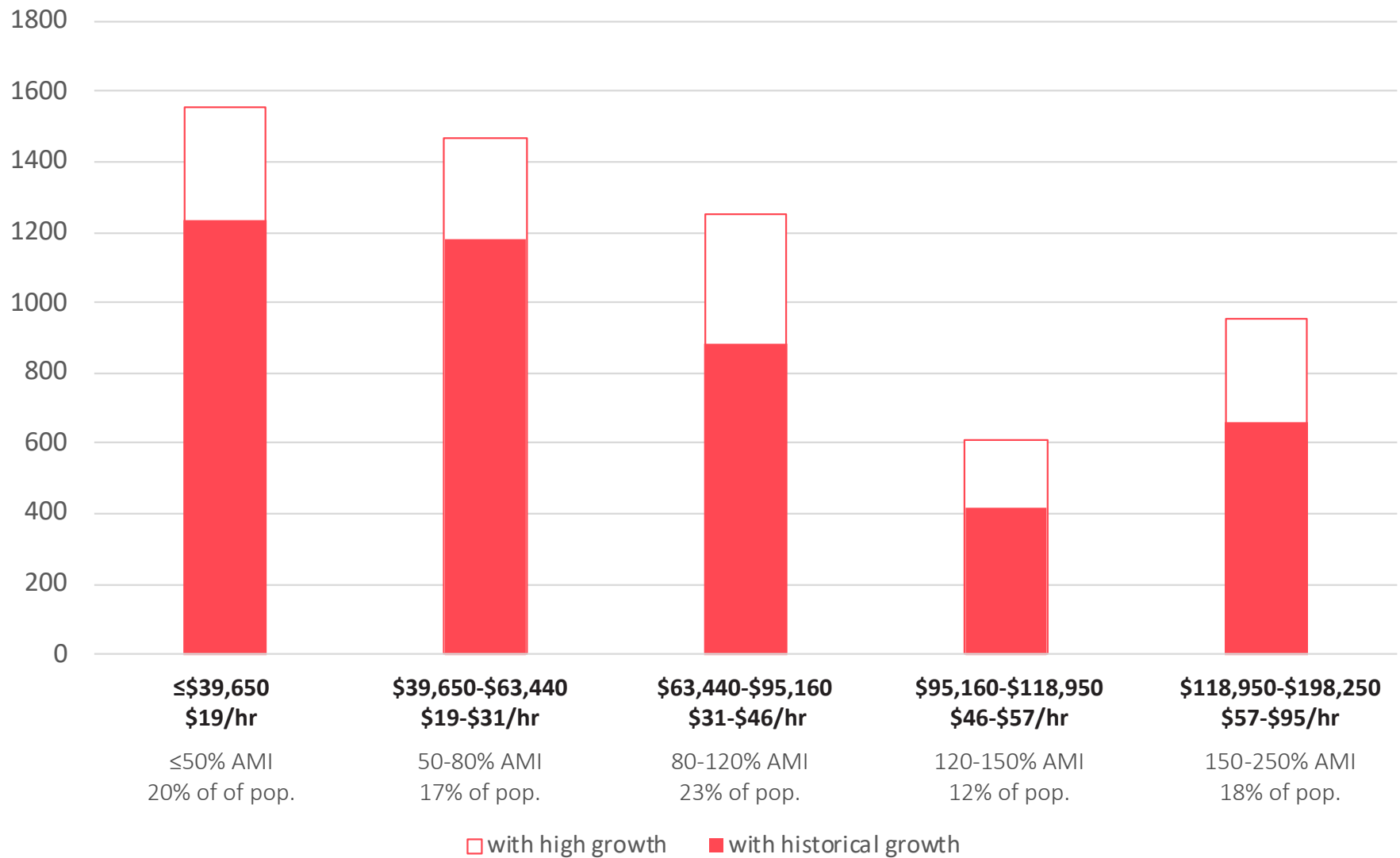
Source: Blaine County Housing Survey 2023

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

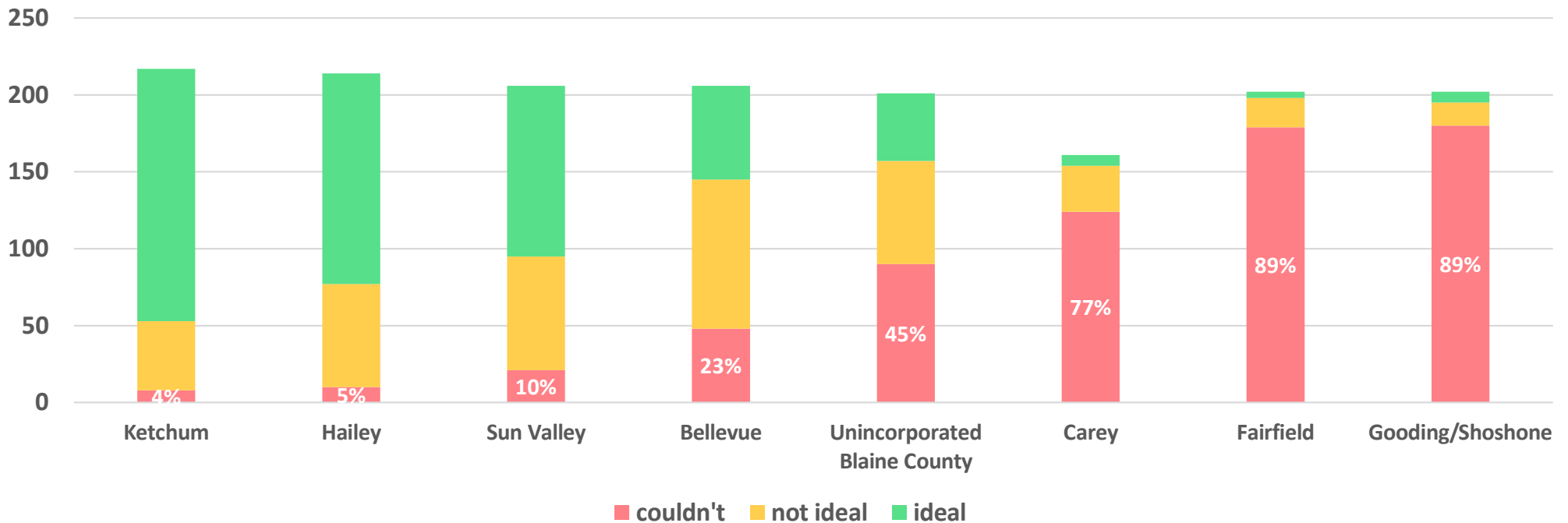


Source: Blaine County Housing Survey 2023, U.S. Census Bureau: American Community Survey 2021 5-year Estimates, HUD

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



Source: Blaine County Housing Survey 2023

Needs + Preferences | Unit Type

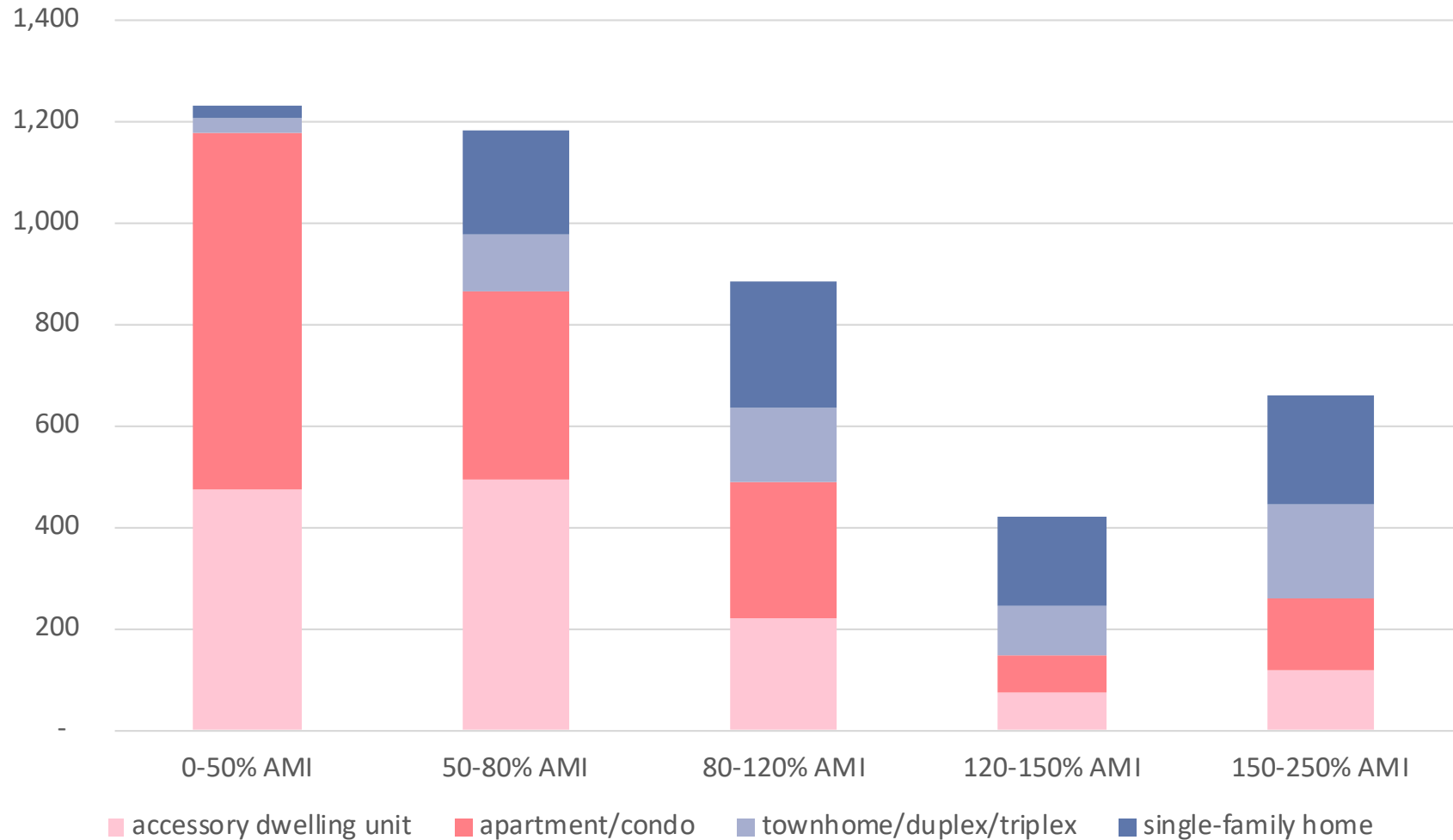
although single family dwellings are most desired, more interest in multifamily and significant interest in ADUs



Source: Blaine County Housing Survey 2023

Unit Type Preferences

slight **preference** for larger unit types among 120%+ AMI
however, apartments + ADUs could satisfy 95% of overall housing **need**



Source: Blaine County Housing Survey 2023

Accessory Dwelling Units (ADUs) + Intergenerational Living

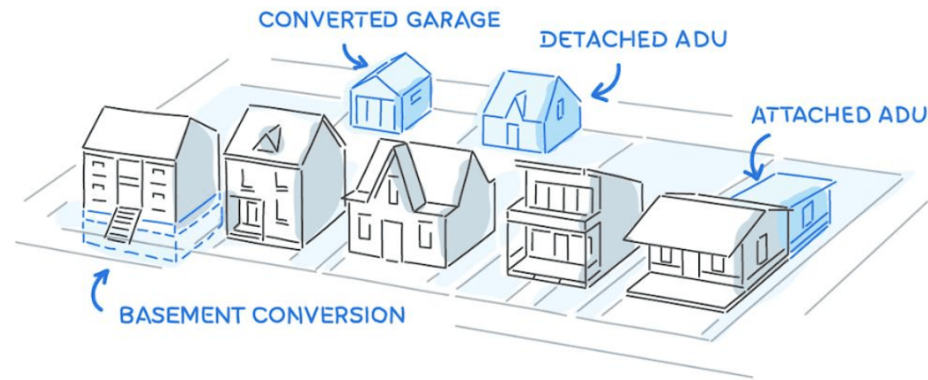


Image credit: www.hausable.com

Respondents Seeking Housing

33%

ADU is ideal

44%

ADU is not ideal but satisfactory

17%

intergenerational living unit is ideal

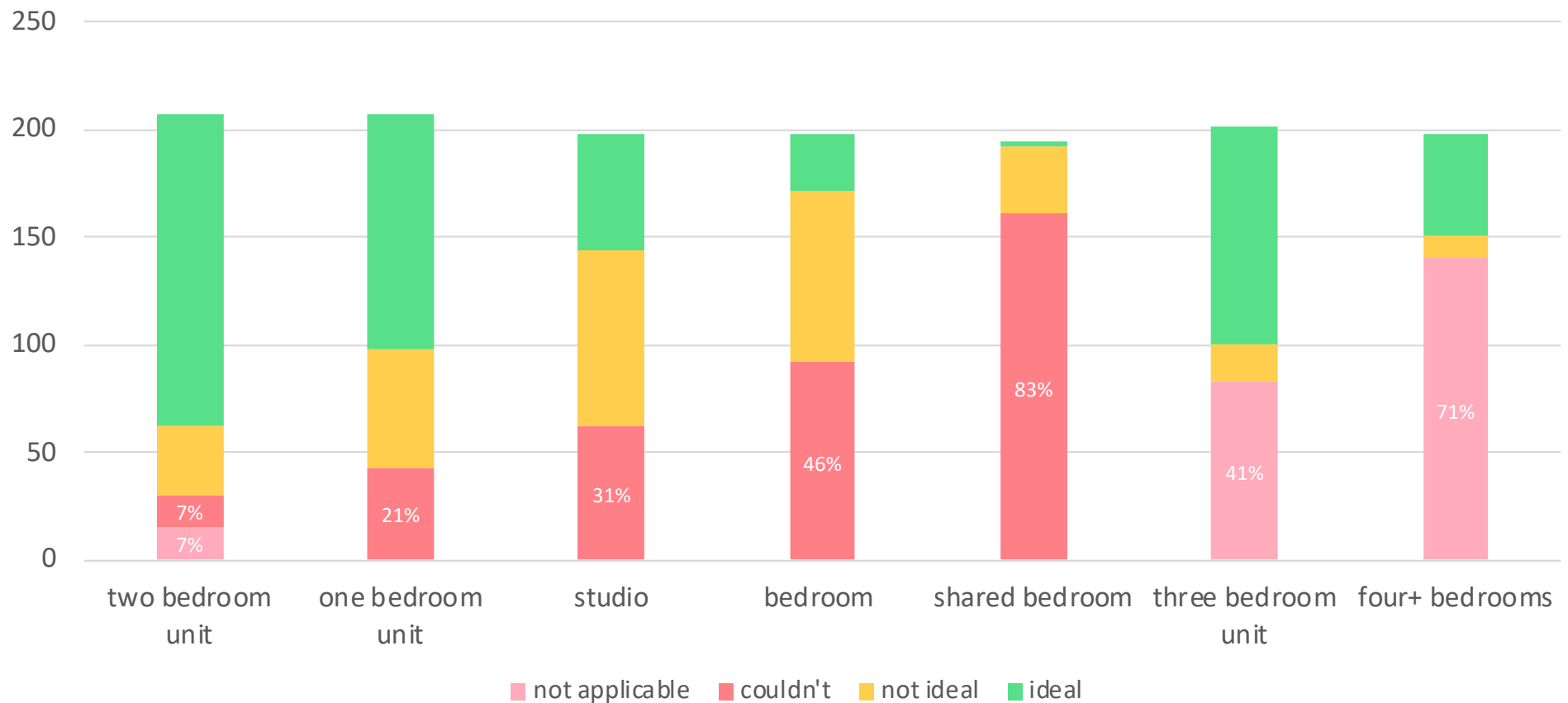
Household Composition



Source: Blaine County Housing Survey 2023

Needs + Preferences | Unit Size

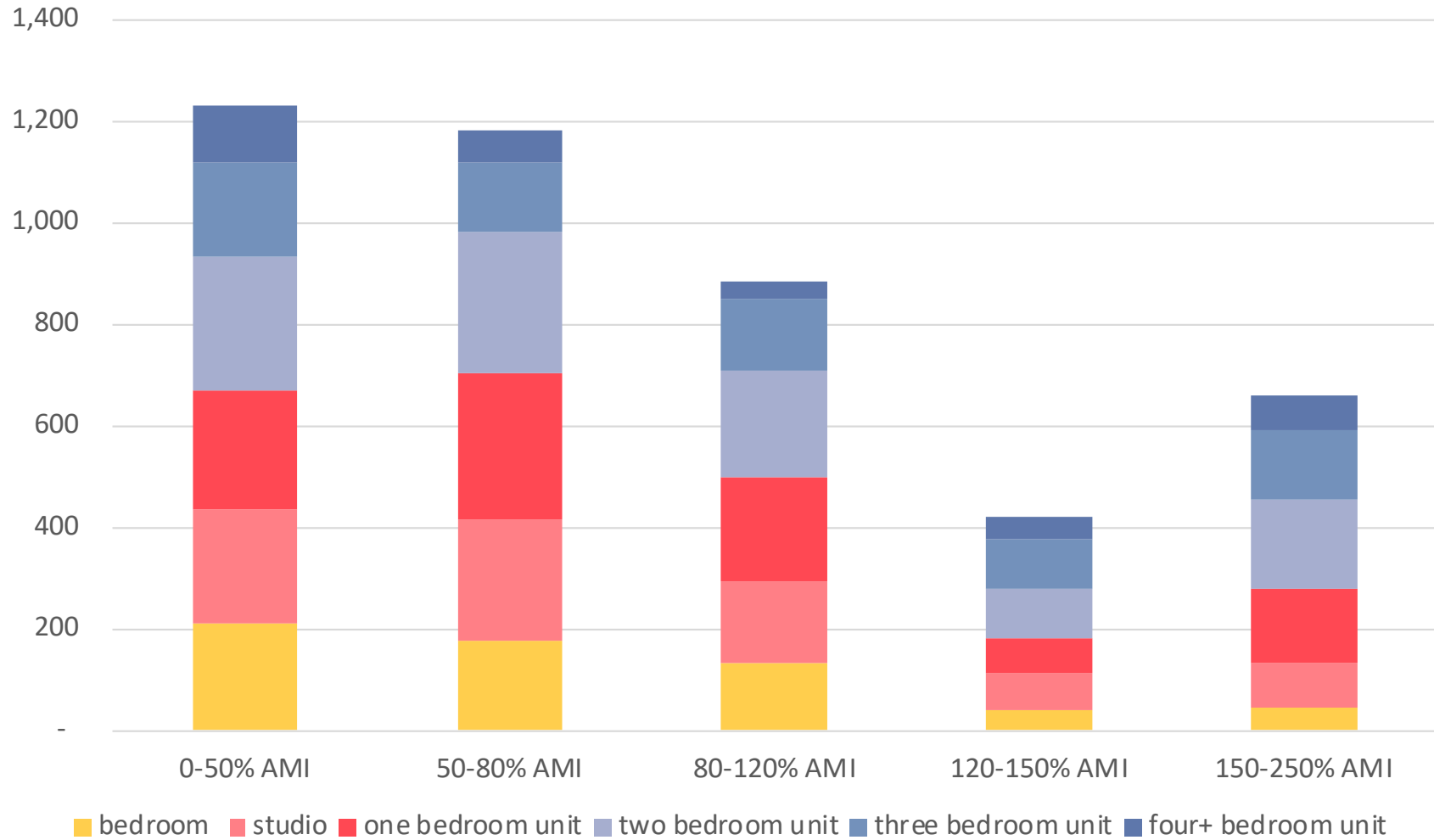
1- and 2-bedrooms most ideal,
indicating high demand among smaller households



Source: Blaine County Housing Survey 2023

Unit Size Needs

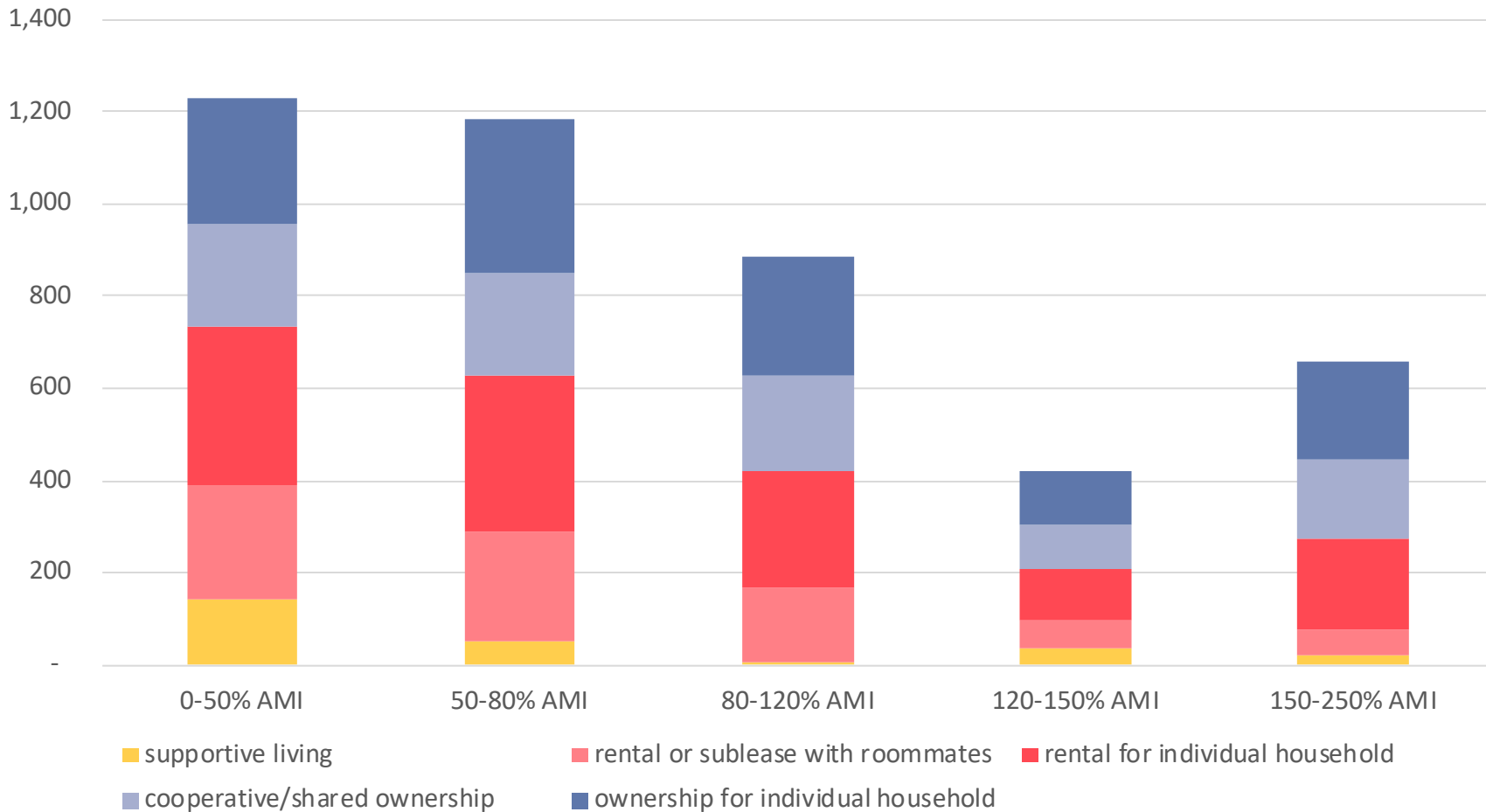
studios, 1 BRs, & bedrooms can satisfy more than half of need



Source: Blaine County Housing Survey 2023

Tenure Type Needs

similar need for rental and ownership units
~6% of units needed for supportive living, focused in <80% AMI

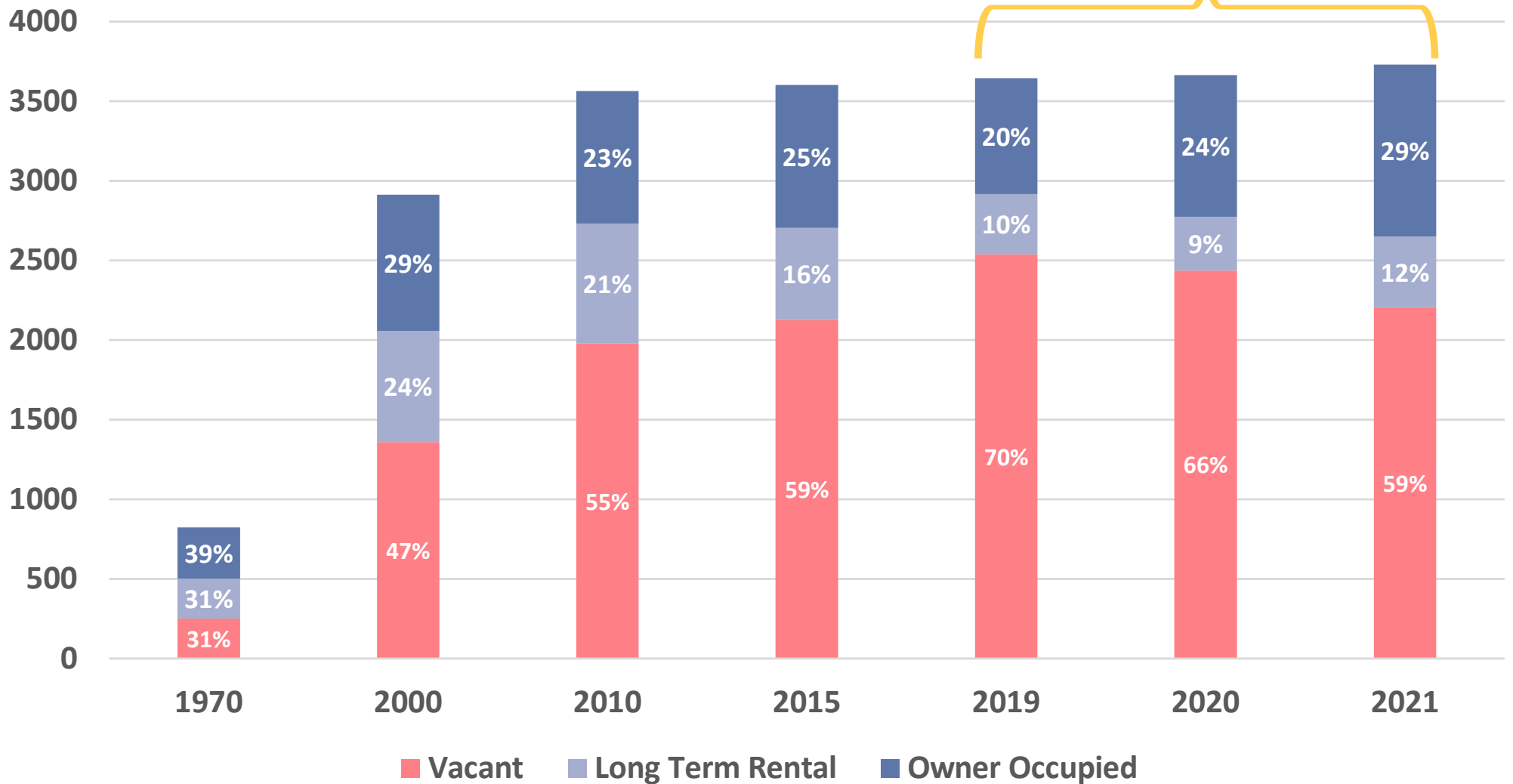


Source: Blaine County Housing Survey 2023

KETCHUM HOUSING STOCK PROFILE

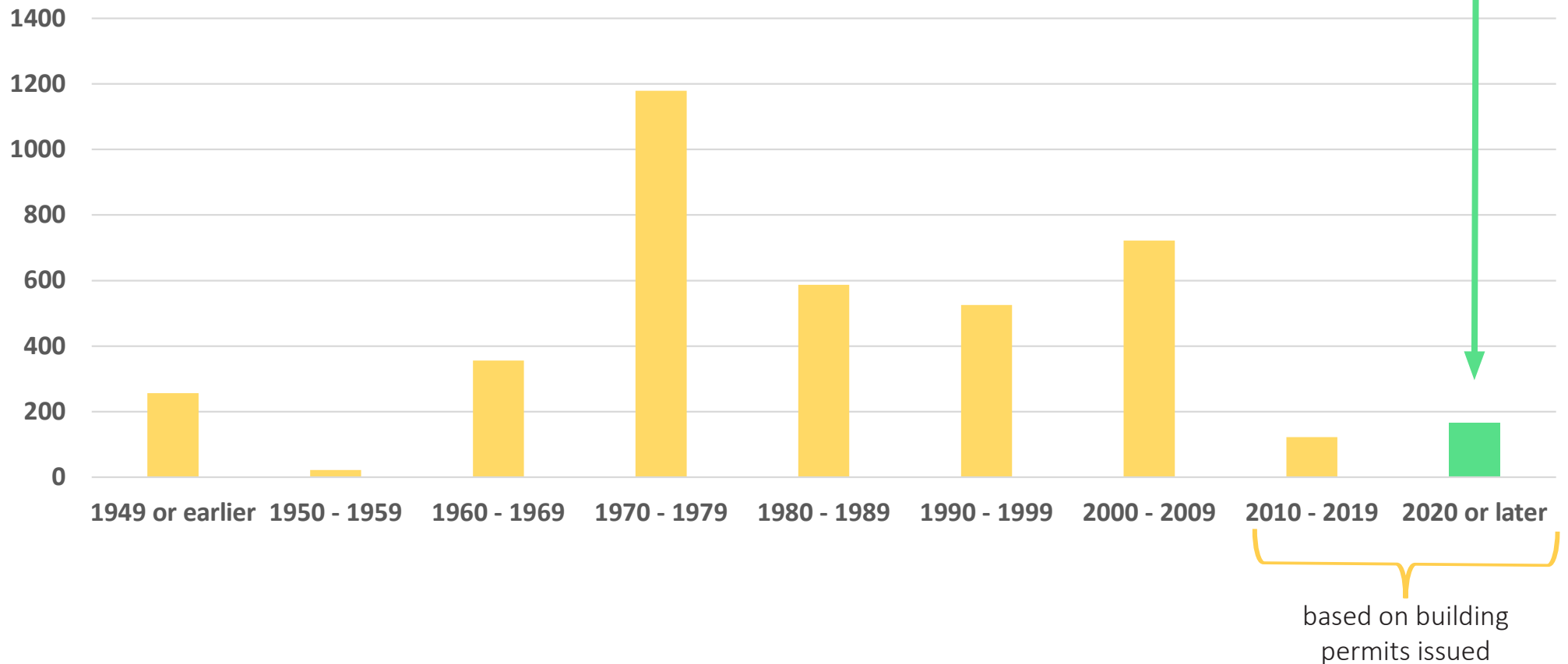
Some declines in vacancy since pandemic:

- 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

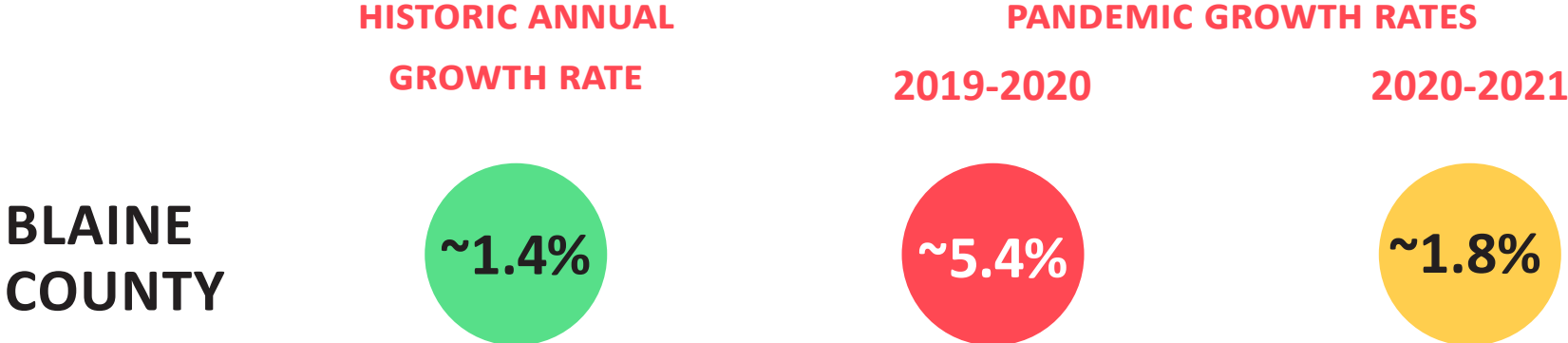
- Increased permitted units this decade
- 45% of permitted units are community housing (driven largely by Bluebird Village)



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

PANDEMIC POPULATION BOOM

growth slowed since pandemic boom, but population remains high



Source: U.S. Census Population Estimates

HOUSING STABILITY TRENDS

SURVEY RESPONSES applied to population
Blaine County residents
identified as unstable

24% **5,950**

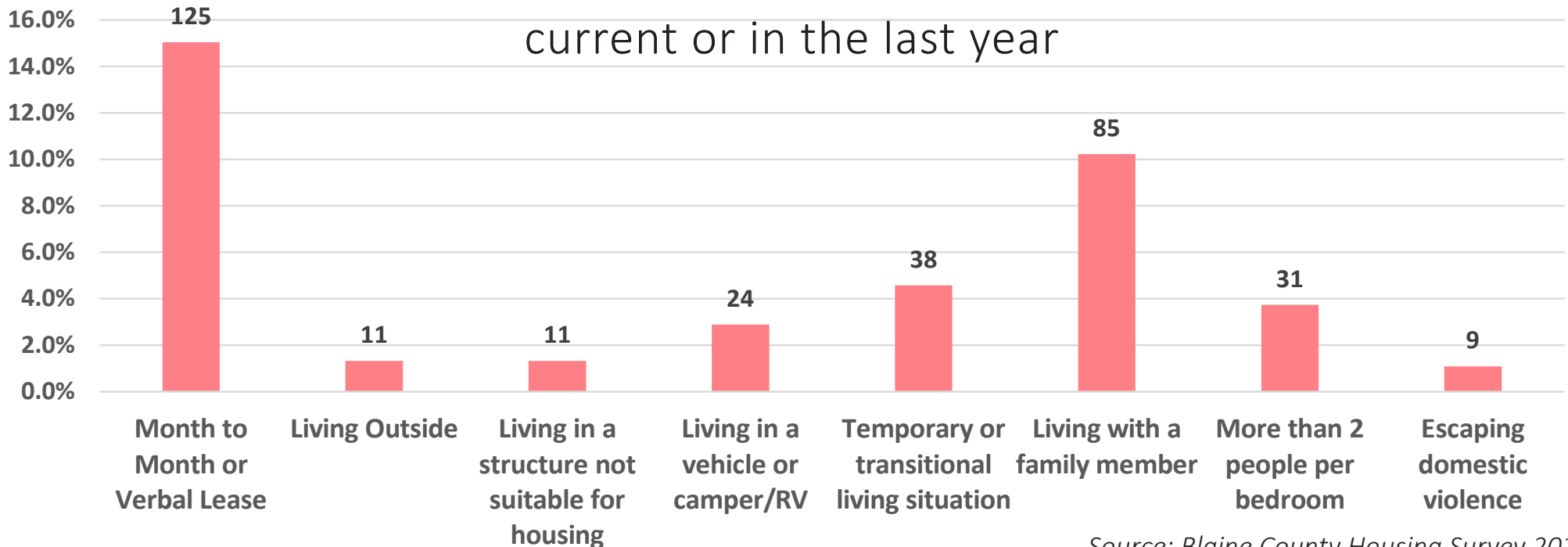
identified as unstable or cost burdened

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

HOUSING STABILITY TRENDS

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)

Source: Blaine County Point in Time Count, January 26, 2023

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)

