



BLUEBIRD

VILLAGE

FAQs

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HOW MANY UNITS ARE IN BLUEBIRD VILLAGE?

51 TOTAL

Unit sizes and types serve various household incomes and needs.

	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Quantity	3	24	14	3
Size	~465 sf	~660 sf	~800 sf	~1,065 sf
Qualifying annual household income and Area Median Income (AMI)	\$32,000-\$52,000 (50%-70% AMI)	\$32,000-\$58,000 (50%-70% AMI)	\$37,000-\$70,000 (50%-70% AMI)	\$50,000-\$69,000 (\$60% AMI)
Rent	\$750-\$1,073	\$808-\$1,154	\$958-\$1,373	\$1,338
Market rent comparison	\$1,800	\$2,250	\$2,600	\$2,850

PLUS:

2 Permanent Supportive Housing Units | 2 Units at 45% AMI | 3 Community Housing Units at \$77,000-\$150,000

Note: AMI figures are updated annually

WHAT AMENITIES ARE PROVIDED?

- 46 indoor parking spaces
- In-unit washers and dryers
- Storage units
- A rooftop deck
- Community space
- Exercise room
- Bike parking
- Pet-friendly (one pet per unit, with deposit)

WHO ARE THE RESIDENTS?

Many familiar faces, including employees from the following local organizations who are scheduled to move in.

- St. Luke's Wood River Valley
- Blaine County Charitable Fund
- Sun Valley Community School
- YMCA
- Sun Valley Animal Center
- Atkinsons' Market
- Sushi on Second
- Wrap City
- Java On Fourth
- Magic Lantern
- Albertsons
- Fairfield Inn & Suites
- Best Western Plus Kentwood Lodge
- Avis/Budget Rent a Car
- Sun Valley Company
- The Open Room
- Dean Co
- In Living Color Painting Inc.
- The Cove of Cascadia
- Ketchum Fine Finishes LLC
- Lee Gilman Builders
- The Tanning Co.
- Blue Sky Estate Management
- 5B Barber Co.
- Better Ask Brenda

WHO IS ELIGIBLE TO LEASE AT BLUEBIRD VILLAGE?

Households meeting gross annual income requirements, based on the number of people in the household.

- Qualifying income depends on household size (i.e., a 1-person household earning \$65,000 annually is considered 80% AMI, but so is a 4-person household earning \$111,000).

WHICH APPLICANTS ARE PRIORITIZED AT BLUEBIRD VILLAGE?

- 1. Public and critical service workers** (those working for a public entity or who are on-call 24 hours a day for public safety emergencies) are first priority.
- 2. Households who work full-time locally, senior citizens who worked full-time locally, or those who have a disability that live in Blaine County** (per fair housing requirements) receive next priority.
- 3. Other Blaine County residents may apply if units are available after the prioritized households are placed.**

For priority details, please reference the Ketchum Preference Policy on BCHA's website (bcoha.org).

FROM THE RESIDENTS



"We're international schoolteachers who landed in Idaho to have and raise our two boys. We're very excited and grateful for this opportunity to

live in a great location!"

—Local family and Sun Valley Community School and YMCA employees



"I am very excited to be moving into Bluebird, as I have been hoping to be able to get into affordable housing for a very long time. I still teach a little skating in the summer

months and my primary job is working at the Magic Lantern Cinema, which I've been doing for 12 or 13 years."



"I live with my son who is 16 years old. I work at JAVA in Ketchum. BCHA and their housing offer is helping me financially to become independent.

It is very close to my work, so I can walk there since I still can't drive.... Thank you, blessings."



"I have been a babysitter in Blaine County for many years. I lived in the same place for 15 years, and finding a place to live after that, that offered

affordable housing, was very difficult. I am very grateful to BCHA/Bluebird for what they have done for the community."



"Access to stable, affordable, and safe housing is paramount to overcoming domestic violence and succeeding after coercive control. The

impact affordable housing has on saving and changing lives is truly amazing. I'm sincerely grateful and honored by the opportunity to be a part of this project. I'm looking forward to being an example of what is possible. Thank you all for your hard work and dedication to create affordable housing for the working-class citizens of Ketchum, Idaho."

—Kentwood Lodge and Valley Apothecary employee and aspiring educator, advocate, and author.

DOES THE CITY OWN AND OPERATE BLUEBIRD VILLAGE?

NO

Funding from many sources, including the City of Ketchum (developer fees paid in lieu of developing community housing), KURA, federal tax credits, investors, and private lenders made the development possible.

- The city owns the land.
- The developers, GMD Development and Ketchum Community Development Corporation (KCDC), own the buildings.
- Syringa Property Management manages the property.

ARE THERE ANY RESTRICTIONS ON SELLING OR TRANSFERRING THE DEVELOPMENT TO A NEW OWNER?

YES

- Idaho Housing and Finance Association has legal deed restrictions on the property through 2069.
- The land has 75-year restrictions through a ground lease with the city, ensuring its buildings are used for Community Housing.
- The long-term ownership by nonprofit, KCDC—and their mission to provide affordable housing in Ketchum—ensures the development will remain affordable in perpetuity.

CAN BLUEBIRD VILLAGE UNITS BECOME MARKET RATE? COULD THE BUILDINGS BE SOLD FOR A PROFIT?

NO

HOW DO YOU APPLY?

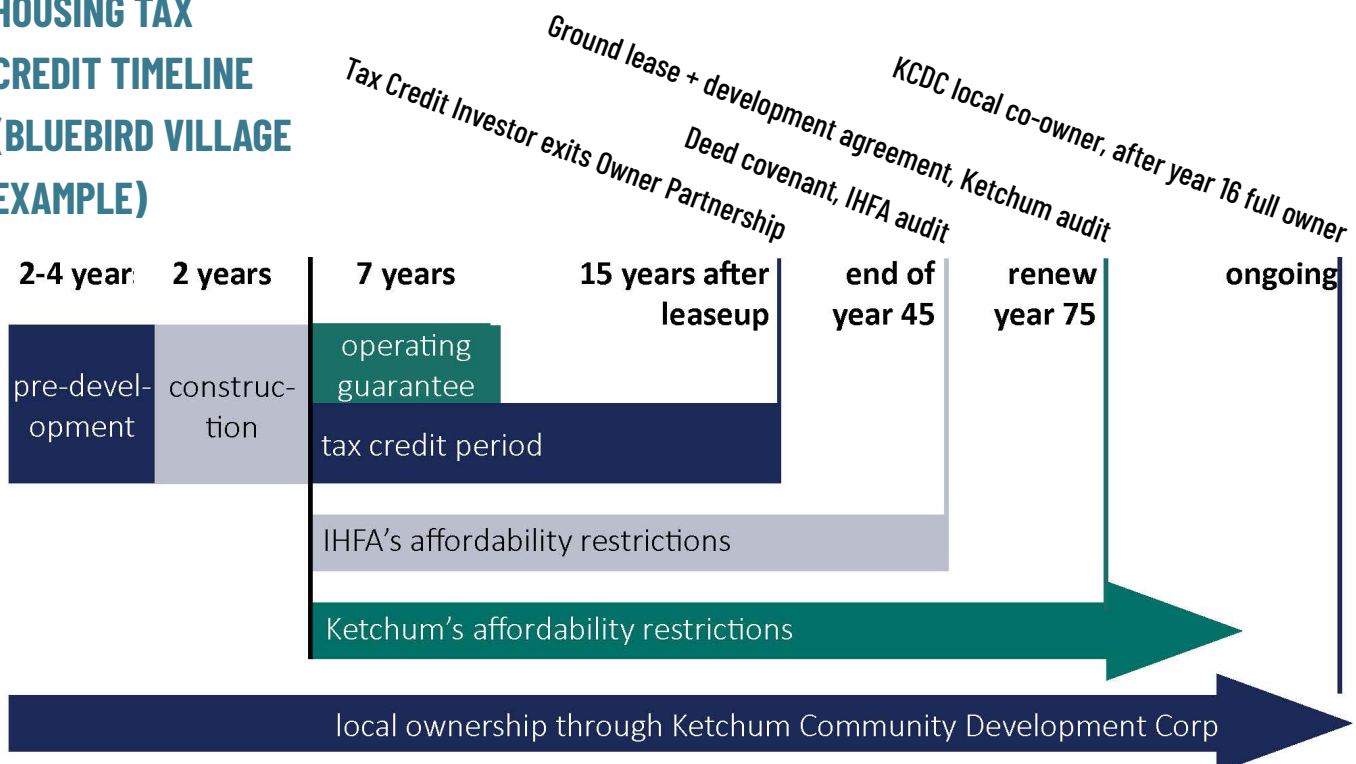
For most units:

1. First, by filling out BCHA's Common Intake Form for housing at bcoha.org. BCHA screens applicants according to the Ketchum Preference Policy and refers candidates who meet priority and income requirements to Bluebird's property manager, Syringa Property Management.
2. Syringa Property Management screens applicant's background and credit and certifies household incomes and final eligibility.

For the two Permanent Supportive Housing units:

These units are set aside for households experiencing homelessness, have a disability, and have low income. Bluebird's ownership works with local agencies to help find Blaine County residents who qualify.

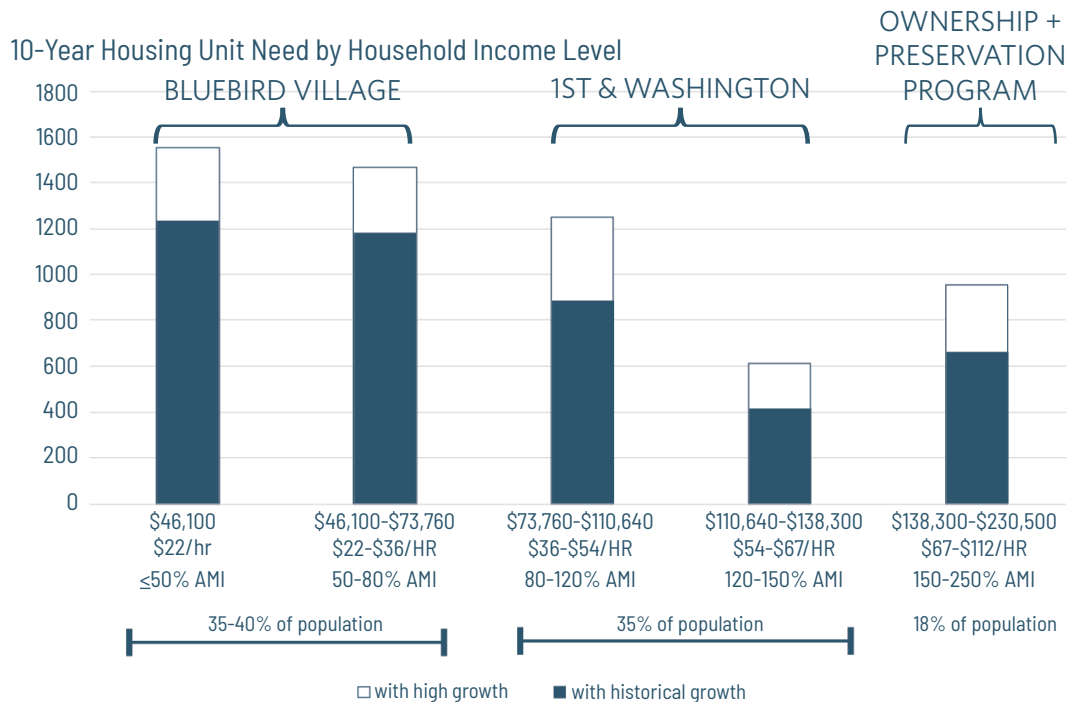
LOW-INCOME HOUSING TAX CREDIT TIMELINE (BLUEBIRD VILLAGE EXAMPLE)



WHY IS BLUEBIRD VILLAGE LOW- AND NOT MODERATE-INCOME HOUSING?

Because 4,700-6,400 additional Community Housing units, serving all income levels, are needed countywide (per BCHA), and one development won't provide the solution.

- Bluebird primarily serves households earning less than 70% of the AMI.
- Other programs/developments serve households that Bluebird can't, such as Ketchum Urban Renewal Agency's proposed 1st and Washington project (for 80%-140% AMI households), Ketchum's Ownership and Preservation Program (for 140% AMI plus households), and most BCHA's portfolio of Community Housing units.



Source: U.S. Census Bureau: ACS 5-year Estimates, 2019, 2021; HUD FY2024 50% VLI Income Limits, BCHA Income Limits; 4PP Household

WHY WERE FEDERAL FUNDS NEEDED TO DEVELOP BLUEBIRD VILLAGE?

To make units affordable for those in the AMI range the development serves.

- Due to high construction and operating costs, market-rate developments in Blaine County are not affordable to most local employees.
- Low-Income Housing Tax Credits (LIHTC) used for Bluebird Village, reduce debt and increase equity so units remain affordable for households at 80% of the AMI or less.



Learn more at bluebirdketchum.com

PROJECT PARTNERS:

