BLAINE COUNTY HOUSING NEEDS ASSESSMENT 2022

Amended in April 2023 and August 2024

Northwood Place, Ketchum ID

CONTENTS

INTRODUCTION

Blaine County Housing Authority's (BCHA) mission is to be a "central source of innovative solutions, advocacy, and knowledge for community housing in Blaine County." In fulfilling that mission, BCHA compiles and shares local housing data to help the community set policy, take action, provide resources and address Blaine County's housing challenges. Since 2006, through a series of surveys and reports, BCHA has analyzed and documented Blaine County's housing needs, context, and trends, addressing housing preferences, costs, homelessness and instability.

Availability of housing affordable to Blaine County locals and workforce has been a concern for decades. Housing studies starting in 1990 indicate that housing was a concern for local employees. By 1996, the first housing needs assessment estimated that 580 housing units were needed countywide to address existing demand, not accounting for population growth from new employment. Subsequent assessments over the next 25 years quantified increasing existing and future needs driven by factors including overcrowding, housing costs, and job vacancies. Varying methodologies were utilized across the studies, but all demonstrate that Blaine County has long had a deficit of housing affordable to some of its local population. In the post-COVID era, the scale and range of housing need in Blaine County has become greater than ever.

2022 BLAINE COUNTY HOUSING NEEDS ASSESSMENT

In 2021-2022 the City of Ketchum contracted with the consulting firm Agnew::Beck to conduct the 2022 Blaine County Housing Needs Assessment to understand the current unmet housing and projected need in ten years, and general challenges and community goals. Ketchum took this countywide approach recognizing that housing is a regional problem, Ketchum's challenges are interconnected with those of other jurisdictions, and the most effective solutions are coordinated and regional. Housing needs were defined not only by those without housing, but by those without stable housing due to crowded conditions, in substandard conditions, or being housing cost burdened.

The 2022 Blaine County Housing Needs Assessment analyzed and calculated housing needs over a 10-year period. Using American Community Survey 5-year estimates data from the U.S. Census Bureau and local data, the assessment calculates the estimated housing need for Blaine County based on 1) anticipated population growth, 2) housing units in poor condition, 3) severe overcrowding in existing households, 4) cost-burdened households, and 5) homelessness. In addition to reporting overall Blaine County housing needs, the assessment estimated individual housing needs at the local level for the cities of Bellevue, Carey, Hailey, Ketchum, and Sun Valley. The Needs Assessment found that between 4,700 and 6,400 community housing units are needed across Blaine County by 2032, with the range depending on estimated historical or high population growth scenarios. These figures are also conservative, as they don't include the 715 lost rentals and the renter households that -for the most part- didn't convert to local ownership between 2010 and 2021 (about 8% of Blaine County's 2010 households).[1] This housing need will not be met with new construction alone. Rather, the need should be met with a combination of new construction, preservation of existing housing, and conversion of second homes and short-term rentals.

To further inform the 2022 Housing Needs Assessment, the City of Ketchum conducted a countywide housing survey with over 1,117 responses and interviewed 35 community leaders representing service providers, businesses, developers, philanthropy, and local government leaders. The countywide housing survey found that residents are struggling to find and navigate housing resources and 1% of Blaine County residents are experiencing homelessness. This figure has been corroborated since with the 2023 Point in Time (PIT) count, which identified 139 individuals experiencing homelessness. Not counted in the PIT were an additional 70 individuals staying in a domestic violence shelter or in transitional housing on a typical night.[2]

Community input highlighted how housing instability is creating financial, social, and emotional challenges for residents across Blaine County, and how challenging it is to find and access housing resources. Stakeholders emphasized the need for clarifying roles, non-duplication of efforts, greater collaboration, and taking a countywide approach.

Regarding solutions, key response themes indicated a desire for housing data and transparency – that the community has a strong understanding that housing is now a major challenge, that there is support for developing housing strategies based on analysis and data, and that there was a lack of understanding of the types of housing needed and at what price points. There was general support for a strategic and actionable plan, encompassing a variety of housing strategies and tactics. A majority of stakeholders noted that during the last 20 years a number of promising community housing projects were not successful – largely because of community opposition and potentially because other priorities emerged post-Great Recession.

2023 HOUSING NEEDS ASSESSMENT UPDATE

In spring 2023, BCHA conducted a follow-up Blaine County Housing Survey to dive deeper into housing needs and preferences, as well as into information regarding housing instability, housing costs, and barriers. This initiative informed the update to the 2022 Housing Needs Assessment. Regarding housing preferences, the survey found that among those seeking or expecting to need housing in the next two years in Blaine County, most would leave the community if their only housing options were located farther south than Bellevue. The results also showed that 1 and 2-bedroom homes are the most preferred and that while households find single-family homes to be most ideal, over 90% of respondents would live in attached housing types like townhomes, duplexes, condominiums and apartments.

The 2023 Blaine County Housing Survey found that nearly 40% are experiencing housing instability, primarily due to spending more than what is affordable on housing and having a month-to-month or verbal lease. U.S. Census Bureau data review also finds that 29% of Blaine County households were housing cost-burdened in 2021.[3] Surprisingly, over 50% of those households seeking or expecting to need housing in the next two years are on verbal or month-to-month leases. This means these households literally have no right to their home in 30 days. Other examples of housing instability indicated in the survey included couch-surfing, living outside or in a structure not suitable for housing, overcrowding, and escaping domestic violence. Barriers identified to accessing housing, aside from affordability and availability, were no-pet policies and long commutes.

2021/2022

Blaine County Housing Needs Assessment

- Census analysis
- Countywide Housing Survey 1,117 respondents
- 35 interviews of community leaders countywide
- 4 task force meetings

BCHA Strategic Plan Adopted

2023

Housing Needs Assessment Update

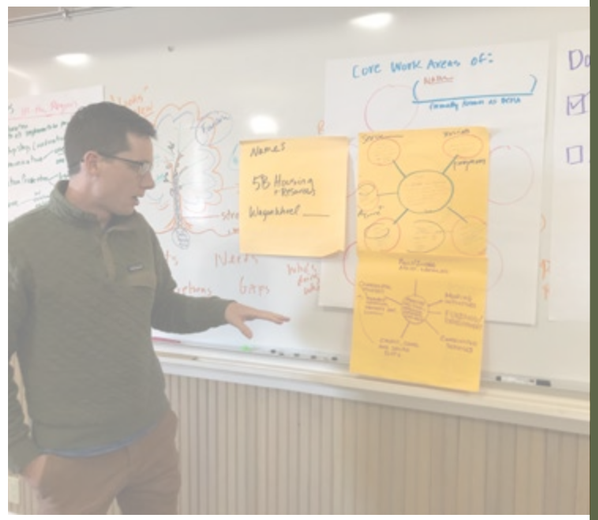
- Blaine County Housing Survey 869 respondents

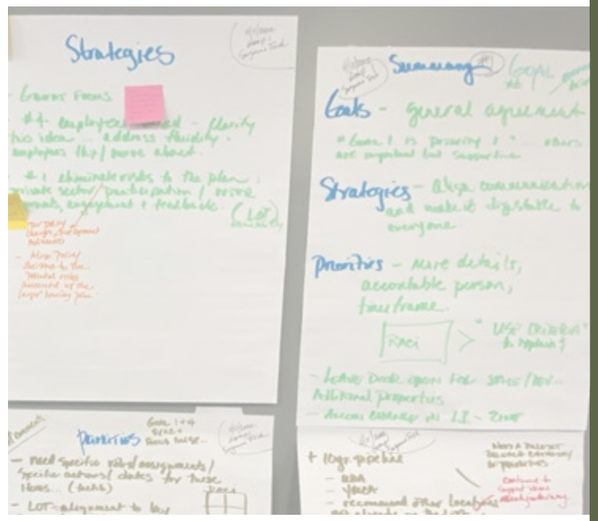
BCHA adopted Emergency and Transitional Housing Plan

2024

Adoption of BCHA's Action Plan

BCHA + WRLT Employee Generation Nexus Study





HISTORICAL AND PARALLEL HOUSING STUDIES AND NEEDS ASSESSMENTS

The 2022 Blaine County Housing Needs Assessment updates and builds upon previous housing studies and needs assessments commissioned by Blaine County Housing Authority, ARCH, and local governments, including the 1996 Ketchum/Blaine County Housing Study and Housing Needs Assessment, the 2006 Blaine County Housing Needs Assessment, and the 2011 Blaine County Housing Needs Assessment .

In 1990, a housing survey of employees of Moritz Hospital and the cities of Sun Valley and Ketchum found that 44% of renters responded that they felt they were "paying too much" for housing and that most employee households had two wage earners working toward paying the rent or mortgage. 40% of employees responding to the survey indicated that they would live in employer-provided housing, indicating that the housing situation, even in 1990, could be challenging for local employees.

Subsequently, the City of Ketchum sponsored a county-wide Housing Needs Assessment in 1996, which found that 580 housing units were needed to address existing demand driven by overcrowding, in-commuters who desire to live in the county, and households that would move to the county to fill vacant jobs if affordable housing were available. This figure did not address need of existing cost-burdened households, nor additional need from anticipated population and employment growth.

A follow up Housing Needs Assessment in 2006, sponsored by Blaine County Housing Authority, found that 1,200 community housing units were needed to address existing needs, with an estimated additional 1,187 units needed by 2010 to address growth from business expansion and development as well as backfilling retiring workers.

Following the Great Recession, in 2011, BCHA and ARCH Community Housing Trust commissioned an update to the Housing Needs Assessment, "in response to the widely held view that since the last study, completed in 2006, the housing market has changed so dramatically that the 2006 study is no longer relevant." The 2011 Housing Needs Assessment took a different approach, focusing only on inventorying existing housing by cost and the incomes of existing households with the intention of establishing a baseline and model for creation of replicable assessments for comparison as conditions change. The directors of BCHA and ARCH Community Housing Trust, in their introductory letter to the report, note that the estimates in the report "should not be viewed as an absolute picture of housing need." The results showed that 480 units were needed countywide, all for households earning no more than 50% of AMI. The study did not address condition of existing units, overcrowding, job vacancy, or future housing needs.

In 2021, Spur Community Foundation hired The Concord Group to produce a Blaine County market analysis of current and future supply and demand dynamic, with an emphasis on middle income renters. The report identified that residents are being pushed out of Blaine County's very tight housing market due to pricing pressures. Additionally, the report found that the market for rental units in Blaine County across all incomes is undersupplied by 6,700 homes through 2025, with households earning 120% of Area Median Income and below making up 6,665 units of the calculated need over that period, noting that "in the face of COVID-19 the gap between affordable housing [supply and demand] has only furthered."

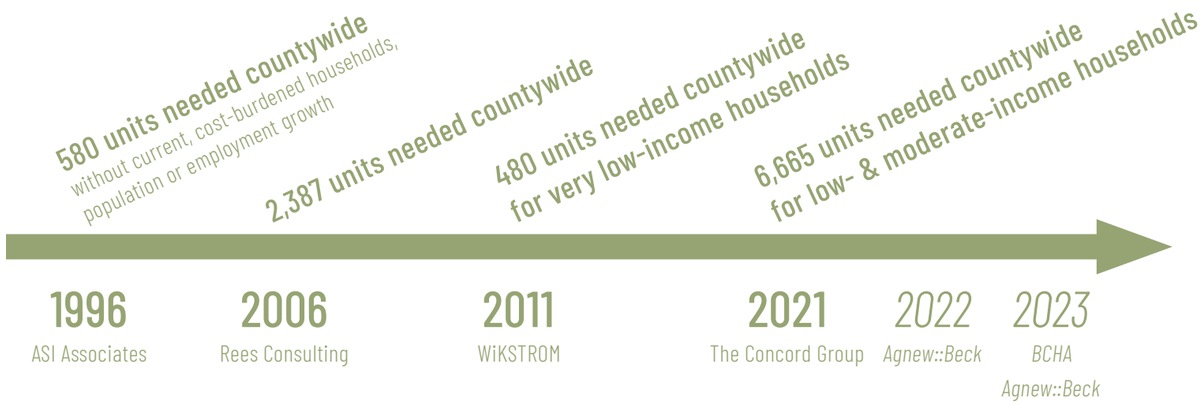
6,665 units needed by 2025 - The Concord Group

While each historical housing needs assessment utilized a different methodology to estimate current and future housing needs, each assessment demonstrates that for decades Blaine County has had a deficit in housing affordable and available to some of its workforce. The problem of housing needs is not a new phenomenon, but is one that has certainly increased since the disruptions of the COVID-19 pandemic in 2020.

In 2023 City of Hailey contracted with Agnew::Beck, the same consultant who produced the 2022 Needs Assessment, to develop a needs assessment focused specifically on Hailey and using the same fundamental methodology. Occurring subsequent to the Blaine County 2022 study, the Hailey assessment had access to the latest available data, which accounts for some differences between the two reports. The Hailey Needs Assessment estimates a need for 838 housing units over a 10-year period. The Hailey Needs Assessment projected new need based on population growth using Hailey's 10-year historical growth rate and existing need based on overcrowding and units in need of replacement. Unlike the 2022 Blaine County Housing Needs Assessment, Hailey's analysis does not consider existing cost-burdened households, which made up 879 units of Hailey's estimated need in the 2022 report.

After quantifying and projecting current and future housing needs across Blaine County in 2022, BCHA sought to dive deeper to understand and quantify the specific housing demand impacts of new development, both commercial and market rate residential. Partnering with Wood River Land Trust, BCHA commissioned Economic Planning Systems to develop a "nexus study," analyzing the job generation triggered by new development and the associated housing demand for working households to fill those new jobs. The resulting report, "New Development's Impacts on Community Housing Demand in Blaine County, Idaho," provides a tool for each jurisdiction in Blaine County to consider the impact of new market-rate residential and commercial development. This data can be a resource for city planners and elected officials to help evaluate community housing incentive policies, rezoning and text amendment requests, planned unit developments and annexations.

BCHA is also poised to contract for an Analysis of Impediments to Fair Housing Choice. This analysis is a requirement of local governments that receive federal funds. It is designed to identify improvements to municipal code, policies, programs, and processes that segregate by – or create barriers for – protected classes to access housing of their choice under the Fair Housing Act. (Protected classes include as race/ethnicity, familial status, and disability.) BCHA plans to engage local government staff in both identifying impediments and recommendations for improvement.



ASSESSMENT METHODOLOGY & RESPONDENT DEMOGRAPHICS

The simplest housing needs assessments use quantitative data sources, like the U.S. Census, American Community Survey (ACS), local rent, and home sale data. This information can estimate housing affordability, housing stock characteristics, and variations in housing indicators such as race/ethnicity, age, and income. These data sources can lag and not provide a comprehensive picture of housing needs. Using local data obtained through surveys, focus groups, and interviews provides more current information and additional data points that can be compared to the Census and ACS data. The 2022 Housing Needs Assessment and subsequent updates used both quantitative Census and ACS data as well as quantitative and qualitative, local data derived from surveys, interviews, and feedback from local community leaders.

Locally sourced qualitative data is critical to better understand the perspective of residents. These data can tell a richer and more compelling story about local housing needs than quantitative data alone. Each data type also has limitations, so strategically combining methods provides a more comprehensive understanding of local needs and preferences. These new reference points enable ground truthing and expanding on the takeaways from the Census and ACS data. The Census and American Community Survey, for example, rarely reach transitory people or those experiencing homelessness, and the response rate among non-English speakers is disproportionately low. These data sources also lag by two to three years and only provide specific information determined at a national level, not tailored to what is most relevant for each community.

There will always be anecdotes – or individual situations – that contradict general takeaways from these types of analyses. However, governments, housing and service providers will best meet needs by addressing those general, systematic challenges for community members needing stable, affordable housing and relieving that pressure first.

Seeking feedback from underserved and underrepresented groups is best practice in local government planning. After the launch of an engagement plan, it is typical to assess which demographics are underrepresented and then adjust the plan to include outreach tailored to those groups. For example, many people struggling with housing often face compound challenges in other areas, like food security and healthcare, that are foundational to their well-being and productivity. They are also more likely to work multiple jobs and have other commitments that make it challenging to attend a focus group or public meeting. In 2022, a bilingual community member distributed and retrieved paper survey copies directly to residents in mobile homes and RVs when the Hispanic response rate was low, and a staff member provided survey information at ski film screenings when 20- to 35-year-old response rates were low. For the 2023 survey, BCHA posted a bilingual staff member at the Hunger Coalition (a local food bank and food security group) during food distribution days to assist with online survey responses, and local non-profits shared the survey with clients.

2022 KETCHUM'S COUNTYWIDE HOUSING NEEDS ASSESSMENT

November 2021 to May 2022 the City of Ketchum executed an iterative process to learn, listen and create the Housing Action Plan. Agnew::Beck led this assessment and process: Agnew::Beck has conducted similar work for multiple state governments, federal agencies, large cities and Tribes and partnered with dozens of other professional services firms.

NEEDS

To kick-off the Action Plan process, the community's housing needs were analyzed from the following methods:

- Census data analysis of existing and future unmet housing needs
- Community survey with 1,117 responses
- Interviews of 35 community leaders
- Review of historical housing needs & related local analyses

BEST PRACTICES

In tandem, Ketchum developed a Housing Toolkit from a list of over 280 ideas. This initial long list comprised input from:

- Survey and community interview responses
- 6 interviews with housing directors in comparable communities
- Feedback from Ketchum City Council, Ketchum Urban Renewal Agency, and Planning and Zoning Commission
- Research on comparable resort communities & best practices

> "How does the need stratify by income levels? What are reasonable expectations for growth and how does that match up with actual inventory?"
> - Tim Wolfe

2023 BLAINE COUNTY HOUSING NEEDS ASSESSMENT UPDATE

Ketchum's 2022 countywide analysis was limited to immediately necessary information because of the large size of need and community feedback that action needed to happen as quickly as possible.

As the housing conversation continued, in 2023 BCHA updated the analysis by Agnew::Beck with the most recent ACS data. BCHA and City of Ketchum recognized that there continued to be knowledge gaps and misunderstandings that an additional survey would clarify. BCHA's 2023 Blaine County Housing Survey sought the following:

- residents' thoughts on potential programs and perception of efforts
- employers' housing successes, challenges, and needs
- employee wages - to compare to census data
- needs, preferences, and barriers to housing access among people seeking or expecting to need housing

WHO DID WE HEAR FROM?

2022

35 Interviews - January & February, 2022

- Restaurateurs, retailers
- Non-profits, foundations
- Health and education
- Hoteliers
- Developers, contractors
- Real estate agents

Survey November 15, 2021 - January 15, 2022

1,117 responses

- 1% experiencing homelessness
- 8.5% self-identified as Hispanic or Latinx

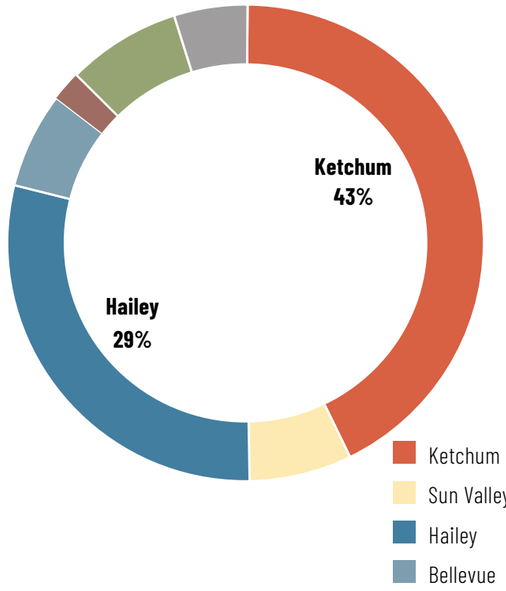
2023

Survey March 15 - April 24, 2023

869 responses

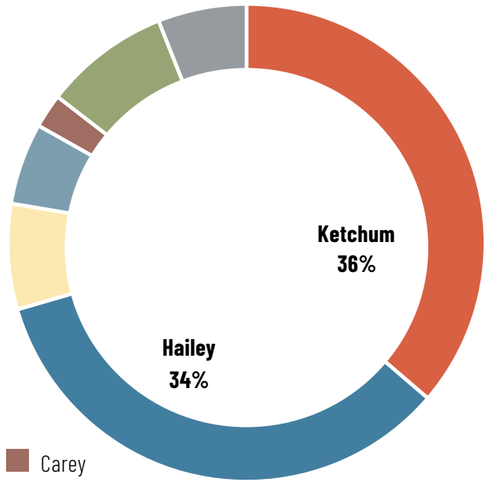
- 145 employers
- 6% self-identified as Hispanic or Latinx

RESPONDENTS' RESIDENCE



Survey responses compared to population

- Unincorporated Blaine County underrepresented by 19%
- Hailey underrepresented by 9%
- Bellevue underrepresented by 4%
- Ketchum overrepresented by 29%
- Carey & Sun Valley comparable to population size
- Hispanic/Latino underrepresented by 15%

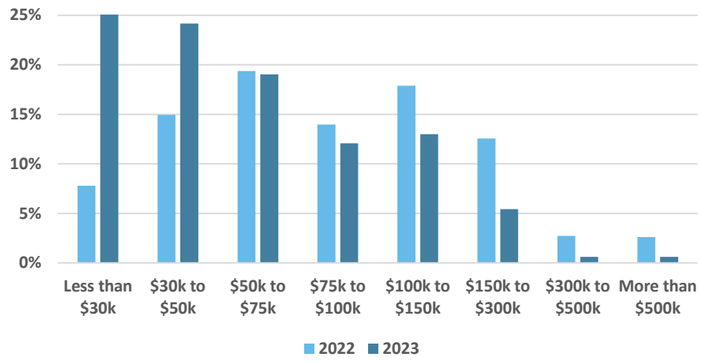


Survey responses compared to population

- Unincorporated Blaine County underrepresented by 18%
- Bellevue underrepresented by 4%
- Ketchum overrepresented by 25%
- Hailey, Carey, and Sun Valley comparable to population size
- Hispanic/Latino underrepresented by 17.5%

RESPONDENTS' INCOME LEVELS

Both the 2022 and 2023 surveys had responses across income levels. 2022's survey by the City of Ketchum skewed higher income than BCHA's 2023 survey.



THE COMMUNITY NEED

THERE IS A MASSIVE SHORTAGE OF COMMUNITY HOMES

The 2022 Housing Needs Assessment estimates that Blaine County needs between 4,700 and 6,400 preserved, converted, or new community homes by 2032 to meet both current, existing need and anticipated future demand. For context, if all those units needed were met by restricting existing units, that would be 30% to 40% of Blaine County's existing housing stock. This is on par with peer communities' needs. Calculated demand primarily consists of existing Blaine County households who are "cost-burdened" or spending unaffordable proportions of their income on housing, are unhoused or experiencing homelessness, or are living in substandard/poor condition or overcrowded homes. The second factor contributing to the need calculation is estimated population growth under historical (1.4%) and high growth (3%) scenarios to establish a range of housing units needed to accommodate population growth over 10 years.

Notably, neither the low nor high range of estimated need accounts for the 715 lost long-term rental units and their associated households between 2010 and 2019. These households – for the most part – did not transition to homeownership and therefore can be assumed to have left the county. The difference in income ranges of households moving out of the county (~$80,000) versus into the county (~$260,000) around this timeframe and the typical housing tenure of those income levels reinforce this conclusion.

COMPONENTS OF THE ASSESSED HOUSING NEED

POPULATION - 1,675 TO 3,320 UNITS

The needs assessment considers historical and anticipated future population growth trends to estimate future population and housing demands. Population growth can be driven by many factors, including local job growth, which is, in part, driven by new market- rate residential and commercial development (see the 2024 Blaine County "Nexus Study"). Population growth in Blaine County from 2015 to 2019 was 1.4% annually. This recent historical growth rate provides the basis for the "status quo", low-growth scenario modelled in the assessment. Accounting for population growth based on the historical growth rate pre-pandemic alone, the 10-year housing need is 1,675 units. From 2019 to 2020, the population of Blaine County rose 5.4%, driven largely by in-migration during the COVID-19 pandemic (the "pandemic boom"). To address the possibility of continued, faster-than-average growth over the next decade, the analysis also includes a high population growth scenario, assumed at 3% annually, which would result in need for 3,320 housing units over 10 years. The two growth scenarios account for the range of units described for Blaine County as a whole and for each jurisdiction in the 2022 Housing Needs Assessment.

CURRENT HOUSEHOLDS AT RISK OF DISPLACEMENT OR UNHOUSED

In addition to considering housing needs associated with projected population growth, the assessment analyzes and identifies existing housing needs of Blaine County residents. The existing need comprises households that are at risk of displacement due to 1) living in a unit in poor condition, 2) experiencing severe overcrowding, or 3) being housing cost-burdened, or are currently unhoused.

Preserve, convert, or build about 4,700 to 6,400 homes by 2032.

> ***COMMUNITY HOUSING:***
> Residential housing that is legally restricted (through a deed-restriction or other legally-binding mechanism) for local use and occupancy and may include income and asset requirements.

HOUSING UNITS IN POOR CONDITION - 166 UNITS

Using American Community Survey data on the age of housing stock, units without plumbing and kitchen facilities, and mobile home units, the analysis estimates the number of new units needed to replace homes due to poor condition. The assessment found 166 existing units in Blaine County in need of replacement.

SEVERE OVERCROWDING - 315 UNITS

The U.S. Department of Housing and Urban Development (HUD) defines a severely overcrowded household as one that has over 1.5 persons per room (not limited to bedrooms). Residential overcrowding is linked to negative health outcomes. BCHA seeks to have available housing "right-sized" to households by size. The needs assessment uses American Community Survey data to estimate the number of severely overcrowded housing units in each jurisdiction. The needs assessment found that 315 existing households are severely overcrowded.

COST-BURDENED - 2,318 UNITS

The U.S. Department of Housing and Urban Development (HUD) defines housing as "affordable" if a household is paying no more than 30% of its gross income on housing costs. A household is "cost-burdened" if more than 30% of the household's gross income is spent on housing costs. These costs are not just limited to rent or mortgage payments, but also include other housing-related expenses like essential utilities and HOA dues. New community housing units can help to alleviate the number of cost-burdened households in Blaine County through income restrictions and increasing housing choice. The needs assessment establishes the number of housing cost-burdened households using American Community Survey data and found that 2,318 households were housing cost-burdened.

HOMELESSNESS - 243 UNITS

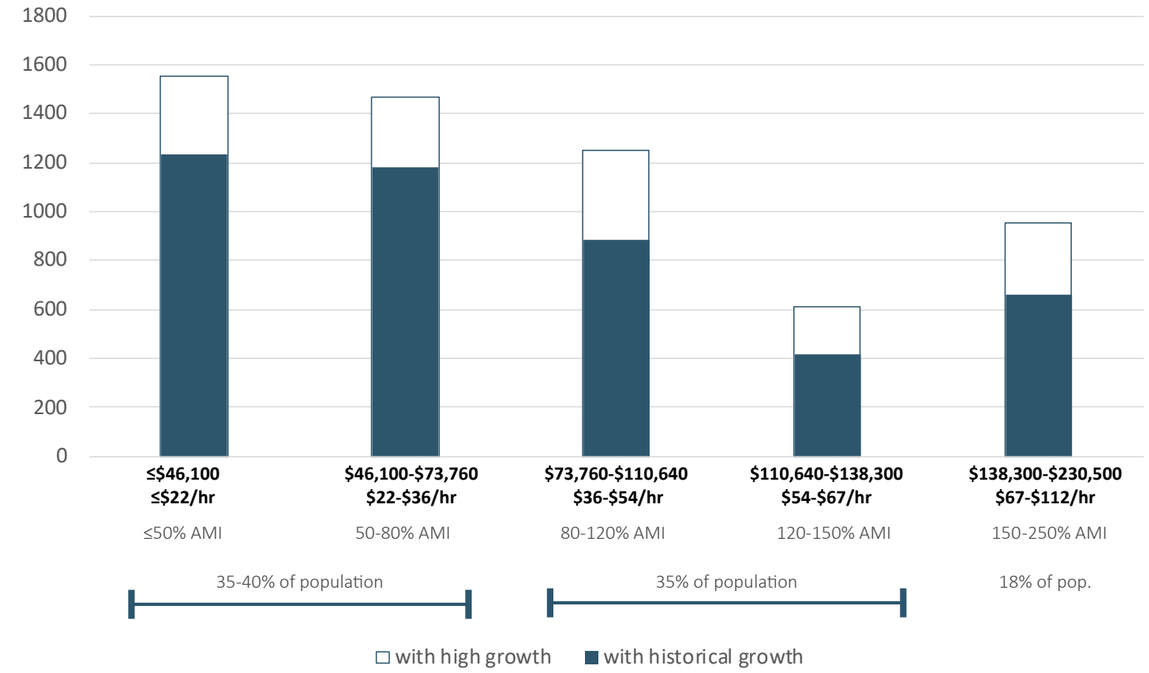
Using local surveys, including the annual Point in Time (PIT) count, the needs assessment accounts for individuals experiencing homelessness in Blaine County and allocates that housing need across each jurisdiction as a percentage of the population. Local surveys suggest that approximately 1% of Blaine County's population is experiencing homelessness. The assessment accounts for housing units needed for 243 individuals experiencing homelessness.

Blaine County Housing Need by 2032	**Historic Growth** 1% Annually	**High Growth** 3% Annually
New Households (population growth)	+1,675	+3,320
Current Households at risk of displacement or unhoused		
Housing Units in Poor Condition	*166*	*166*
Households with Severe Overcrowding	*315*	*315*
Cost-Burdened Households	*2,318*	*2,318*
Experiencing Homelessness	*243*	*243*
Estimated need (preserved, converted, new community housing units)	**4,717 total**	**6,361 total**
	472 annually	636 annually

WE NEED COMMUNITY HOUSING AT EVERY INCOME LEVEL

The 4,700 to 6,400 community housing units are needed across income levels, including for households making more than 120% of Area Median Income (greater than $111,000 per year for a household of four in 2024). The greatest need is among households earning 80% AMI and below (less than $74,400 for a household of four in 2024).[4]

10-Year Housing Unit Need by Household Income Level



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

BLAINE COUNTY HOUSING CONTEXT

EXISTING HOUSING INVENTORY

As of 2023, Blaine County is estimated to have a total of 16,344 housing units.[5] Diverse development patterns and economic conditions throughout Blaine County have yielded variation in the housing inventory across the county's six jurisdictions. The Jurisdiction Snapshots section of this report includes a deeper dive on housing prices and inventory in each of the five Blaine County municipalities.

NORTH VALLEY (KETCHUM + SUN VALLEY)

The North Valley, consisting of Ketchum and Sun Valley have approximately 6,600 housing units. The North Valley accounts for about 40% of Blaine County's housing units, despite being home to less than a quarter of its population.[6] As of 2022, only 10% of housing units in the North Valley were 1-bedroom units, while 30% were 2 bedrooms and 35% were 3 bedrooms. Meanwhile, nearly 80% of the BCHA waitlist consists of 1 and 2-person households.[7] Further, 38% of housing units were detached single-family homes, which had a median sales price in 2023 of $4,644,475 (Ketchum) and $4,000,000 (Sun Valley), out of reach to the vast majority, if not all, of Blaine County working households.[8]

SOUTH VALLEY (HAILEY + BELLEVUE)

The cities of Hailey and Bellevue have approximately 4,600 housing units, with the bulk of those units located in Hailey. Compared to the North Valley, there is even less housing type and size diversity in the South Valley, where development has traditionally taken the form of single-family homes. 67% of homes across Hailey and Bellevue were detached single-family units in 2022. Consistent with this pattern, 62% of housing units had 3 bedrooms, with only 7% 1 bedrooms and 19% 2 bedrooms.[9] While these units are more affordable in Hailey and Bellevue than in the North Valley, in 2023 median sale price for single-family detached homes was $821,000 in Hailey and $689,000 in Bellevue, still unaffordable to many Blaine County working households.[10]

UNINCORPORATED BLAINE COUNTY + CAREY

The homes of unincorporated Blaine County and Carey trend single family and large. This is, in part, a product of the limited allowable density and lot coverage requirements in the unincorporated County. The County has long had a policy to not allow dense housing development, and instead encourage that in the cities. This pattern also is a result of the lack of existing infrastructure to support denser development. Locations where denser development is encouraged are generally within Areas of City Impact. In Carey specifically, 95% of housing units are detached single family homes, and one-bedroom and two-bedroom units only make up 3% and 17% of homes respectively. [11]

COMMUNITY HOUSING STOCK

As of 2024, there were approximately 676 community housing units throughout Blaine County – about 4% of housing stock - with dozens more in the pipeline.

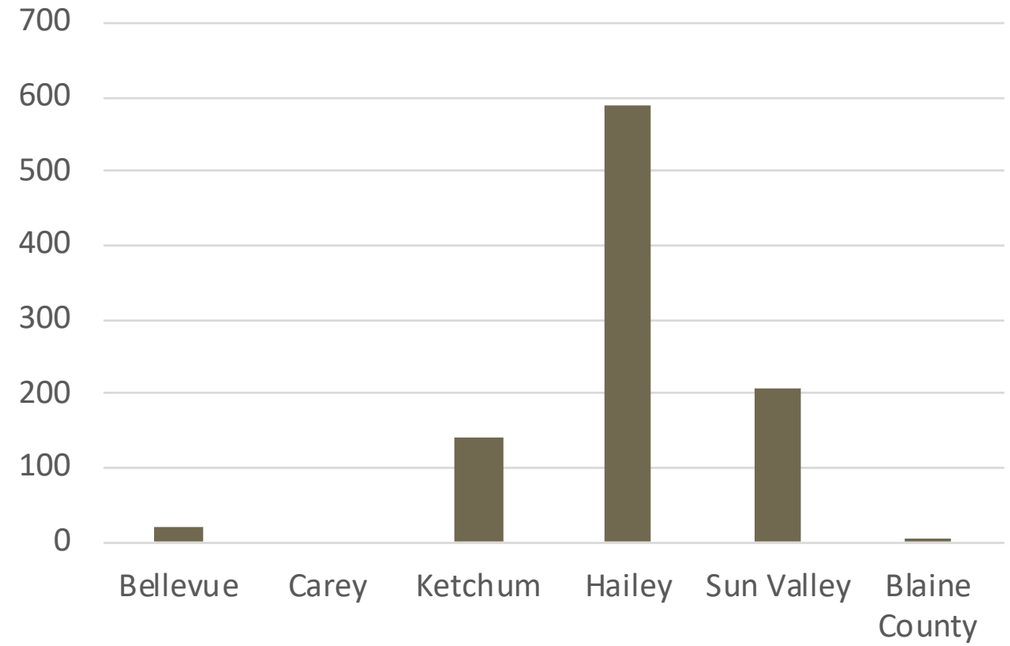
The highest concentration of community housing units is in Hailey, driven in part by larger, multifamily apartment developments, like Balmoral Apartments (192 units), Baldy View Apartments (49), Summit Apartments (40), and Blaine Manor (60), all of which are funded by the Low Income Housing Tax Credit (LIHTC) or the U.S. Department of Housing and Urban Development (HUD). The community housing stock in Sun Valley is primarily attributable to the Sun Valley Company's dorms and condominiums, which are designated for employees. Meanwhile, Ketchum has the most total developments that include community housing, however, many of these sites only include one or two community housing units amid a larger market-rate development. This pattern in Ketchum is partly a function of the density bonus program in the city's zoning code that allows developers to increase floor area in certain zones if community housing is provided. The Community Housing Solutions section include more discussion of density and development bonuses.

Regarding income profiles of existing community housing unit occupants, the great majority of Blaine County's community housing units have income and asset restrictions that define specific ranges of the Area Median Income (AMI) that households may earn to be eligible to occupy them. The greatest quantities of community housing units in Blaine County are restricted for households earning 30-60% of AMI . The multi-unit LIHTC developments are largely the reason for the high number of these units. There are also over one hundred 80-100% AMI community housing units. This is partly because incentive tools and discretionary land use decisions typically exact units in this income range.

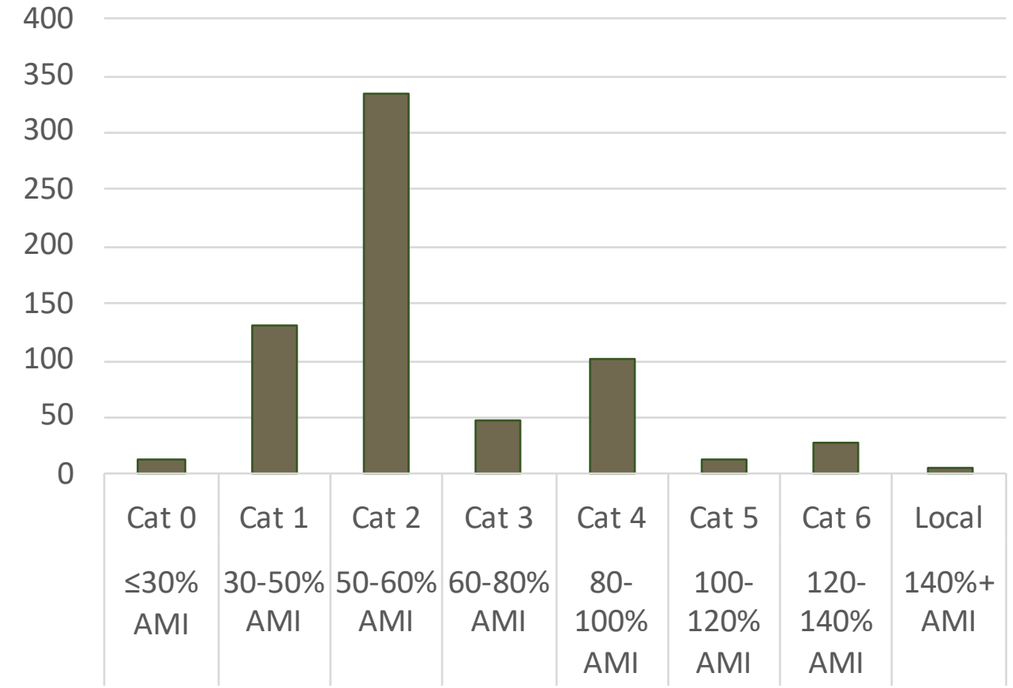
A newer phenomenon is "Category Local" (formerly referred to as Category L) community housing, which does not have income limits but prioritizes local households who work in Blaine County or meet other qualifying local exception. This type of unit has become increasingly important as housing costs and increased external demand have made inventory unaffordable to households earning incomes that historically allowed them to access market-rate housing.

Parkside, Ketchum ID

Community Housing Units by Jurisdiction (2024)



Community Housing Units by Income Category (2024)



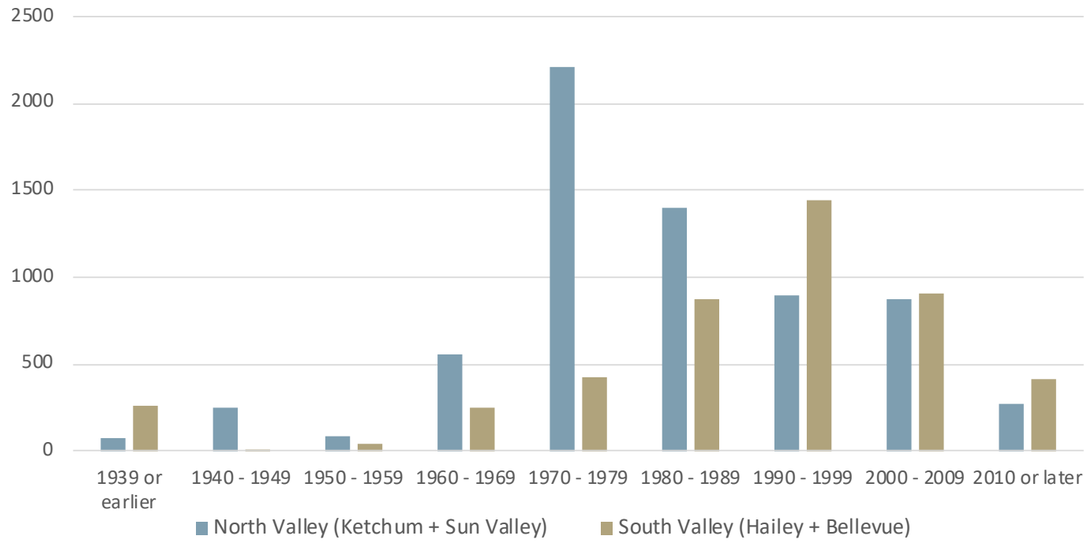
RESIDENTIAL DEVELOPMENT HAS SLOWED

Throughout Blaine County, new residential development has slowed significantly since the Great Recession. The North Valley (Sun Valley and Ketchum) saw the majority of its housing units built prior to 1990, with a significant portion of that development occurring in the 1970s. The South Valley (Hailey and Bellevue) saw peak construction during the 1990s.[12] Across the community, housing unit construction has not recovered to the levels seen prior to the Great Recession. On top of this, the 2020 pandemic-driven population boom and an increase in seasonal and short-term rental use in the existing housing stock in recent years led to a decline in renter occupancy and in the supply of homes affordable to local owners.

However, increasing new residential development alone will not address Blaine County's housing needs, in fact, it will add to them. In 2024, Blaine County Housing Authority and Wood River Land Trust published a report, "New Development's Impacts on Community Housing Demand in Blaine County, Idaho," that analyzed the employees and associated housing demand generated by new market rate residential and commercial development across the county. The report also identifies the estimated income ranges of the households generated as a result of different types of new development. The report finds that in all jurisdictions, ten new market-rate units create the need for approximately one new housing unit affordable to the local workforce.

Still, new development is necessary to address the existing housing need deficit. New development historically included community housing units, and new development today in some areas utilizes development bonus incentives that provide new community housing.

Blaine County Housing Stock By Year of Construction



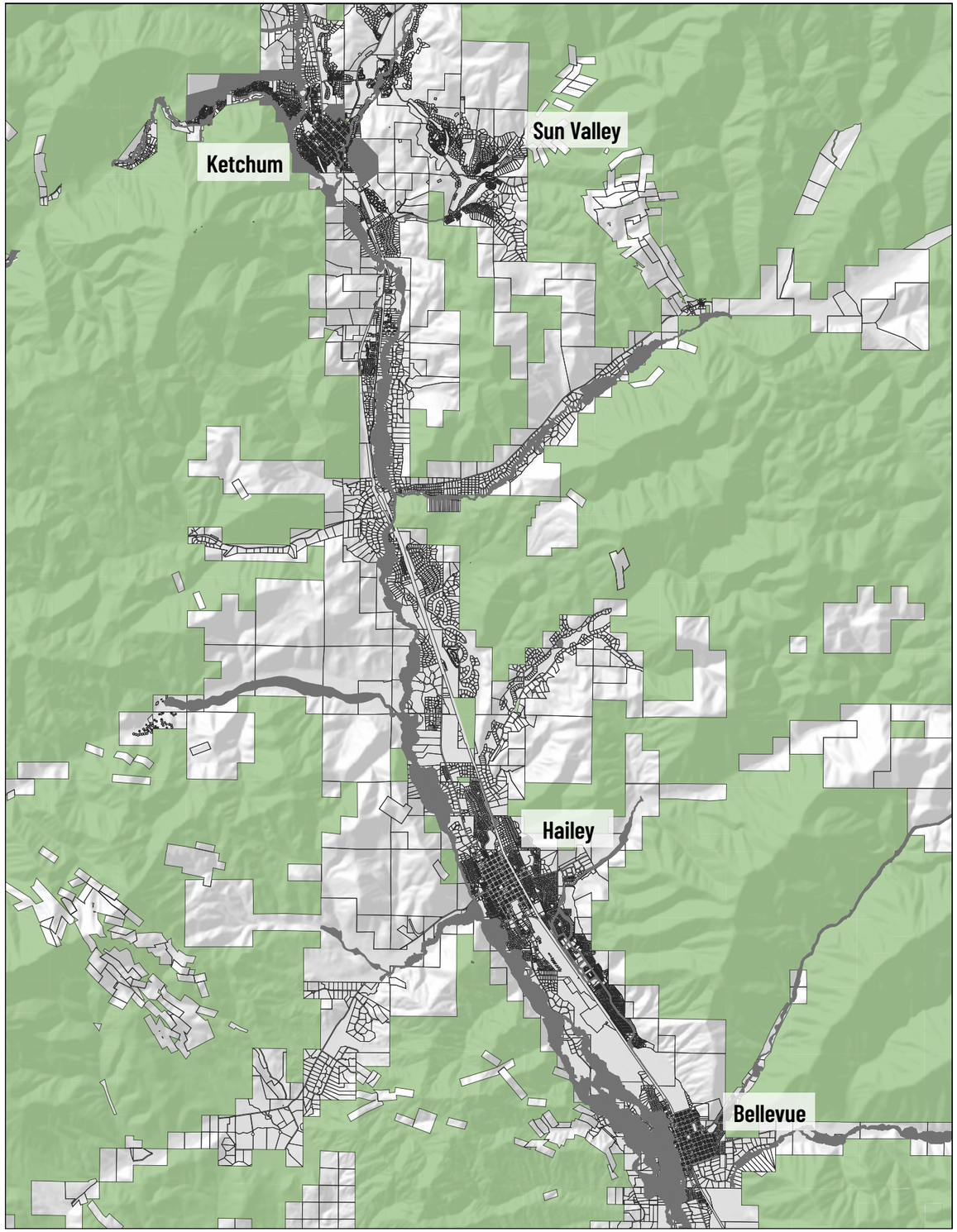
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2022

LAND AVAILABLE FOR DEVELOPMENT IS CONSTRAINED

Blaine County's location in the mountains of southern Idaho means that developable land is limited. Significant portions of the county are federal and state public lands, including portions of the Sawtooth National Forest. Blaine County's unique setting amid these public lands is an essential part of its identity as a destination for outdoor recreation and natural beauty. On private lands, hillside ordinances in Ketchum and Sun Valley limit development on slopes, protecting the "natural" appearance of the surrounding landscape. The limited availability of land, as well as the high demand for land due to the area's desirability creates a housing development environment that is affordable to locals.

At the same time, sustainable growth and development principles argue for prioritizing new housing in areas with existing infrastructure and employment centers – primarily the county's cities. Even if private lands were available for development outside of the city centers, locating new community housing far from amenities and jobs adds to increased vehicle miles traveled on local roads and associated pollution and traffic delays.

Moreover, Blaine County's cities are the locations that both currently allow and can support the increased density associated with the community's housing needs. Rural areas in the southern part of the County do not have the necessary infrastructure and services, which would add significant costs to development intended to be affordable to local earners. Nor do the County's zoning codes currently allow the residential densities required to provide needed amounts of community housing efficiently and at scale. In Ketchum 2024 Comprehensive Plan update, there is significant support for maintaining and strengthening ordinances that prohibit building on hillsides and during Hailey's 2024 update, there is the general sentiment that sprawl should be limited since it encroaches into wilderness space.



^ Map depicting limits of developable land in the Wood River Valley due to natural constraints (floodplain, topography) and federal and state lands.

SEASONAL AND SHORT-TERM RENTALS HAVE INCREASED & LONG-TERM RENTALS HAVE DECREASED

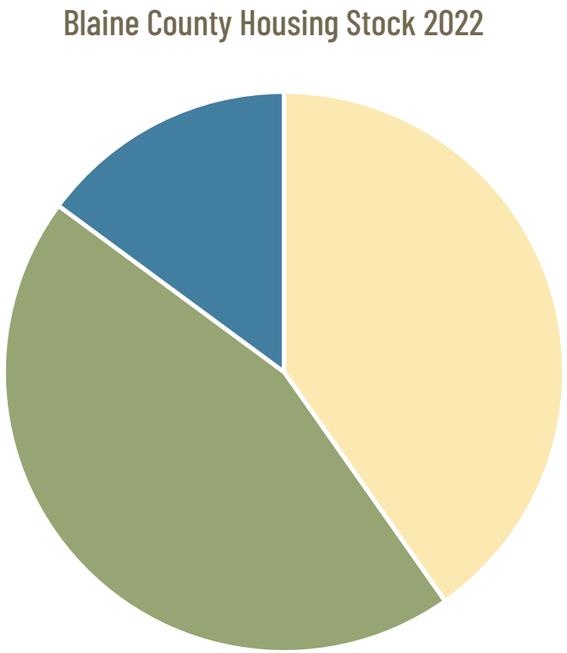
715 long-term rentals were lost between 2010 and 2021, accounting for about 8% of the number full-time households in 2010

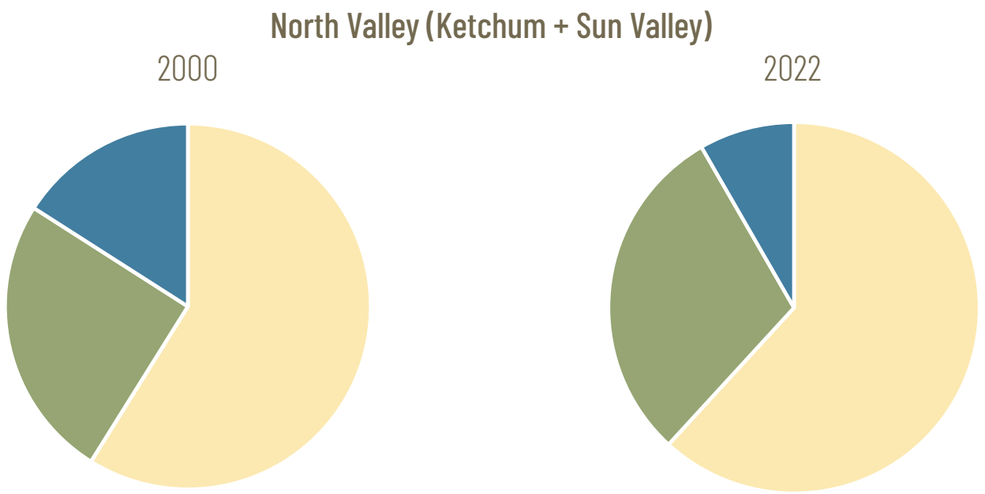
As of 2022, long-term rentals as a percentage of Blaine County's overall housing stock have decreased to just 15% of all housing units in the county. In housing terminology, this is considered a "rental desert" – a term attributed to any community where less than 20% of the housing stock is used for long-term rental. Research from Harvard University's Joint Center for Housing Studies finds that rental deserts are associated with socioeconomic and racial segregation. [13]

Meanwhile, vacant units - consisting principally of seasonal and short-term rentals – account for 40% of all units. This results in severely restricted options for renters, and with the price of homes increasing dramatically over the past four years, transitioning to the stability of homeownership is increasingly out of reach. [14]

40% of Blaine County homes are used seasonally or for short-term rentals

In the North Valley, the trend is even more dire for renters, as long-term rentals have decreased from 16% of the housing stock in 2000 to just 8% in 2022. Over the same period, the percentage of vacant (seasonal/ short-term rental) units has increased from 59% to 63%.[15]

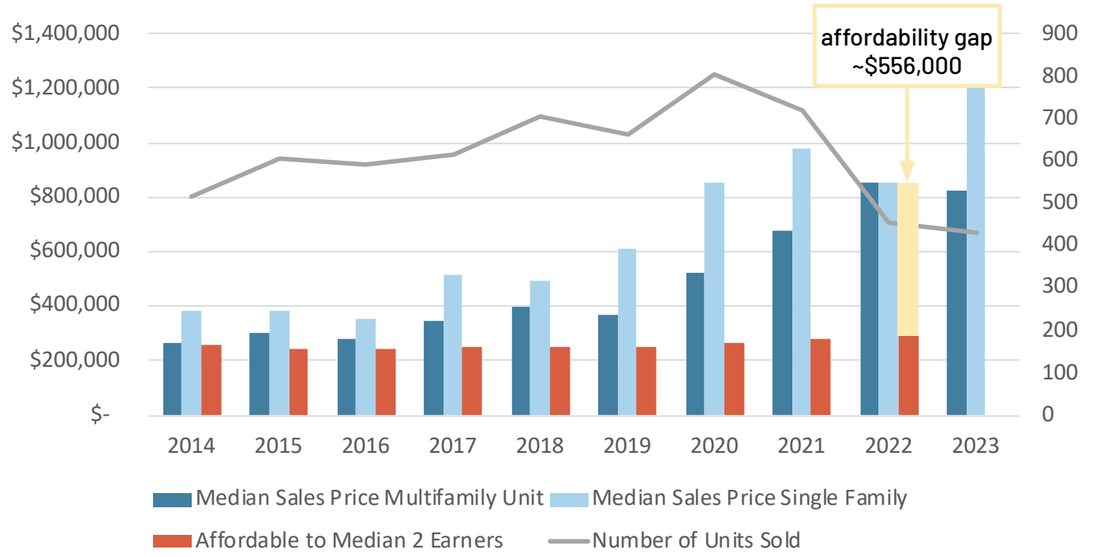




Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2000, 2022

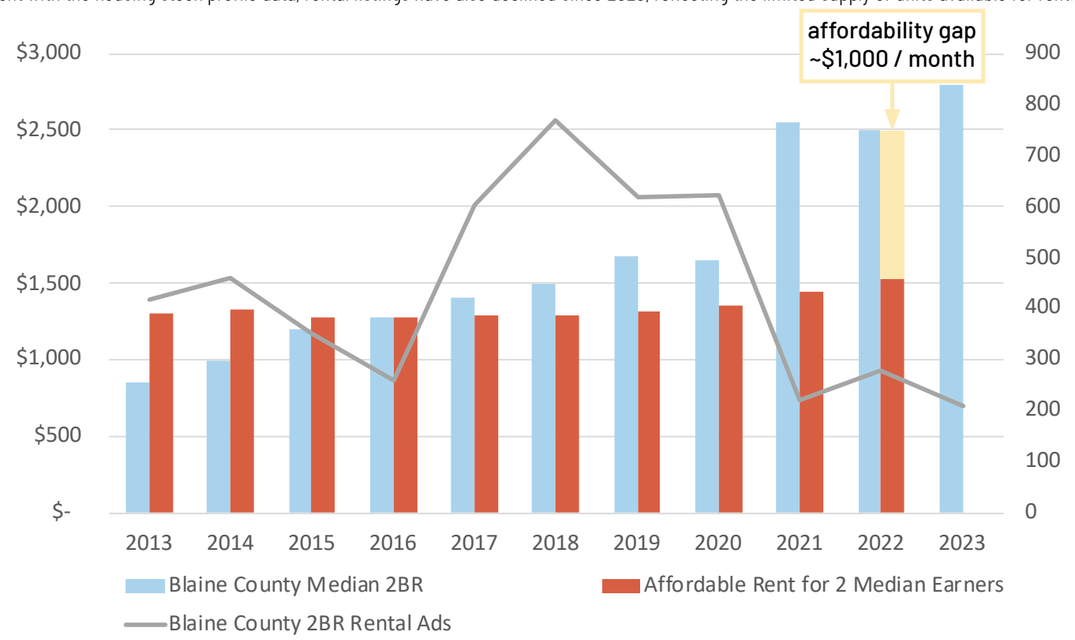
HOUSING COSTS ARE INCREASING

Median sales prices for both multi-family and detached, single-family homes have increased dramatically over the last decade across Blaine County. Local earnings have not kept pace with housing prices, leading to an increasing affordability gap for the median Blaine County wage-earner to afford a home. Working locals who were able to purchase their homes when they were more affordable are currently secure, however, as that population ages or households grow, it will not be feasible for their replacements in the workforce to afford to purchase equivalent market-rate homes in the community or for existing owners to upsize.



Source: Blaine County Assessor; U.S. Census Bureau, American Community Survey Median Earnings by Industry, 2022

In addition to sale prices, rental costs have also risen significantly in the last decade. According to rental listings tracked by BCHA, the median monthly rent for a two-bedroom apartment in Blaine County in 2023 was $2,800, a 229% increase since 2013 when the median rent was $850 per month. Consistent with the housing stock profile data, rental listings have also declined since 2020, reflecting the limited supply of units available for rent.



Source: Blaine County Housing Authority; IME and Facebook Rental Listings; U.S. Census Bureau, American Community Survey Median Earnings by Industry, 2022

THE COMMUNITY IS GETTING OLDER AND WEALTHIER

In addition to growing, Blaine County's population composition is changing. The community is seeing an increased number of retirees and high earners. Internal Revenue Service data shows that the residents moving to Blaine County are earning more than three times as much as the residents who are moving away. These demographic changes are also reflected in the significant, 5-year increase in Blaine County's median age from 2010 to 2022. This change is even more pronounced North Valley, where Ketchum's median age increased by 10 years and Sun Valley's by 21 years during that same time period.[16] The current housing market reflects the income levels of those moving in.

Blaine County median age

2010 **39.5** → 2022 **44.5**

Source: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2022.

Resident Income
avg. adjusted gross

$78,415 MOVING OUT

$261,663 MOVING IN

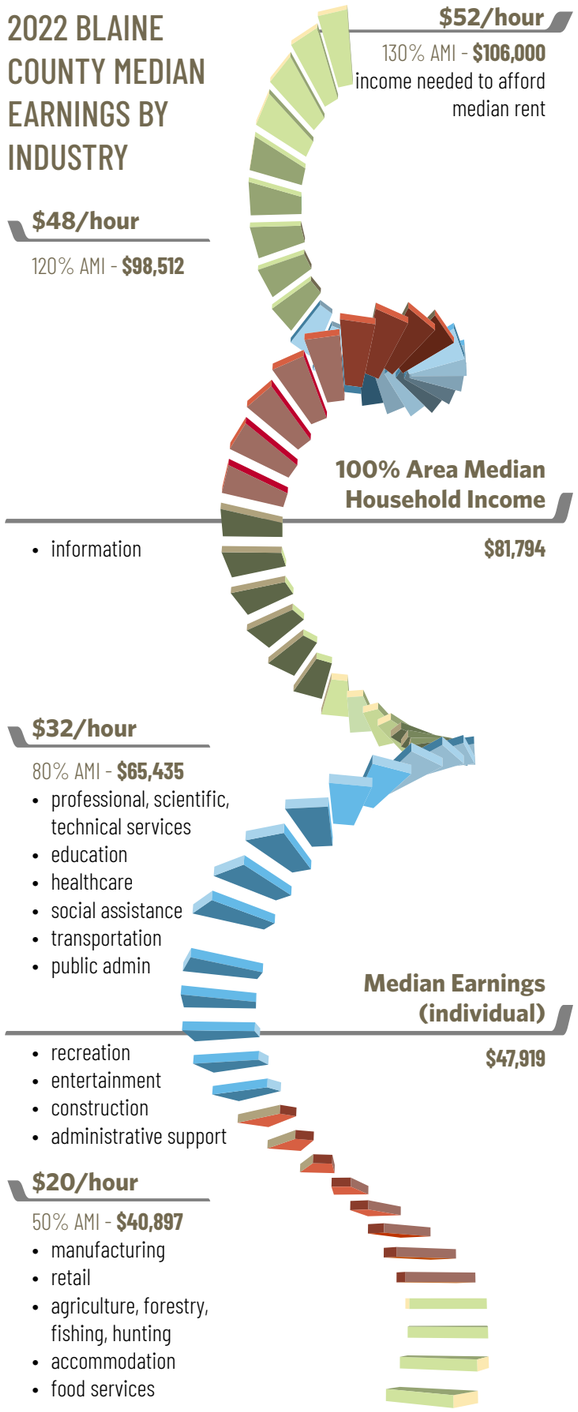
Source: U.S. Internal Revenue Service

ONLY UPPER-INCOME HOUSEHOLDS CAN REALLY AFFORD THE 'MARKET'

Given high housing for-sale and rental prices, market-rate housing is only affordable to upper-income households. To afford median Blaine County rent for a two-bedroom apartment in 2022 ($2,650), a household would need to have earned at least $114,000, or 140% of Area Median Income. To afford to purchase the median home in Blaine County in 2022 ($850,000), a household would need to earn approximately $212,500 annually, or 260% of Area Median Income.[17]

Throughout Blaine County, the median earnings for year-round, full-time workers were $48,000 in 2022, well below the area median household income at that time of $82,000. The proportion of dual-earner households and households with non-local jobs and/or additional sources of non-wage income is what pushes that median household income so high. Median earnings means th at 50% of earners in that industry earn below that amount and 50% earn above that amount. The medians for industries central to Blaine County's economy – accommodation and food services, construction, recreation and entertainment, education, healthcare, and social assistance are all below 80% of the area median income. Given that 55% of BCHA's waitlist is comprised of single-earner households, and that 50% of households have incomes below 100% area median household income, it is unsurprising that about 40% of households in Blaine County are considered "low-income" (under 80% of the area median income).

2022 BLAINE COUNTY MEDIAN EARNINGS BY INDUSTRY



Source: U.S. Census Bureau, ACS 5-Year Estimates, 2022

1% OF LOCAL RESIDENTS ARE EXPERIENCING HOMELESSNESS

Homelessness can take many forms, including living in a vehicle or space not suitable for habitation (like a garage), couch surfing, and living in a shelter or transitional housing. As of 2023, over 200 people are experiencing homelessness in Blaine County. A survey of over 1,100 participants who live or work in Blaine County found that 1% of the population was experiencing homelessness in 2021.[18] The 2023 annual Point in Time (PIT) count affirms that finding and identified that 139 individuals experiencing homelessness. That's in addition to the 70 individuals in transitional housing and domestic violence shelter on a typical night, according to BCHA's tenant list and information provided by the Advocates.

within Blaine County Public Schools, at least 5% of students are experiencing homelessness each year

Within Blaine County Public Schools, at least 5% of students are experiencing homelessness each year. This percentage is the minimum amount, since if a student continues to experience homelessness after one year, the federal system (McKinney-Vento) no longer counts that student. Blaine County School District notes that this system of tracking doesn't account for the full picture of housing insecurity challenges facing local public-school students, noting that nearly 38% of students qualify for free or reduced lunch and an additional 5% receive it through assistance from the Blaine County Education Foundation.[19]

In urban communities, homelessness is often addressed by providing permanent supportive housing, whereby case management and a range of services is provided to assist with the mental and physical health of the tenant newly out of homelessness. However, in Blaine County, where the vast majority of adults experiencing homelessness are functional workers, affordable permanent housing can reasonably be provided without being tied to case management. One of BCHA's closest partners, St. Luke's Center for Community Health, estimates that due to the nature of homelessness in Blaine County, only 15 to 20 units of permanent supportive housing are needed.

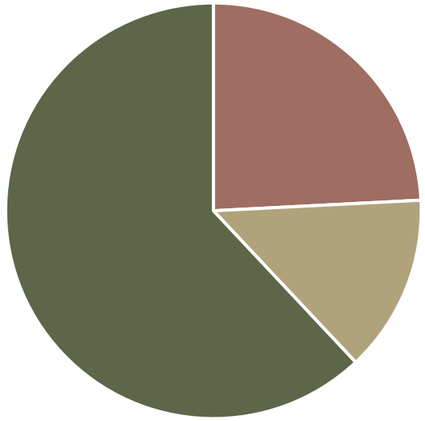
"If we get the boot (from our rental) I don't know where we'll go. We own a successful business and would have to move in with our parents. I want to start a family and I want to contribute, but I don't know if we can do that."

40% OF LOCAL RESIDENTS ARE AT RISK OF DISPLACEMENT

The 2023 Blaine County Housing Survey found that 40% of respondents were at risk of displacement from their housing due to either housing instability or housing cost-burden. This does not account for already displaced households, such as the 715 households that lost their long-term rental between 2010 and 2021. Housing instability includes homelessness but also situations that many people consider "normal" in Blaine County, like being on a month-to-month or verbal lease or "doubling up" and living with more than two people per bedroom. Among those surveyed who identified they were seeking housing, over 50% indicated that they had month-to-month or verbal leases, meaning that they have no right to their home in 30 days.

North Valley renters report having their rent increased by $500 per year or even doubled, or sold without notice, adherence to lease terms, or entertaining the tenant's offer to purchase. Ketchum – as the primary commerce hub for the Sun Valley resort – was the epicenter of the spike of unaffordability, with consequences reverberating out into the rest of the county. Ketchum's Hispanic and Latino populations were displaced, decreasing by 46% between 2011 and 2021, while the county's total Hispanic or Latino population increased by 21% during the same period[20]. Today, 23% of the county is Hispanic or Latino but only 9% of Ketchum residents are. The Hispanic or Latino population is disproportionately affected by housing unaffordability and inaccessibility. Limited English ability hinders access to resources, navigation of housing systems, and engagement with local government: 10% of Blaine County's population speaks English less than well, but 40% of children in the Blaine County School District experiencing homelessness are English language learners.[21]

Blaine County residents at risk of displacement



Source: Blaine County Housing Survey, 2023.

OUR HOUSING CRISIS IMPACTS OUR COMMUNITY

Community members in interviews and surveys consistently agreed that there are existential, economic, and social impacts of the housing crisis, and emphasized the need for action.

THE COMMUNITY'S IDENTITY: Sentiment from a variety of interviewees is the sense that the North Valley, and Ketchum in particular, is losing its identity as the housing market becomes challenging and people move away. Many respondents felt that the pursuit of accessible community housing represents more than a roof over community members' heads – it's a quest to maintain the "soul" of the community.[22]

The North Valley, as the resort hub, was the epicenter of the pandemic boom and thus where there has been the greatest spike in unaffordability and displacement. Tourists are drawn to a place for its amenities, and often because of community character – riding the ski lift with a local mountain guide or elbowing up to the bar with an old-timer contribute to a sense of immersion. This immersion requires local workers to recreate and socialize in the community outside of work hours, rather than face a commute.

A wonderful gauge for what the broad community's perspective is and desires for its future are summarized in cities' Comprehensive Plans, which are informed by intense community input. Even before the pandemic population boom, Ketchum's 2014 and goal 3 of Sun Valley's 2015 communities emphasized a need for socioeconomic diversity. Ketchum's 2014 Comprehensive Plan called out the need to attract and retain young people (p.3) and states that "Ketchum values a community where people who wish to work and live here can do so (p.9.)."

Ketchum values a community where people who wish to work and live here can do so

According to the 2024 engagement sessions for Ketchum's Comprehensive Plan Update, the community feels strongly that character is defined not only by its physical place and built environment but by the people who live and work in the city. Participants expressed concerns about trends that are hurting community character, like the increase of second homes and short-rentals, and stressed the importance of having families and residents with a mix of ages, backgrounds, and economic statuses. Respondents called for retaining Ketchum's "funkiness" and individuality, having laid-back residents and atmosphere, providing more opportunities for full-time residents to live in the city, and fostering a more resilient local economy. Ketchum City Planners also surveyed Hemingway STEAM school students on what they want to see in their community. Alongside wanting a zoo and one child asking for 1,000 bunnies, students responded that they wished Ketchum had more parks, schools, and affordable homes for their friends and family.

The pressures of the North Valley's housing crisis continue to reverberate into the rest of the county, as those households that can no longer afford North Valley prices are pushed south or out, thus putting greater pressure on the South Valley housing market. Both Hailey and Bellevue value full-time, diverse residents. Hailey's 2020 Comprehensive Plan update includes the goal to, "encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged. (p.26)" It also acknowledges that, "many social benefits are realized when workers live in their own community. Quality of life and safety improve when critical care employees live within close responding distance. Children do better in school when parents are at home in the mornings and evenings. Homeowners are more active in their communities, creating a greater vibrancy and sense of unity. (p.38)"

Hailey sees the many social benefits that are realized when workers live in their own community. Quality of life and safety improve when critical care employees live within close responding distance. Children do better in school when parents are at home in the mornings and evenings. Homeowners are more active in their communities, creating a greater vibrancy and sense of unity.

The Advisory Committee for Hailey's 2024 Comprehensive Plan update agreed that one value sacred to Hailey's character is, "celebrating cultures that makeup Hailey: The city's identity is tied to its history and intergenerational, familial connection to the Wood River Valley. The community values the showcasing of different cultures and languages, which adds to the city's unique character."

Bellevue's 2019 amended Comprehensive Plan expresses the desire to "create a cohesive and well-integrated community" and states, "many of its citizens have lived in the city for decades and own their homes or are long-term renters, a positive trait that contributes to community pride. (p.87)"

"The community is at a tipping point of being something vastly different than it used to be because people are no longer able to live and work here. It's affecting the essence of our mountain town culture and what many value in our community."
– Scott Fortner, Visit Sun Valley

ACCESS TO A STABLE WORKFORCE- *which is damaging business vitality:* Business viability and access to a stable workforce was a common idea shared when interviewees were asked to identify a "key indicator" for the housing environment.[23] Numerous peer-reviewed studies detail the negative impact that unaffordable housing has a statistically significant negative impact on the economy.[24]

Employer respondents of BCHA's 2023 survey identified 256 employees that resigned, reduced their hours, or left the area because of lack of housing. This averages to over 2 lost employees per employer due to housing. The housing crisis also affects recruitment: 70% of employers responded "yes" to the question: "Have you had difficulties hiring in the past five years due to a lack of available housing for prospective employees?[25]

"We have had to cut hours/reduce days or completely close....The employees that we do have are exhausted."
– Local business owner

THE SOCIAL, EMOTIONAL, AND FINANCIAL STABILITY *of displaced household and those at risk of displacement:* Housing instability is creating financial, social, and emotional challenges for residents across the valley.[26] Displacement and housing instability have mental and physical health impacts. In adults it increases the likelihood of depression and suicide and has physical impacts.[27] In children, it disrupts development and immune system responses and increases likelihood of hospitalization.[28] Displacement and housing instability also have knock-on effects to others within social networks, in that residents experiencing housing instability are most likely to first turn to friends and family for help and can strain those relationships and those relations' resources.[29] A community that has systemic housing instability and high risk of displacement is inherently less resilient to shocks, including to shocks unrelated to housing.

Especially for those in crisis, stress from housing instability can make it more challenging to navigate nonprofit and social service networks. Interview and survey respondents indicated that they, or their clients, were often shuffled from one agency to the next in an attempt to access resources. Often these clients would complete a process only to find out that they did not meet the eligibility criteria, which may even specifically screen out some of the most vulnerable community members.[30]

"The cost of housing assistance is dramatically less than having to close because you can't find staff, or having to hire and train new staff. Creating an environment that allows people to live and work here needs to include a private business partnership as well."
- local non-profit manager

Having community members experiencing homelessness contributes directly to financial and social costs. A 2016 study found that housing the chronically homeless saves Ada County, Idaho, about $2.7 million annually (in 2016 dollars).[31] This cost is tracked through shelter operations, policing and legal assistance, jail, transportation, emergency room visits and hospital stays, drug/alcohol treatment and detox, and mental health crisis services. Looking statewide just at the cost of Medicare, the Department of Corrections, and state psychiatric hospitals, housing those experiencing homelessness would save the state of Idaho and estimated $2 million per year.

EFFECTS OF HOUSING INSTABILITY

caregivers of young children

2x more likely to be in fair or poor health

3x more likely to report depressive symptoms

young children

20% increased risk of hospitalization

25% increased risk of developmental delays

HOUSING NEEDS + PREFERENCES

Each individual and each household has their own unique needs and preferences and knows those needs and preferences better than anyone else. Regardless of what others believe they ought to do or accept, people will make decisions based on what is best for them and their families. BCHA's 2023 Blaine County Housing Survey specifically sought feedback from households needing accessible, stable, and affordable housing. Information derived from this survey is meant to inform local government, housing and service provider decisions as they seek to serve.

This survey provided additional information on housing needs and preferences among people living or working in Blaine County. Specifically, the survey asked those seeking housing or anticipating seeking housing over the next two years for their needs and preferences regarding the location of housing, type of housing and size of housing units. Respondents indicated if various options were "ideal," "not ideal" but they would take it, or if they "couldn't" live there and would leave the community if that were their only option. It also requested more information on barriers to housing, beyond the most obvious barriers of inventory and affordability.

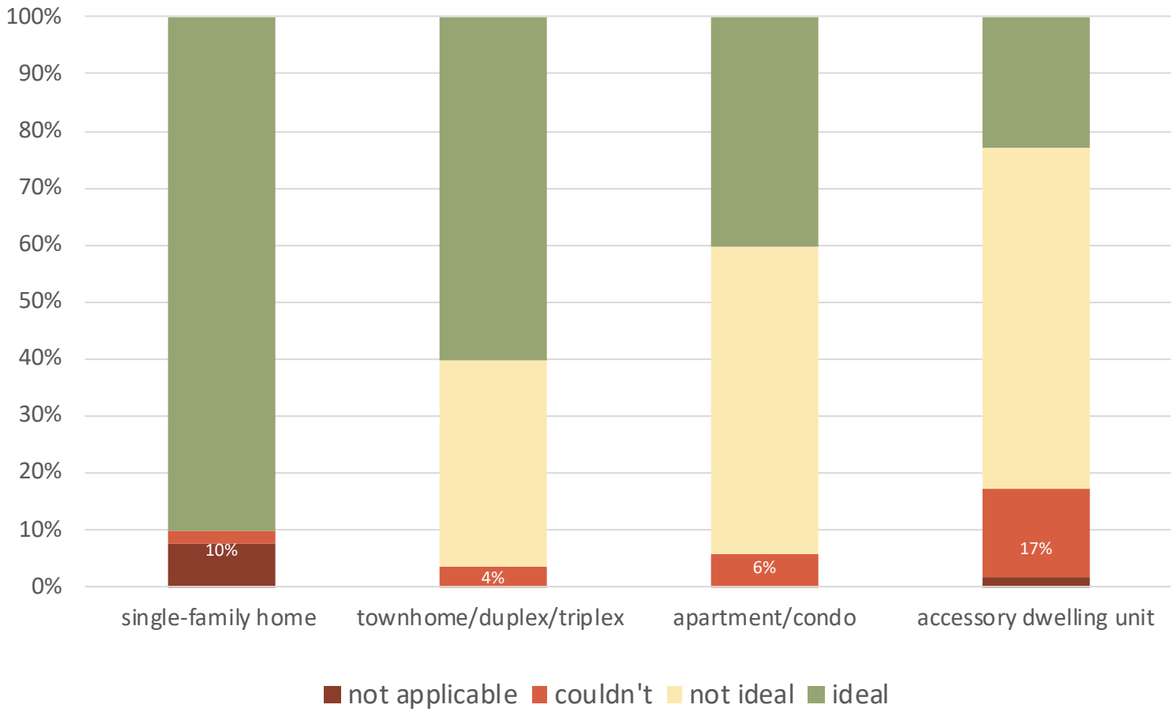
HOUSING TYPE

Although single-family homes are the most ideal housing type among those seeking housing, a significant majority of respondents would live in attached housing units like townhomes and duplexes (96%), apartments and condominiums (94%), as well as attached or detached accessory dwelling units (83%). 60% of respondents indicated that a townhome, duplex, or triplex would be ideal. Blaine County's needs can be met with a variety of housing types, including efficient, cost-effective, attached forms.

a significant majority of respondents would live in attached housing units like townhomes and duplexes

Many people seeking housing choose to live in Blaine County for the same reason as anyone else – quality of life. While some can and do commute from long distances, many households would rather move somewhere where they don't have that commute and can continue to participate in recreational and social activities. While some can and do commute from long distances, many households would rather move somewhere where they don't have that commute and can continue to participate in the recreational and social activities that drew them to this community.

> "People say they are for affordable housing, 'But it needs to be someplace else.' Attitudes need to change about who actually lives in affordable housing."
> – Community Homeowner



Source: Blaine County Housing Survey, 2023.

HOUSING LOCATION

Among respondents seeking housing, most would leave the community if their only option were in Carey or outside of Blaine County. Nearly half would leave if their only housing option were outside of Ketchum, Hailey, Sun Valley, or Bellevue. Among BCHA's applicants, 30% stated that they would not consider housing South Valley. Providing community housing outside of the community or outside of the cities will not satisfy local housing needs. These needs have played out in reality, with more low- and moderate-income households leaving due to unaffordable housing options or their social network dispersing because of unaffordable housing options (see Blaine County Housing Context section).

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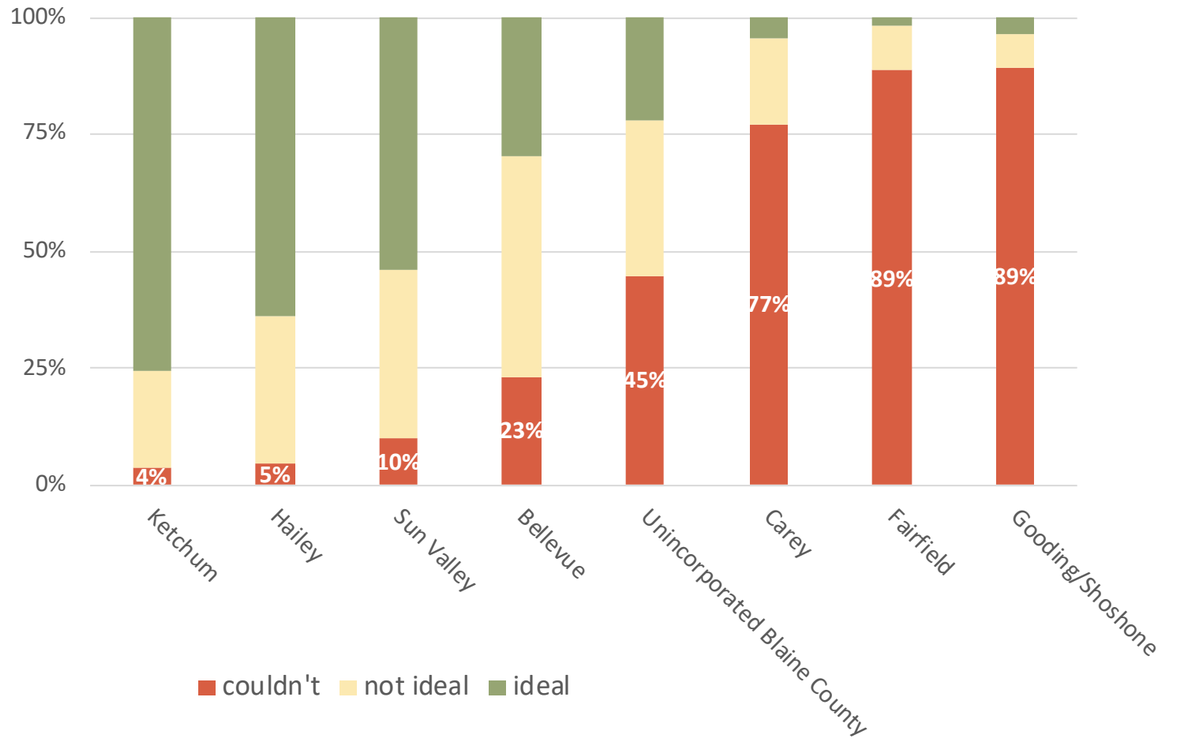
While housing development in some areas with lower land costs could save on a portion of development costs, that cost savings would be pushed onto the commuter in transportation costs. Since housing affordability, according to the 2022 needs assessment, is the primary driver of need for community housing in Blaine County, the costs of a longer commute must be factored in: gas, car maintenance, additional car payments and insurance, increased health issues and healthcare costs, reduction in worker and student productivity, and reduction in volunteer hours and community participation. For example, two-person households that currently live in the same town they work in have stated that, if they had to move (and decided to stay in the area) they would have to buy a second car. From a sustainability standpoint, locating community housing close to employment centers will help to reduce traffic impacts throughout the Wood River Valley.

As of 2021, 40% of primary jobs in Blaine County were filled by employees living outside of Blaine County.[32] Within each local jurisdiction that percentage is even greater, with over 90% of primary jobs in Ketchum, Sun Valley and Bellevue filled by workers living outside of those cities, suggesting that there is already significant intra-county commuting.

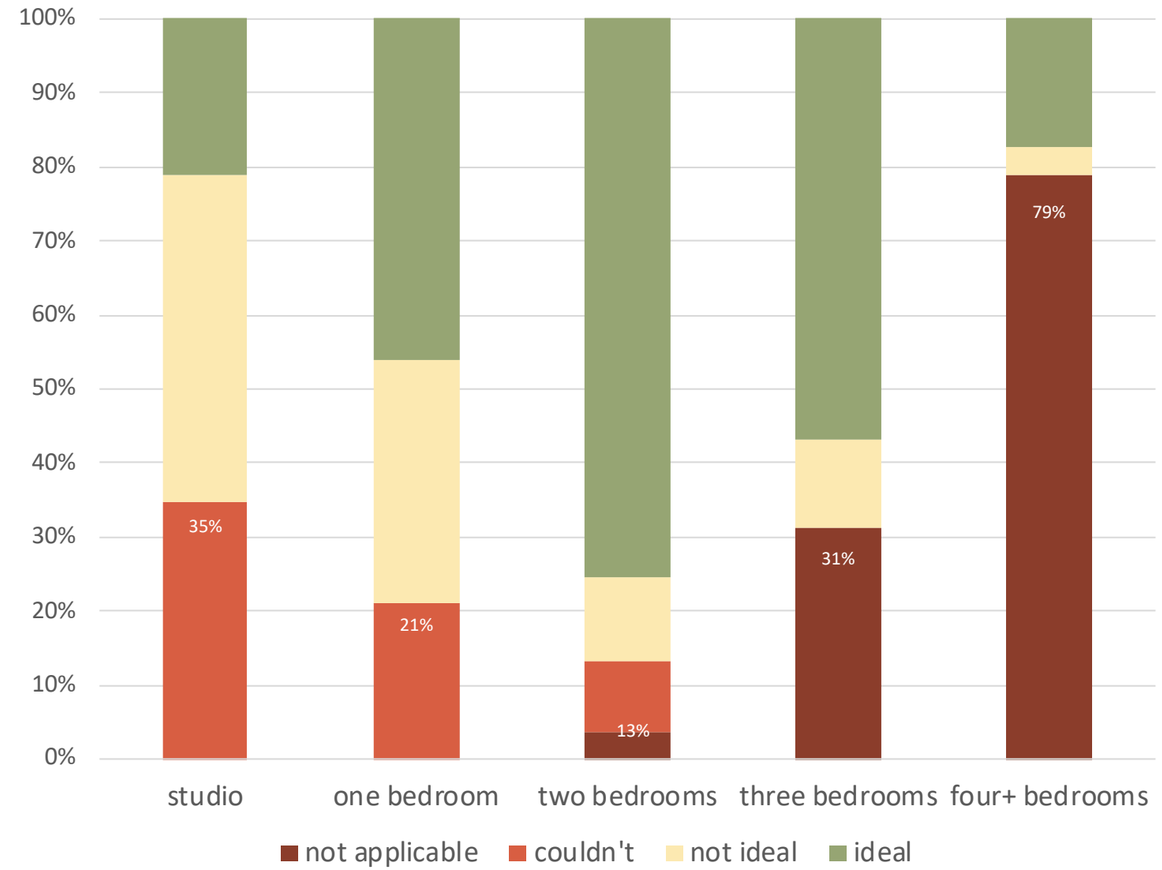
Note that government is legally obligated to ensure that households have choice in their housing, particularly by location. Fair Housing Law also requires local governments that receive federal funds to not just combat segregation of protected classes, but also to actively counteract discrimination and segregation. Protected classes are race/ethnicity, color, national origin, religion, sex (including gender identity and sexual orientation), familial status, and disability. In addition, some local governments of Blaine County have reaffirmed that obligation by codifying non-discrimination against protected classes.



Source: Blaine County Housing Survey, 2023.

HOUSING SIZE

Blaine County's housing needs span across a range of household sizes and formations. Two-bedroom homes are the most ideal unit size, but there is significant need among smaller households that can be met with studio and one-bedroom apartments. BCHA's waitlist reinforces this finding – almost 80% of the households on BCHA's waitlist are one- or two-person households, as of July 2024. More than 75% of respondents indicated that four- or more-bedroom units are not applicable to their household situation, and over 30% responded the same for three-bedroom units.



Source: Blaine County Housing Survey, 2023.

BARRIERS TO HOUSING CHOICE AND STABLE HOUSING

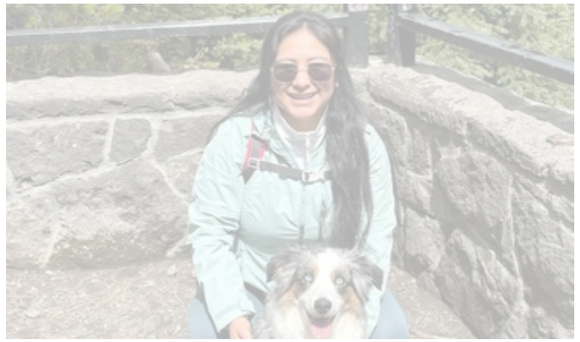
The 2023 community survey asked respondents to indicate barriers they perceive in accessing housing across Blaine County. Of the barriers indicated, the top three are unsurprising:

1. Cost of rent or mortgage
2. Vacancy/availability
3. Downpayment

The next most common perceived barriers provide more holistic insights into the challenges people face when seeking housing:

4. **No pet policies**
5. Access to financing
6. **Long commute**

We also know that among those surveyed in 2023 who identified they were seeking housing, over 50% indicated that they had month-to-month or verbal leases, meaning that they have no right to their home in 30 days. This is indicative of a market where landlords have significant power to set whatever terms they like.



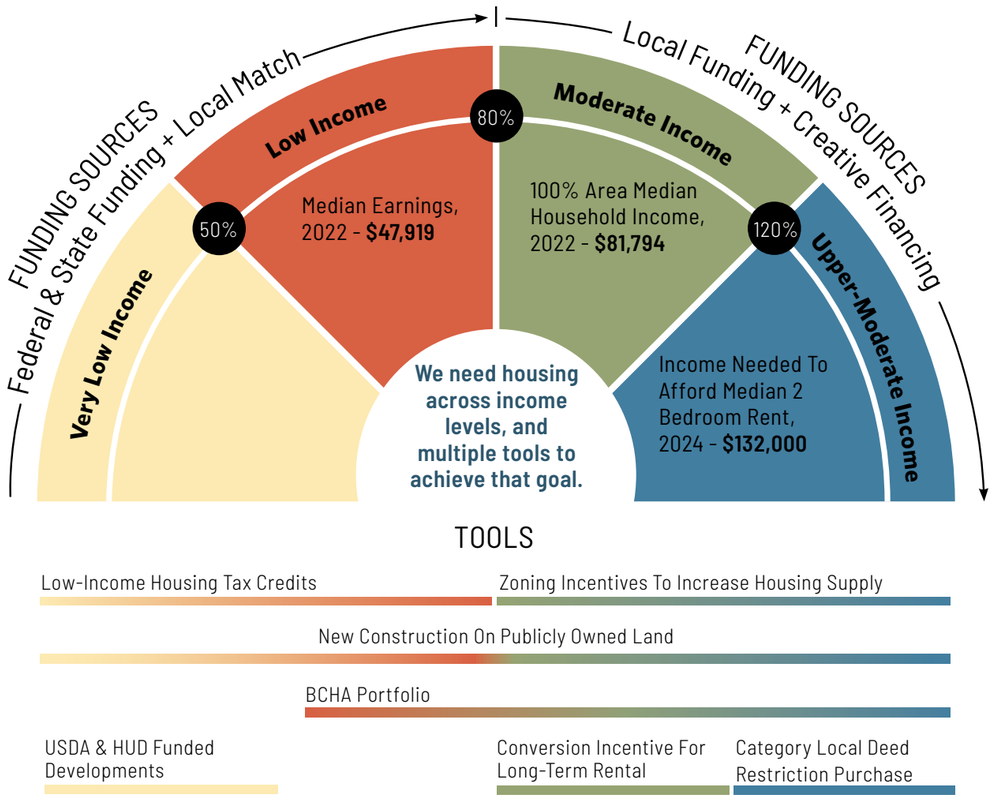
COMMUNITY HOUSING SOLUTIONS

LOCAL GOVERNMENT'S ROLE

At the local government level, cities in Idaho have limited tools to support community housing. In fact, Idaho's cities are the only cities in the U.S. without authority to implement these commonly used strategies for housing affordability and revenue generation.[33] These restrictions are particularly challenging for amenity-rich communities with tourism, like Blaine County, where housing inventory is constrained, housing prices are high, and short-term rentals are popular and economically viable.

inclusionary zoning, impact fees | **rent control** | **increase minimum wage** | **real estate transfer tax** | **state tax incentives** | **vacant home tax** | **STR regulation**

Despite these limitations, there are still many approaches available to local governments that can help deliver community housing. BCHA and the City of Ketchum interviewed the housing directors of six peer communities and continue to regularly engage with those and more to share lessons learned. Some of these communities have thoughtfully and vigorously worked to address housing challenges for decades, while others started in the last ten years. Thanks to the pilot programs and efforts of these communities, Blaine County does not need to reinvent the wheel. The housing crisis is not intractable, so long as there is community fortitude, interjurisdictional and cross-sector collaboration, and access to funds. The following pages identify some tried and true strategies and actions that local governments can do to address local housing needs.



PUBLIC LAND

Particularly in Blaine County, one of the key assets that local governments have is control over municipal public lands. With high land values being one of the biggest barriers to private development of community housing, local governments and other public entities have the opportunity to leverage publicly owned lots to incentivize community housing development. This can occur in a variety of ways, but free-or-low-cost ground leases allow governments to retain ownership and long-term control over the land while having control of the use. Providing land is a powerful incentive to get community housing developed at low cost to the public, in that it brings the total cost of development down which in turn makes lower rents or sale prices more achievable.

Some local governments hold land in areas zoned for higher density (i.e. more units per acre than single family home or suburban sprawl). Government partnership with experienced developers to construct new community housing on these types of lots is the most cost-effective method – and the one that produces the greatest unit yield – to addressing housing need. For example, in Ketchum where the minimum housing need is 660 units by 2032, new construction on publicly owned lots under current zoning could meet close to half of that need.

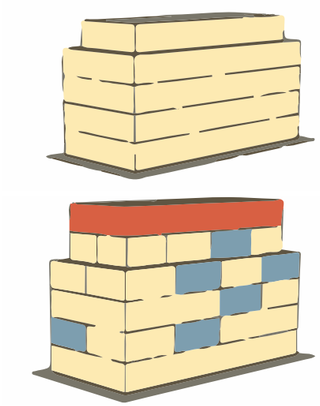
Many communities go beyond using publicly owned land (or land owned by non-profits) and practice land banking, whereby they strategically purchase vacant and underutilized land to then facilitate community housing development.

> "I would love to see local governments think outside of the box with their solutions and then 'hold firm' and not give in (to difficult opposition)."
> - Brooke Pace McKenna, The Hunger Coalition

KEY FINDING:

There is general support for additional resources to acquire land for community housing development.[34]

Publicly-owned properties in Ketchum, Idaho



DEVELOPMENT INCENTIVES

Another successful tool for the production of community housing locally has been through development incentives for private sector developers. Approximately one third of BCHA's deed-restricted housing portfolio consists of units developed through these incentives and an additional third through negotiations during permitting, at no cost to BCHA or to local governments. Governments and planning professionals can include incentives in the zoning code, most commonly density and floor area ratio bonuses, to encourage developers to opt-in to providing community housing units (or occasionally paying in-lieu fees) in their market-rate developments. (In Idaho, local governments cannot require inclusion of community housing.) The developers voluntarily choose to take advantage of the incentives, which typically result in a better financial return than building to the base standards or density. In this way, the incentives create a win-win for developers and the community.

Development incentives can take many forms. In downtowns, the incentives allow for larger buildings if community housing is included. In low-density residential areas, incentives could be designed for homeowners and small lot owners to allow for accessory dwelling units (ADUs) or duplexes that fit with the existing community character . There can also be options for fulling the community housing obligations, such as building onsite, building or buying offsite, or paying a fee-in-lieu.

PRESERVATION OF NATURALLY OCCURRING AFFORDABLE HOUSING

Naturally occurring affordable housing (NOAH) is unsubsidized and unrestricted housing that is affordable to local earners and typically below market rate. These units tend to be in older buildings and may be at risk of turning over to be redeveloped or forced to sell because of rising costs and necessary maintenance. In high value, high demand housing markets like Blaine County's, NOAH is lost over time. Local governments can play a role in preserving NOAH sites by setting up funds to acquire these buildings and formally restricting them as community housing. BCHA intends to research and map potential NOAH sites throughout the county for preservation. Proactive strategies for preservation also include establishing dialogue with property owners to request a right of first refusal when that owner desires to sell.

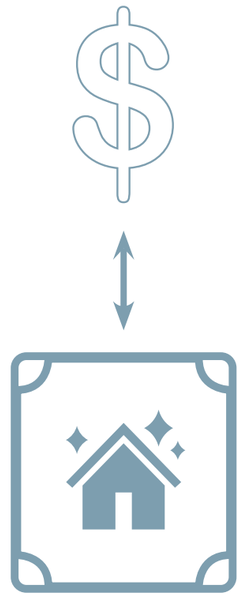
KEY FINDING:

Respondents felt that a mix of public and private actors should work to address community housing.[35]

DEED RESTRICTION PURCHASES

Another housing preservation strategy can assist with homeownership or rental affordability in exchange for restrictions converting an existing unrestricted home into community housing. These programs tend to be "locals only," with no maximum income but with requirements that prohibit short-term rentals and require full-time occupancy of the unit. This concept essentially creates a secondary market through which local workers and community members no longer have to compete on the open market with seasonal homebuyers, short-term rental investors, and migrating retirees. Deed restriction purchase programs can be tailored to the context, budget and policy goals of a community.

Long-term (65+ years) and quasi-permanent restrictions (re-recording the restriction at resale) are seen as a solution throughout peer communities. Initiatives modeled on Vail's InDEED program offer significant funding in exchange for a long-term deed restriction on a property. These long-term deed restriction purchase programs can be used to 1) support existing local homeowners, 2) help locals afford to purchase a unit on the market, or 3) incentivize landlords and investors to rent units to locals long-term. Under long-term programs, the funding provided is typically 10-30% of the home's market value, but the deed-restriction is renewed with each transfer of the property, ensuring the unit stays in the community housing inventory. The cities of Ketchum (Ownership and Preservation Program) and Hailey (Locals Only) have each launched versions of these long-term deed-restriction purchase programs.



BLAINE COUNTY HOUSING AUTHORITY'S ROLE

In June 2022, the BCHA Board of Commissioners and Government Liaisons developed a new 10-year Strategic Plan and in February, 2024 adopted a short-term action plan, identifying near term actions that the organization can take to address the goal areas. The process was facilitated by Agnew::Beck, with the support of Blaine County, the City of Ketchum, and Spur Community Fund. The Strategic Plan identifies a five-goal framework describing BCHA's role in the community and supporting its mission. Primary themes are for BCHA to not duplicate efforts but instead fill existing gaps and facilitate greater collaboration.

The City of Ketchum also has an annual Housing Action Plan with a very similar framework, with theirs including a goal to leverage and expand resources like land and money. The City of Hailey also produces an annual Hailey Housing Supply report which includes planned actions.

Blaine County's housing challenges are great and will not be solved with housing supply (or bricks & sticks) alone. While the housing unit need identified in the 2022 Housing Needs Assessment sets a clear numeric target, the housing crisis must be addressed holistically. As such, BCHA's goal areas reflect a multifaceted approach to housing stability, community engagement and collaboration in Blaine County.

GOAL 1: BUILD ORGANIZATIONAL STRUCTURE + CAPACITY TO SERVE REGIONAL HOUSING OPPORTUNITIES + GAPS

In 2022, stakeholders recognized that despite the organizations working to address housing, key housing services and knowledge were missing, and the overall experience for the community was fragmented and overwhelming. These findings led the BCHA Board to affirm that the best way to serve the community and provide regional coordination services. This approach centers around filling gaps in housing services as outlined in the following goals, and positioning a nimble, experienced BCHA team to meet these goals.

GOAL 2: RECOMMEND + ADVOCATE FOR POLICY THAT PROMOTES COMMUNITY HOUSING

BCHA historically has provided policy guidance to local governments and will continue to do so. BCHA has also tracked housing needs and rental data. BCHA seeks to improve on the services provided through these efforts with better data, knowledge of best practices, and relationships amongst governments to help better inform decision and policy making.

GOAL 3: EXPAND, COORDINATE + IMPROVE SERVICES TO CREATE HOUSING STABILITY

Community members and service providers emphasized the need for a clear, coordinated point of entry for housing resources and a response to homelessness and displacement. BCHA has made tremendous progress in this goal area and has adopted an Emergency and Transitional Housing Plan, added new bilingual staff, taken over contract management of a landlord-tenant mediation program, and released annual Blaine County Resource Guides. BCHA has increased its transitional housing efforts and capacity at Lift Tower Lodge and master leasing High Country Motel and Silvercreek Living.

GOAL 4: INFORM, ENGAGE, COLLABORATE

When the Strategic Plan was created, it recognized that the Blaine County community had limited knowledge of the housing problem, potential solutions, who does what, and what gaps exist. Since then, BCHA has helped to organize and co-host talks by guest speakers on housing topics with the Community Library and other partners, taken over facilitating quarterly implementation partner meetings, contracted for the Employee Generation Nexus Study, and launched a newsletter.

GOAL 5: STEWARD, PRESERVE + EXPAND PORTFOLIO OF DEED-RESTRICTED HOMES

As of 2024, BCHA administers a portfolio of 171 community housing units and has overhauled its infrastructure to better administer more. BCHA manages applications, screening, and compliance to ensure that this portfolio of homes are effectively housing the Blaine County community. To meet the minimum 4,700 housing unit need identified in the 2022 needs assessment, BCHA can support and provide guidance on new programs and development efforts by local governments.

JURISDICTION SNAPSHOTS

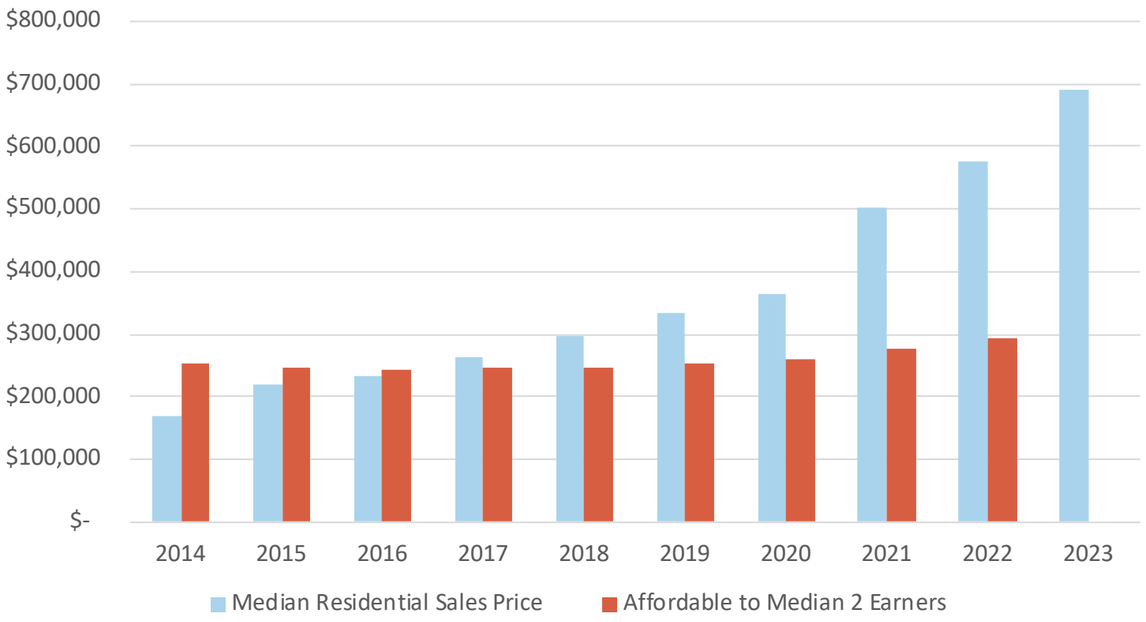
BELLEVUE

Bellevue Housing Need by 2032	Historic Growth 1% Annually	High Growth 3% Annually
New Households (population growth)	+118	+262
Current Households at risk of displacement or unhoused	313	313
Estimated need (preserved, converted, new community housing units)	**431 total**	**575 total**
	43 annually	57 annually

Housing Costs 2023	Sale/Rent Price	Annual Income Needed to Afford
Median Home Sale	$689,000	$171,000
Median Monthly 2 BR Rent	$2,500	$103,000

Housing Inventory	
Total Housing Units	951
Community Housing Units	19
% Community Housing Units	19.9%

Workforce + Commuters[36]	
Total Workers	737
% Workers that Live in Town	8.0%
Top 5 Home Location of Workers	1. Hailey 2. Bellevue 3. Twin Falls 4. Ketchum 5. Boise



Source: Blaine County Assessor; U.S. Census Bureau, American Community Survey 5-Year Estimates, 2014-2022.

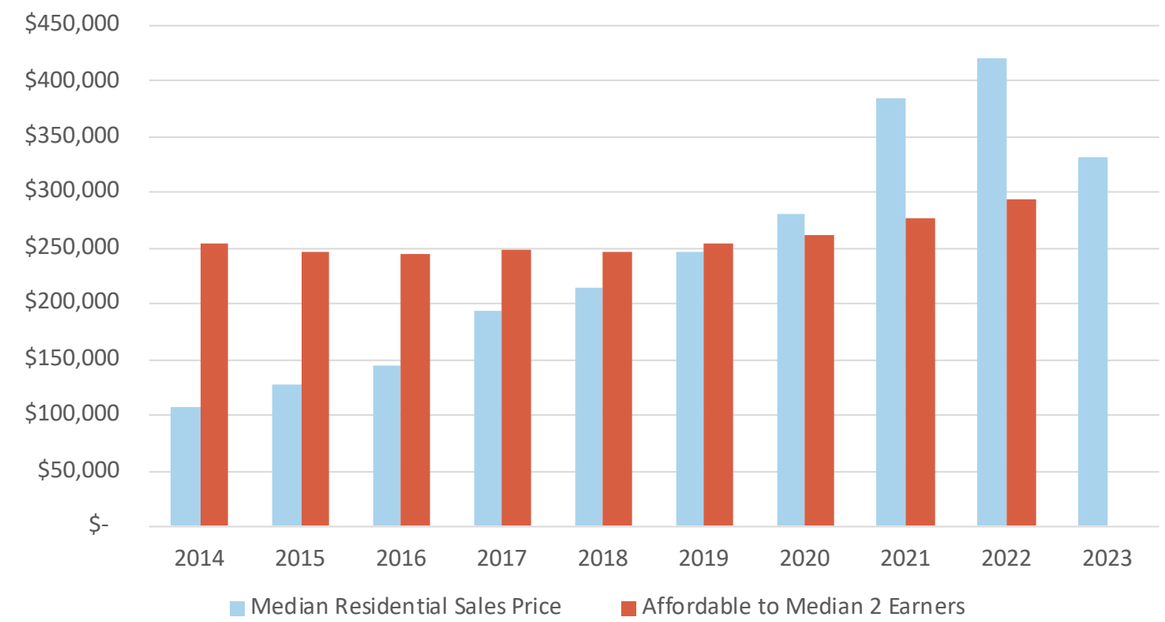
CAREY

Carey Housing Need by 2032	Historic Growth 1% Annually	High Growth 3% Annually
New Households (population growth)	+16	+51
Current Households at risk of displacement or unhoused	65	65
Estimated need (preserved, converted, new community housing units)	**81 total**	**116 total**
	8 annually	11 annually

Housing Costs 2023	Sale/Rent Price	Annual Income Needed to Afford
Median Home Sale	$332,500	$83,125
Median Monthly 2 BR Rent	n/a	n/a

Housing Inventory	
Total Housing Units	248
Community Housing Units	0
% Community Housing Units	0%

Workforce + Commuters[37]	
Total Workers	147
% Workers that Live in Town	17.0%
Top 5 Home Location of Workers	1. Carey 2. Hailey 3. Twin Falls 4. Gannett 5. Shoshone



Source: Blaine County Assessor; U.S. Census Bureau, American Community Survey 5-Year Estimates, 2014-2022.

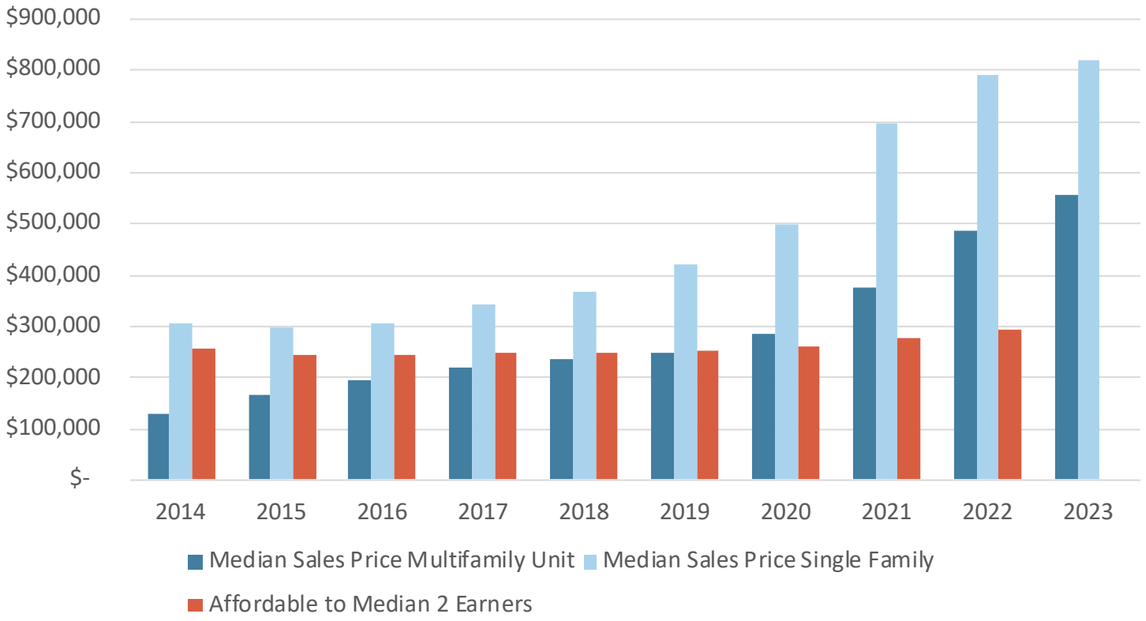
HAILEY

Hailey Housing Need by 2032*	**Historic Growth** 1.5% Annually	**High Growth** 3% Annually
New Households (population growth)	+622	+114
Current Households at risk of displacement or unhoused	1,137	1,137
Estimated need (preserved, converted, new community housing units)	**1,758 total**	**2,251 total**
	176 annually	225 annually

Housing Costs 2023	**Sale/Rent Price**	**Annual Income Needed to Afford**
Median Home Sale	$730,750	$182,700
Median Monthly 2 BR Rent	$2,450	$98,000

Housing Inventory	
Total Housing Units	3,761
Community Housing Units	550
% Community Housing Units	14.6%

Workforce + Commuters*[38]	
Total Workers	3,643
% Workers that Live in Town	31.5%
Top 5 Home Location of Workers	1. Hailey 2. Bellevue 3. Twin Falls 4. Boise 5. Carey



Source: Blaine County Assessor; U.S. Census Bureau, American Community Survey 5-Year Estimates, 2014-2022.

* The City of Hailey commissioned a Housing Needs Assessment in 2023, using the same general methodology as the 2022 Blaine County Housing Needs Assessment. The analysis finds that Hailey needs approximately 635 - 1,242 housing units over a 10 year period due to population growth, overcrowding in existing units, and homes in need of substantial repair or replacement. The City of Hailey's analysis does not factor in units needed to address units for cost-burdened households, which accounted for 879 units for Hailey in the 2022 Blaine County Housing Needs Assessment.

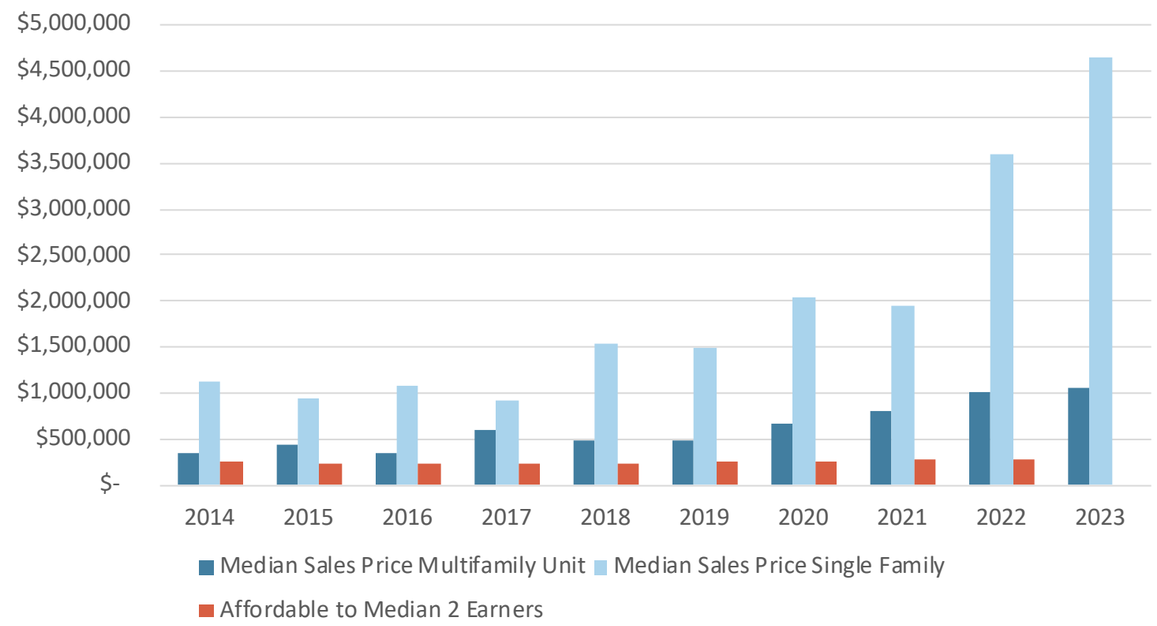
KETCHUM

Ketchum Housing Need by 2032	**Historic Growth** 1% Annually	**High Growth** 3% Annually
New Households (population growth)	+224	+546
Current Households at risk of displacement or unhoused	436	436
Estimated need (preserved, converted, new community housing units)	**660 total**	**982 total**
	66 annually	98 annually

Housing Costs 2023	**Sale/Rent Price**	**Annual Income Needed to Afford**
Median Home Sale	$1,545,500	$386,250
Median Monthly 2 BR Rent	$3,000	$120,000

Housing Inventory	
Total Housing Units	3,560
Community Housing Units	141
% Community Housing Units	4%

Workforce + Commuters[40]	
Total Workers	3,767
% Workers that Live in Town	9.2%
Top 5 Home Location of Workers	1. Hailey 2. Ketchum 3. Bellevue 4. Sun Valley 5. Boise



Source: Blaine County Assessor; U.S. Census Bureau, American Community Survey 5-Year Estimates, 2014-2022.

KEY FINDING:

80% of respondents agreed that providing community housing is important for Ketchum's future.[39]

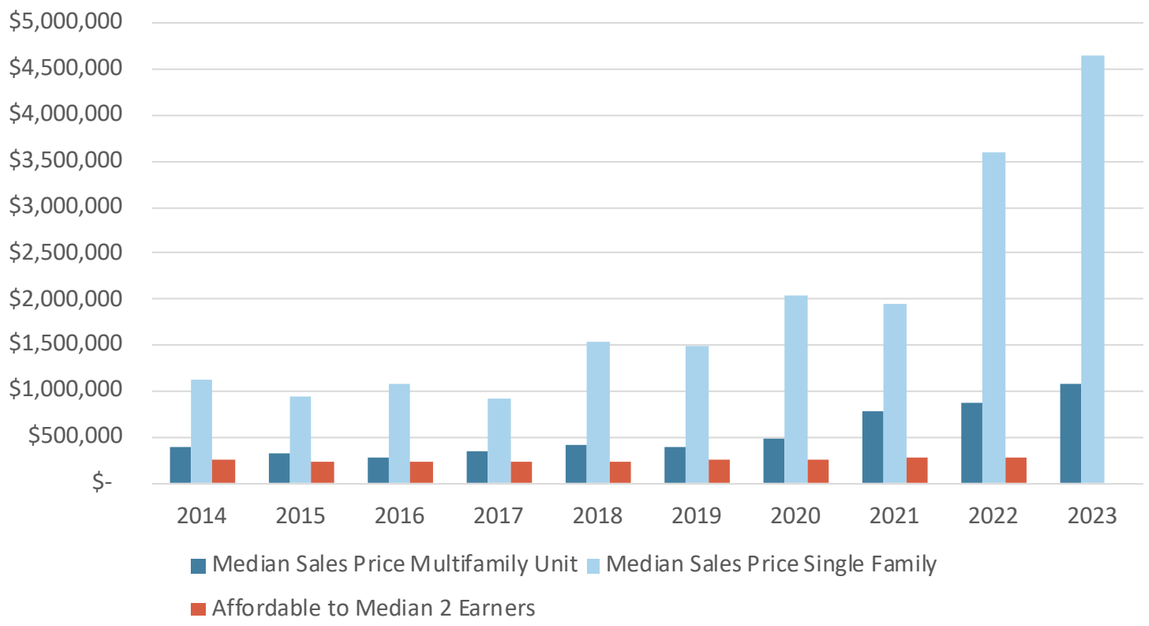
SUN VALLEY

Sun Valley Housing Need by 2032	**Historic Growth** 1% Annually	**High Growth** 3% Annually
New Households (population growth)	+118	+262
Current Households at risk of displacement or unhoused	313	313
Estimated need (preserved, converted, new community housing units)	**431 total**	**575 total**
	43 annually	57 annually

Housing Costs 2023	**Sale/Rent Price**	**Annual Income Needed to Afford**
Median Home Sale	$1,375,000	$353,750
Median Monthly 2 BR Rent	$2,500	$103,000

Housing Inventory	
Total Housing Units	2,794
Community Housing Units	205
% Community Housing Units	7.3%

Workforce + Commuters[41]	
Total Workers	2,794
% Workers that Live in Town	5.9%
Top 5 Home Location of Workers	1. Hailey 2. Ketchum 3. Bellevue 4. Sun Valley 5. Boise



Source: Blaine County Assessor; U.S. Census Bureau, American Community Survey 5-Year Estimates, 2014-2022.

Blaine Manor, Hailey ID

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