

# [Draft] Housing Action Plan

Ketchum, Idaho

April 20, 2022

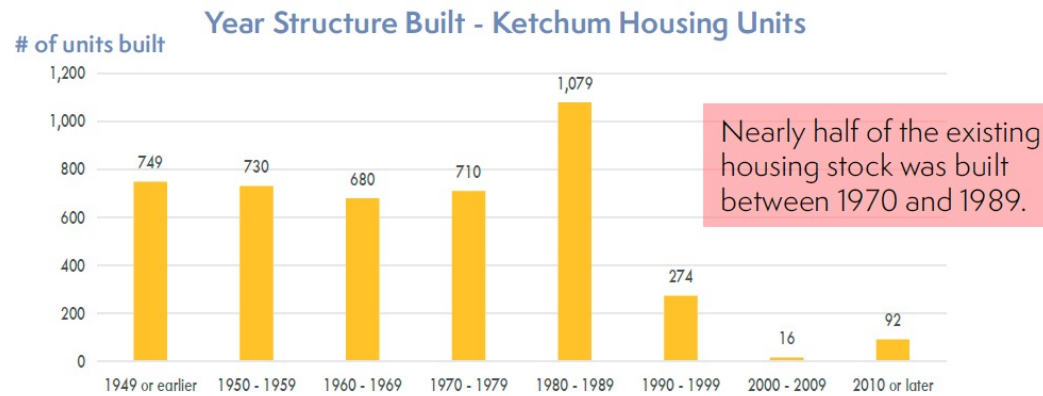
[ProjectKetchum.org](http://ProjectKetchum.org)





# Context

## Residential development has slowed.



## Pandemic Acceleration

The past 2 years have seen a severe acceleration of these trends, along with a substantial increase in year-round population (exception: short-term rentals have seen some near-term declines year over year in the past two years).

Historic Annual Growth Rate

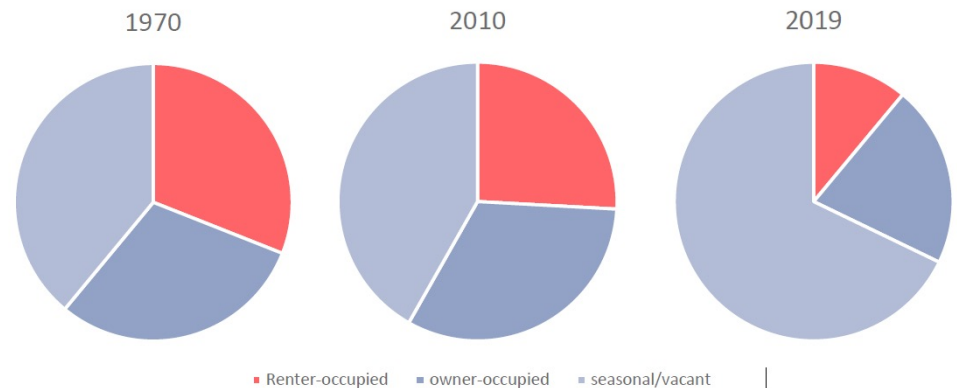
~1%

Pandemic Growth Rates (2019-2020)

~25%

## Long-term rentals have decreased.

- The proportion of long-term rentals decreased from 31% in 1970 to 10% in 2019.
- About 335 long-term rental units were "lost" in Ketchum since 2010, with a significant proportion likely converted to seasonal or short-term use.



## LOT revenue cannot currently be used for housing.



# Findings

**Ketchum:** Build new, convert, or preserve about **660 to 982** homes over the next 10 years.

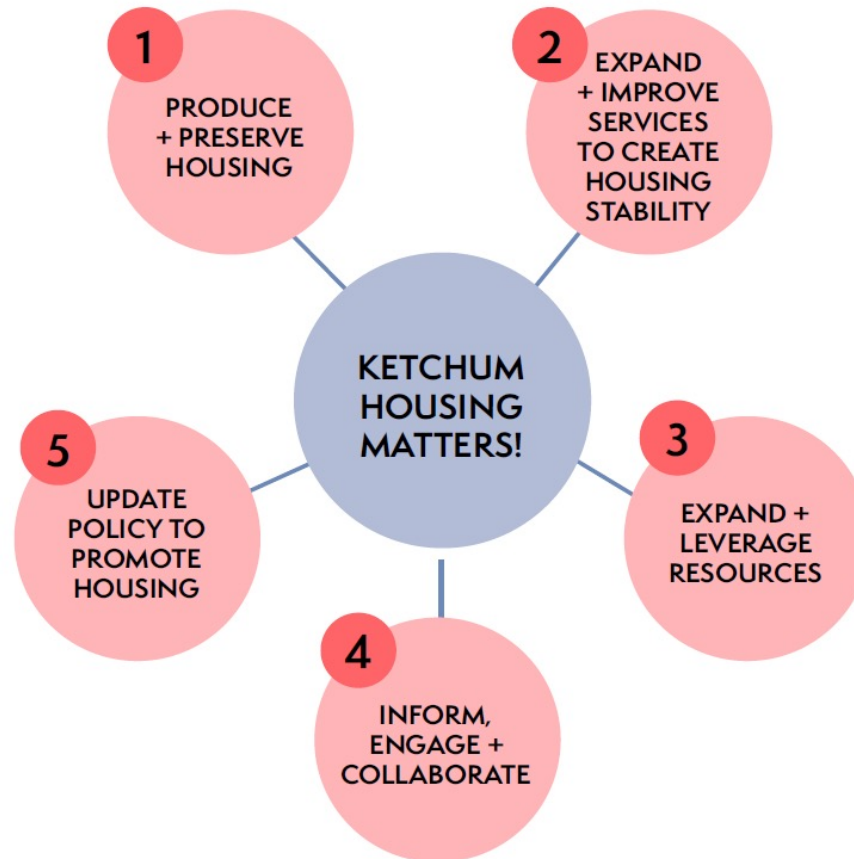
Does not include the 335 “lost” renter households from 2010 to 2019.

	Description	Historic Growth (1% annually)	High Growth (3% annually)	
<b>New Households</b>	New households based on 10-year population growth scenarios.	+224	+546	
<b>Current Households</b>	Households in need of stabilization or at risk of displacement: <ul style="list-style-type: none"> <li>• cost burdened</li> <li>• experiencing homelessness</li> <li>• overcrowded</li> </ul>	436	436	
<b>ESTIMATED DEMAND</b>	Could be achieved by: <ul style="list-style-type: none"> <li>• preserving existing housing</li> <li>• converting units to local-occupied</li> <li>• New construction</li> </ul>	Total projected units needed in next 10 years.	<b>660 total</b>	<b>982 total</b>
		Projected units needed per year over next 10 years.	66 annually	98 annually

**Blaine County:** Build new, convert, or preserve about **4,717 to 6,361** homes over the next 10 years.



# Goals





# Year 1 Priorities

1. Create new units
  - Bluebird development (52 units)
  - WA Lot development (TBD)
2. Streamline & improve service delivery
  - 'one-stop shop'
3. Convert existing units to long-term
  - "Lease to Locals" program
4. Expand & leverage resources
  - Philanthropy
  - New State Housing Trust
  - State ARPA funds

