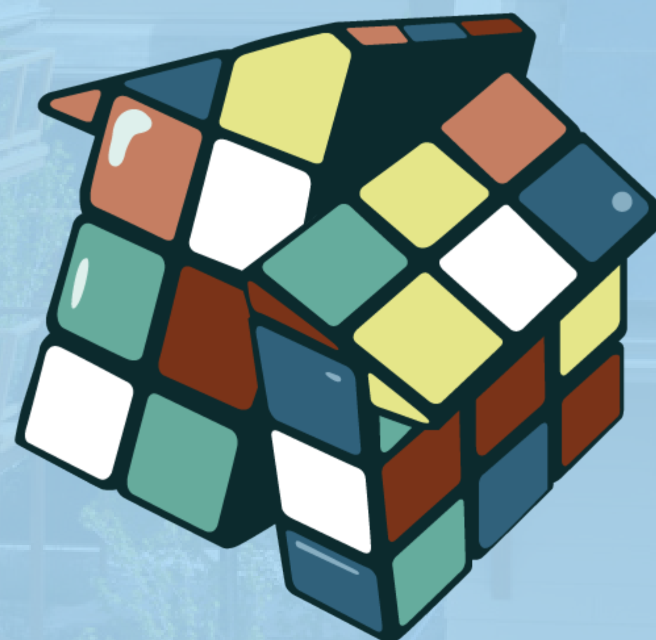
COMMUNITY HOUSING DEVELOPMENT

Carissa Connelly, Housing Director
City of Ketchum + Blaine County Housing Authority
April 18, 2025

- **USE PUBLICLY-OWNED LAND**
- **PLANNING & ZONING EXCHANGE**



FORMER CITY HALL

RFP, $ +

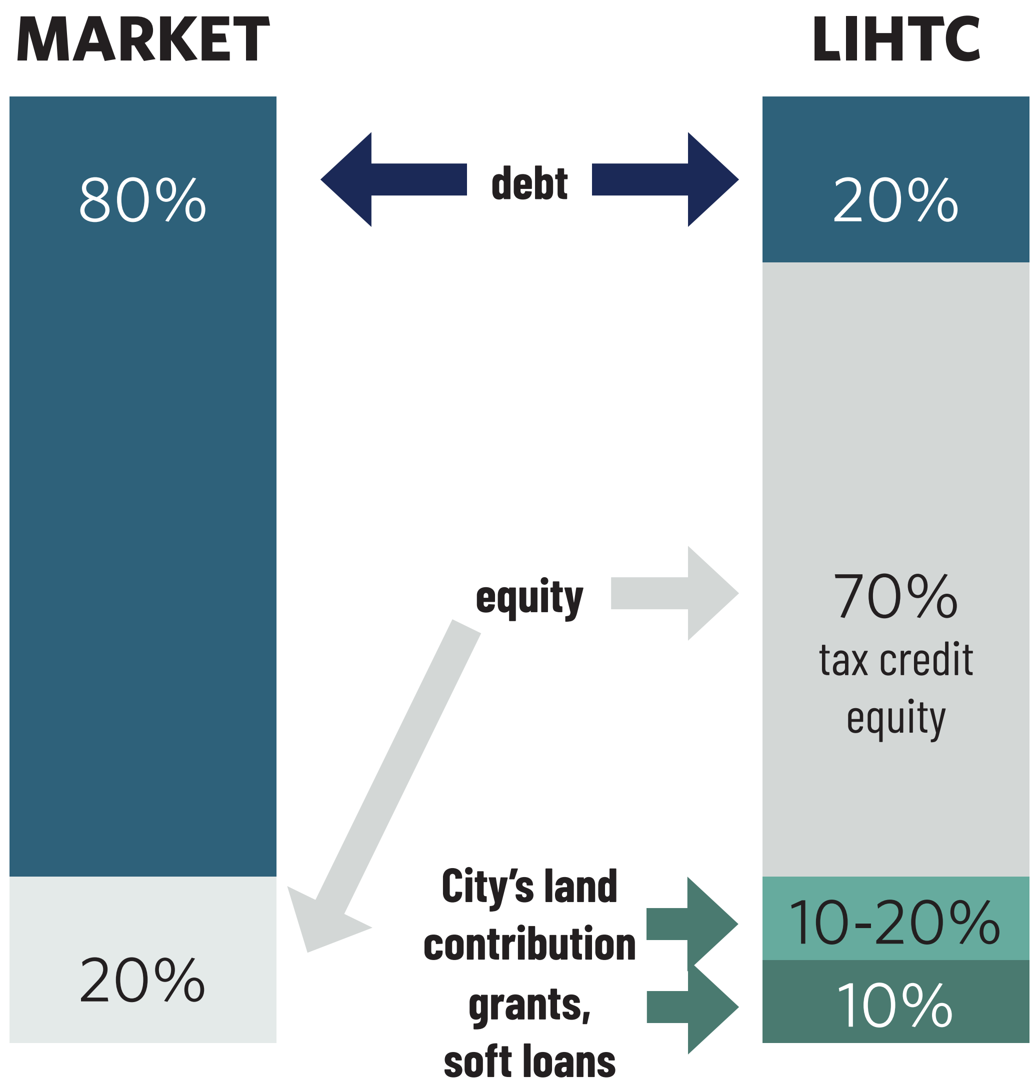
GROUND LEASE

NEW COMMUNITY HOUSING

GMD DEVELOPMENT

BLUEBIRD VILLAGE, 9% & 4% LIHTC

HOW DO LOW-INCOME HOUSING TAX CREDITS WORK?



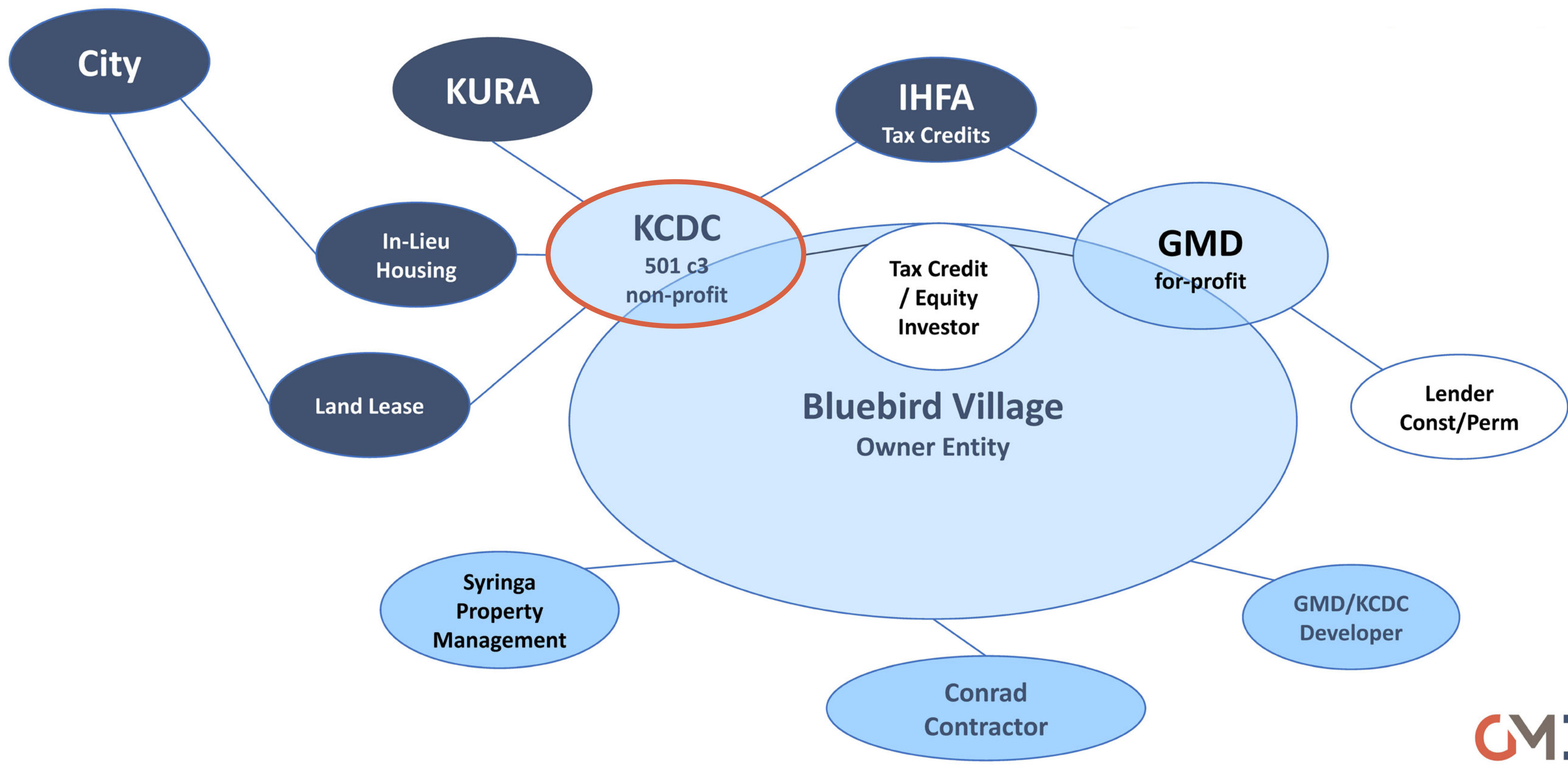
PARTICIPANTS

PUBLIC SUPPORT — City, Urban Renewal Agency, IHFA, BCHA, SCCAP

PRIVATE CAPITAL — Tax credit / equity investor + debt

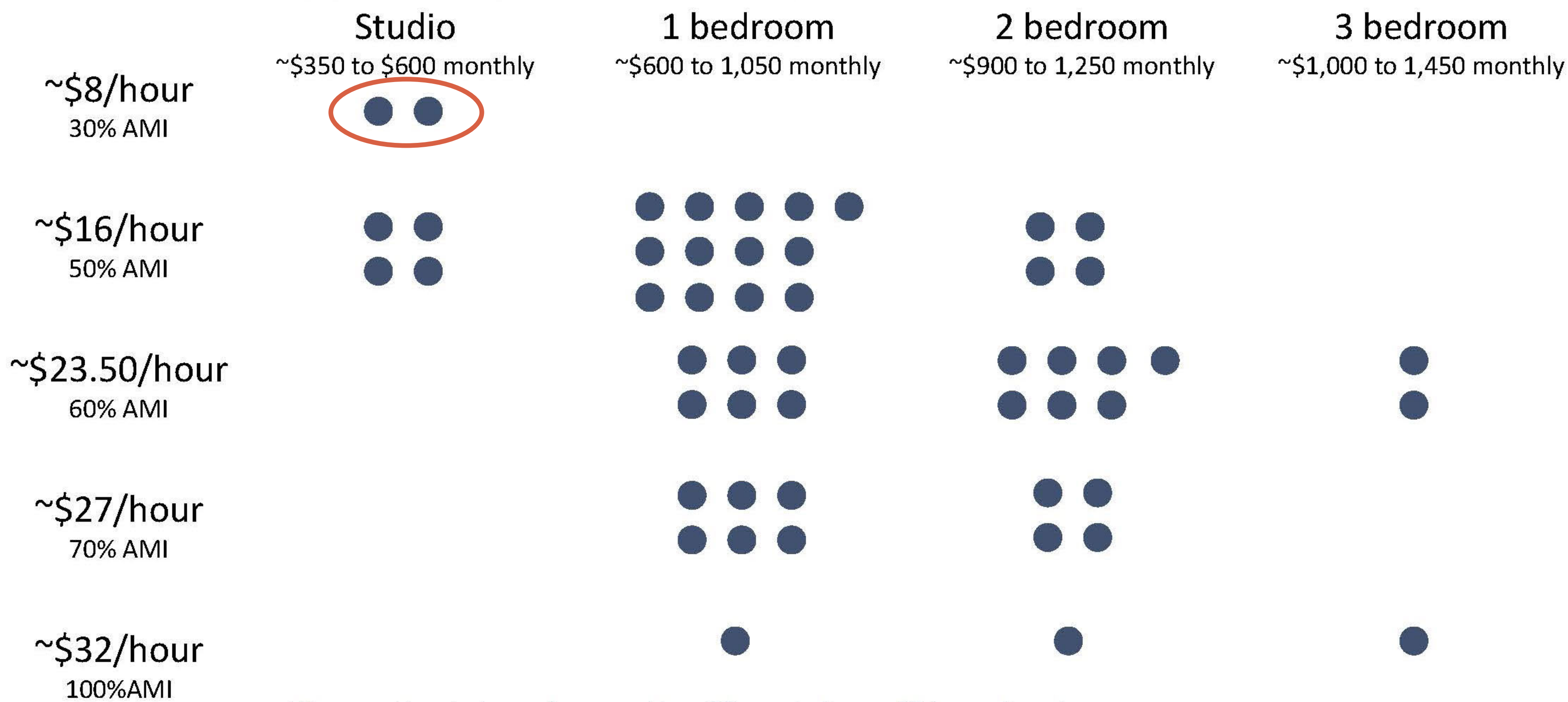
DEVELOPMENT TEAM — Local non-profit + for-profit development team

- need local non-profit (KCDC) to access financing
- KCDC gains experience + capital, enabling solo access later



SUCCESS FACTOR #1: BROAD UNIT MIX

STUDIOS TO 3-BEDS AND 30% AMI (PSH) TO 140% AMI



- Wage estimate based on working 50 weeks/year, 40 hours/week
- Active local workforce preference

SUCCESS FACTOR #2: WHERE DO TENANTS WORK

85% **work in Ketchum**

+ Ketchum's Area of Impact in some capacity

15% ***work in Hailey**

*Per the Fair Housing Act - which applies to all property owners regardless of funding source - Bluebird can only screen for Blaine County workers and not a smaller geographic area like Ketchum.

30% **critical service, public workers, essentials**

eg. healthcare, pharmacy, public transportation, groceries, gas

51% **services, restaurants**

eg. retail, entertainment, salon

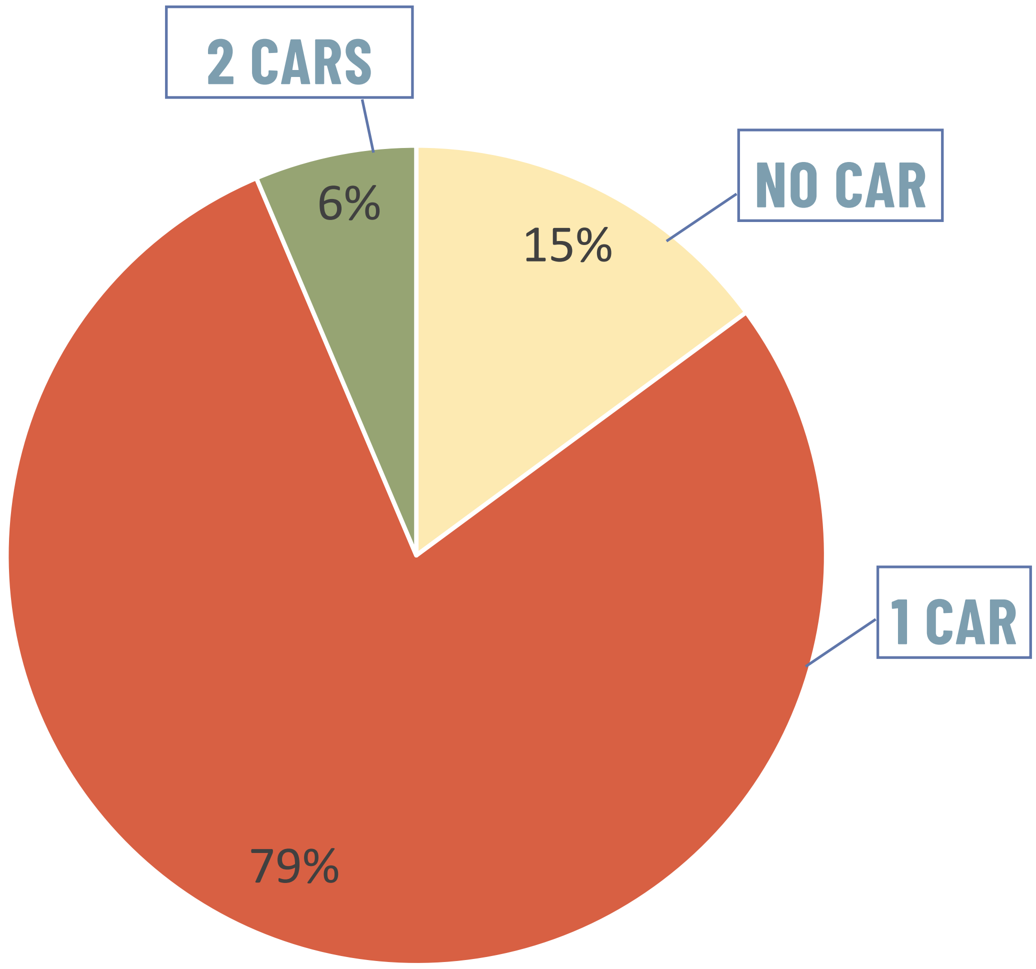
17% **construction, maintenance, property management**

4% **tourism**

eg. hotels, rental cars

SUCCESS FACTOR #3: INFORMED PARKING

HOUSEHOLD CAR OWNERSHIP



UNUSED PARKING SPACES 2

LAND USE ANALYSIS OF 5 PUBLICLY OWNED SITES

TWO ARE FEASIBLE IN NEXT FEW YEARS

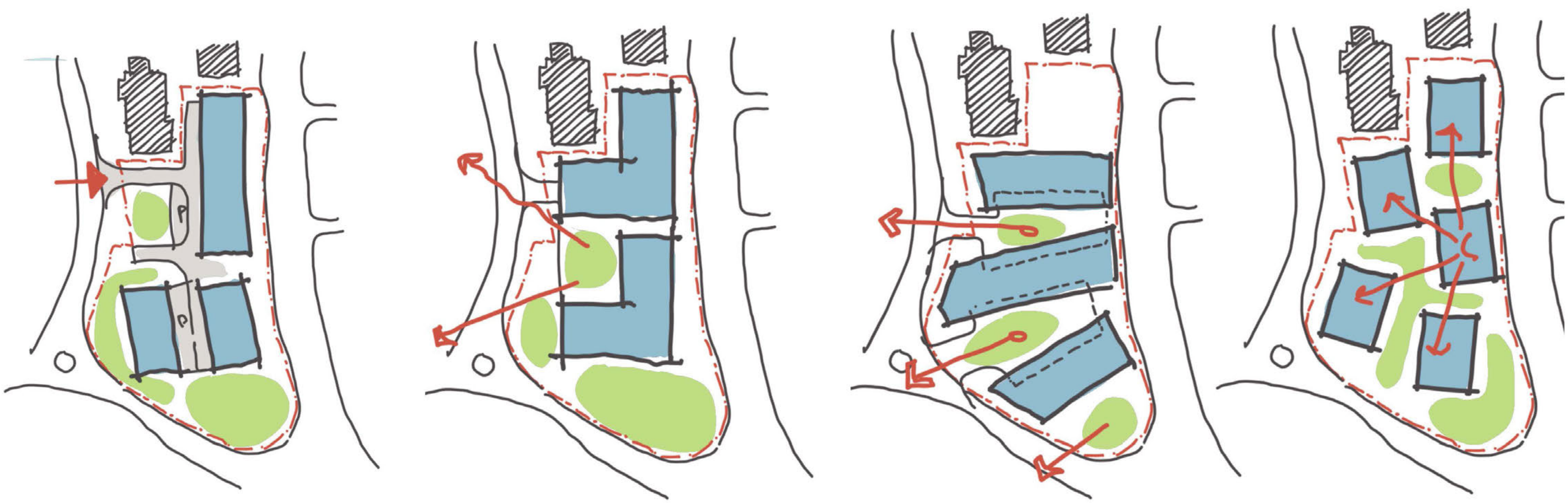
LIFT TOWER

YMCA SOUTH

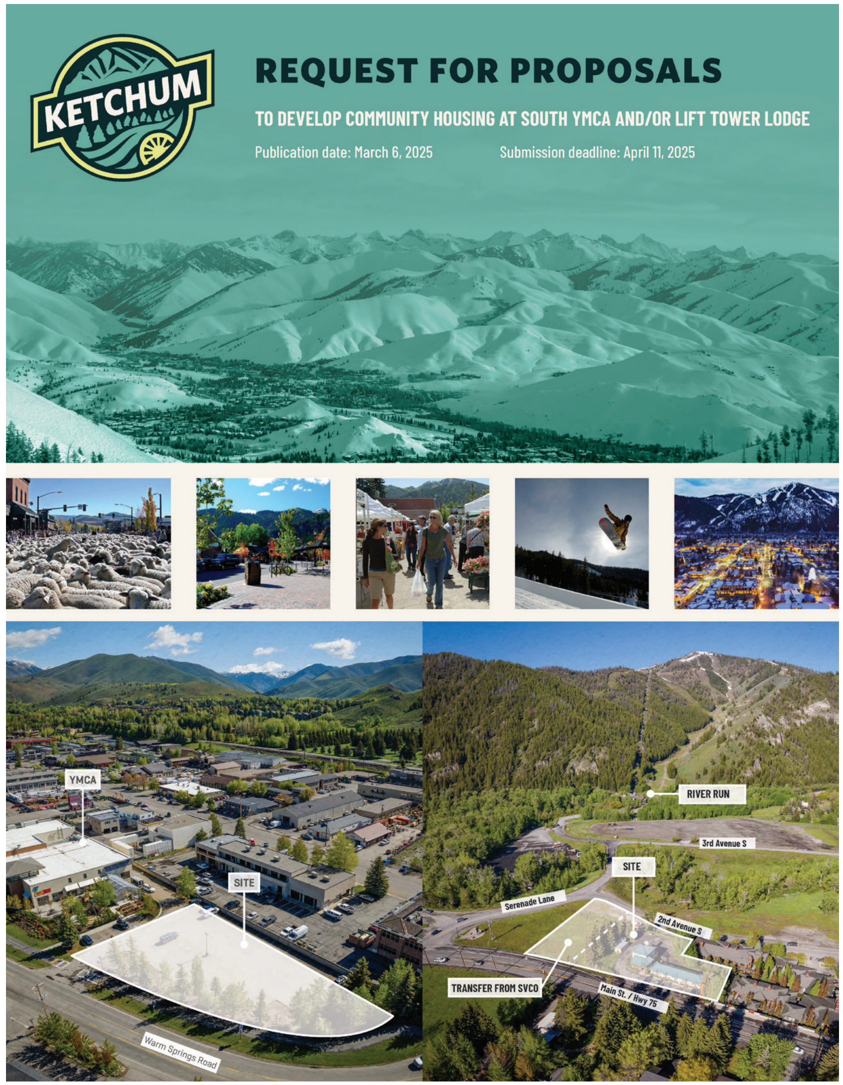
HOLST

LIFT TOWER LODGE EXAMPLE

EXPLORED (1) UNIT YIELD + BUILD-OUT SCENARIOS UNDER CURRENT ZONING + (2) PARTNER + COMMUNITY GOALS



REVIEWING DEVELOPERS' PROPOSALS, APRIL 25'

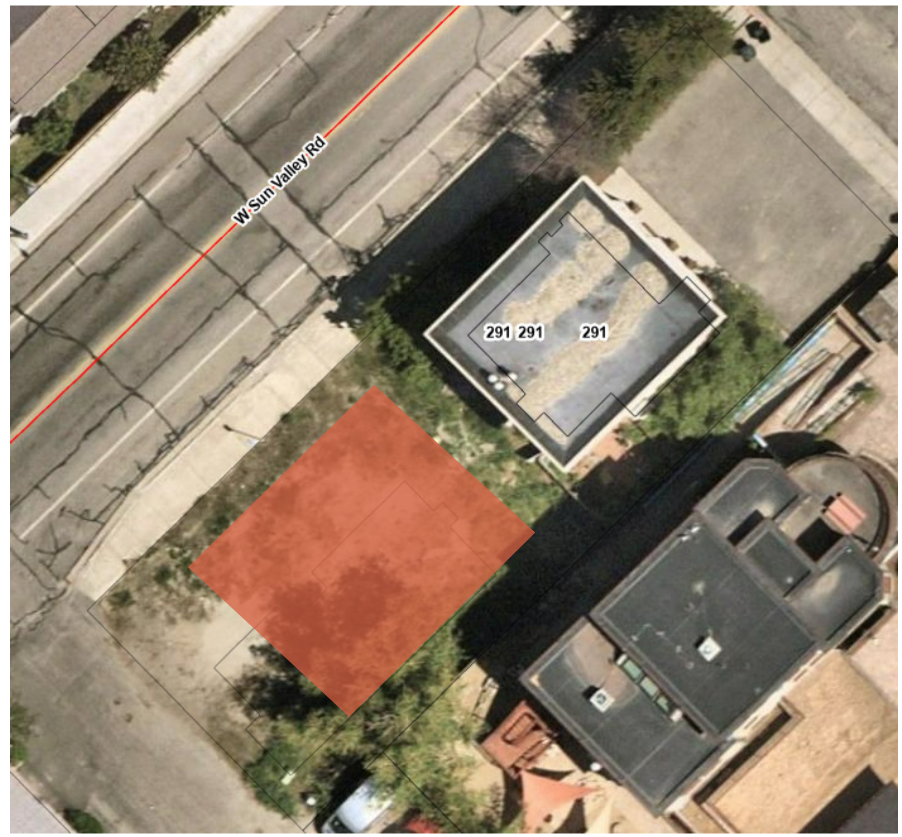


ABNORMAL PUBLIC PARCELS + LAND BANK

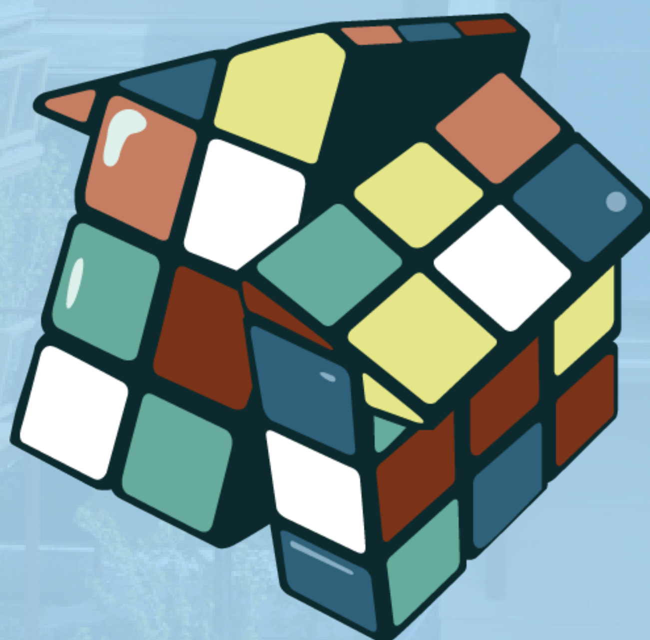
FOR-SALE UNITS, ENTER HOUSING AUTHORITY PORTFOLIO

INVENTORIED ABNORMAL CITY PARCELS

PURCHASED LAND + CONDOS

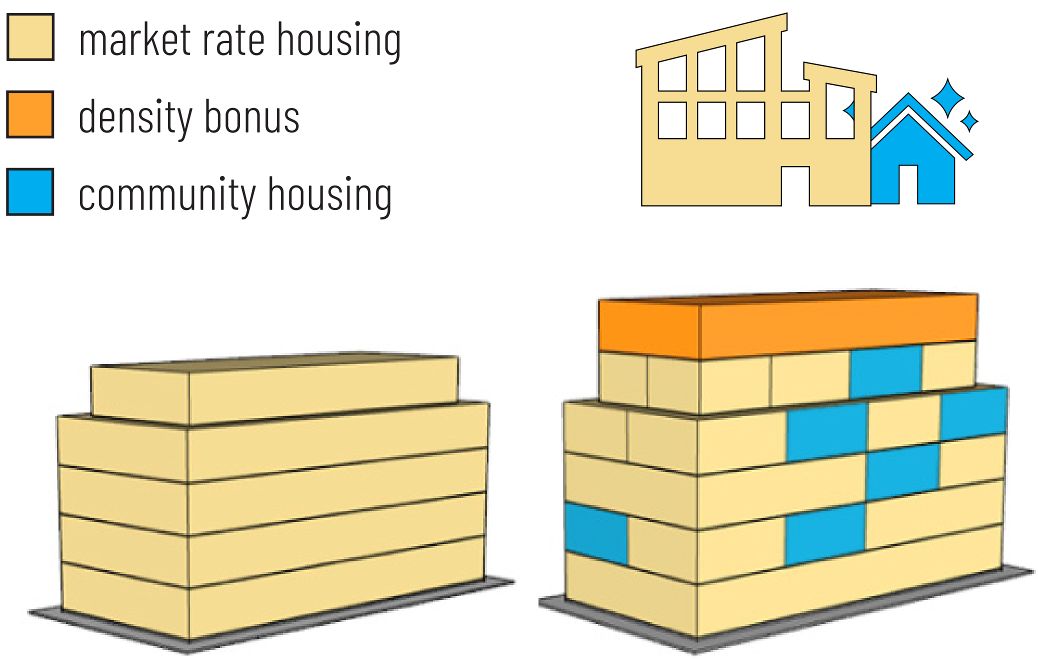


- **USE PUBLICLY-OWNED LAND**
- **PLANNING & ZONING EXCHANGE**



EXCHANGE GREATER DENSITY FOR COMMUNITY BENEFIT OF RESTRICTED HOUSING

- Mandatory inclusionary zoning not allowed per Idaho courts
- Voluntary density bonuses incentivize community housing development
- Ketchum’s program, developer can chose to develop or purchase restricted housing, or pay a fee



NEED PROGRAM ADMINISTRATOR

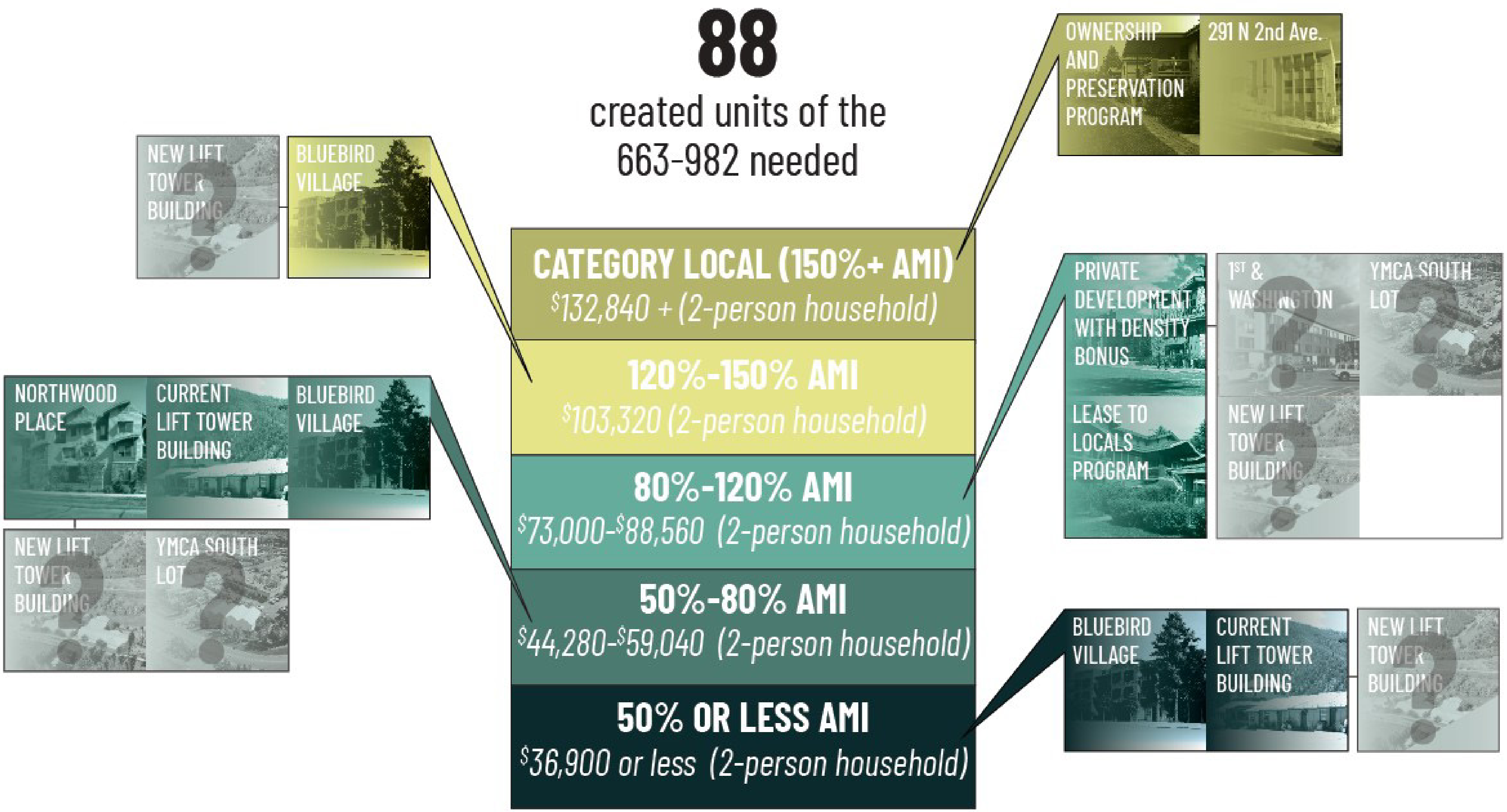
FOR RULES, APPLICATION REVIEW, PLACEMENT, + COMPLIANCE

	BLAINE COUNTY HOUSING AUTHORITY'S* PORTFOLIO **could be a Housing Trust or other existing entity*
PLANNED UNIT DEVELOPMENT	**~2/3**
DENSITY BONUS	**~1/3**
	128 units

CALIBRATE SCALE AND FEES TO LOCAL AREA

THANK YOU!

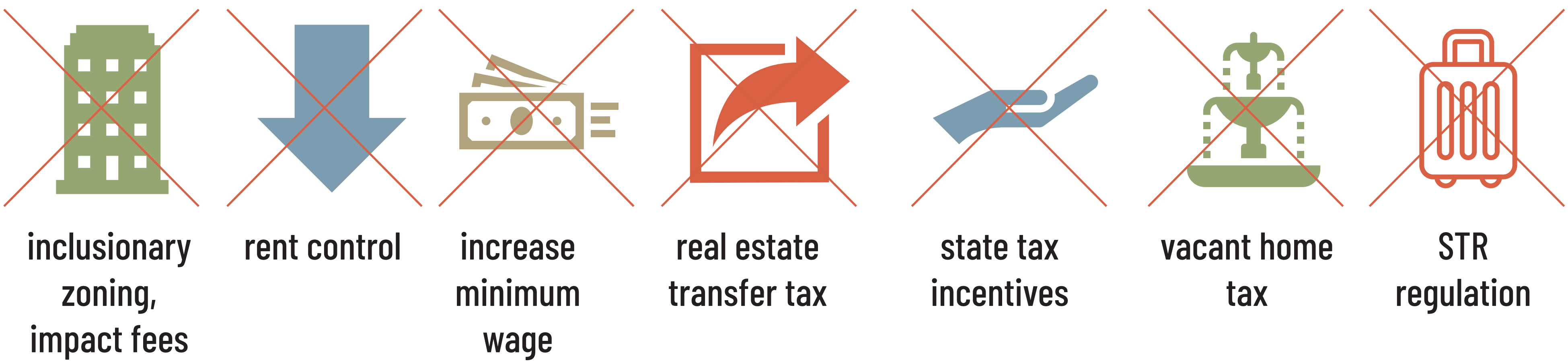
PROGRAMS FOR DIFFERENT NEEDS & INCOMES



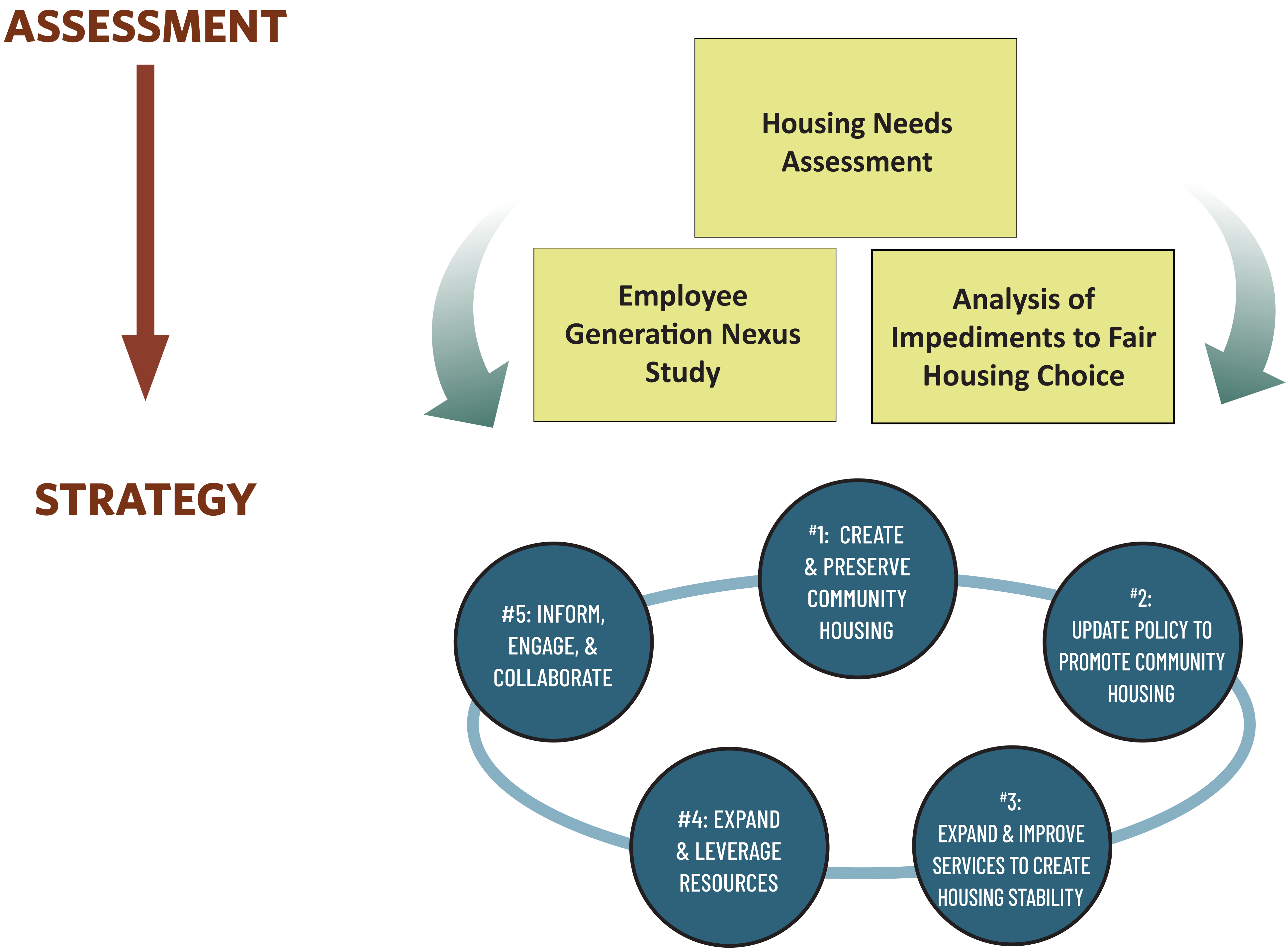
COMMUNITY HOUSING SOLUTIONS

IDAHO HAS LIMITED TOOLS FOR AFFORDABILITY AND REVENUE GENERATION

Idaho's cities are the only cities in the U.S. without authority to implement any of these common strategies.

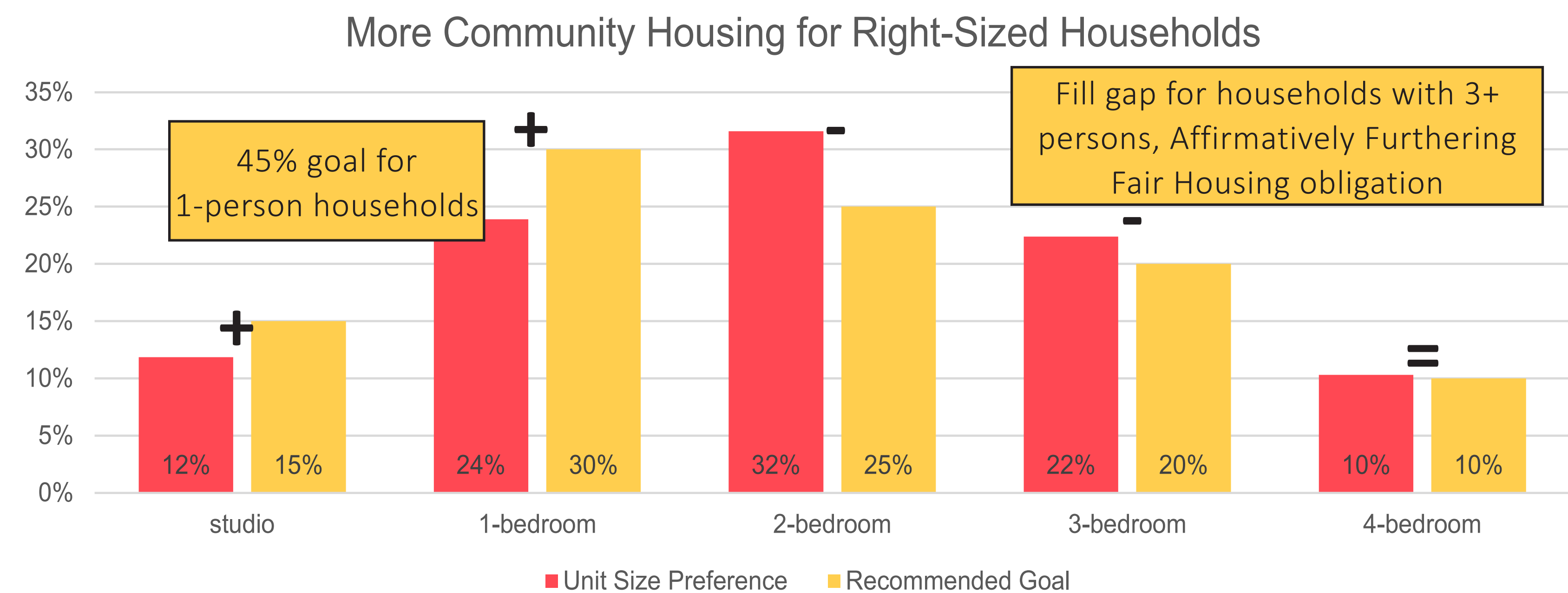


Source: National League of Cities, "Local Tools to Address Housing Affordability: A State-by-State Analysis." 2019. https://www.nlc.org/wp-content/uploads/2020/10/local-tools-to-address-housing-affordability-a-state-by-state-analysis.pdf



ASSESSMENT
STRATEGY
Housing Needs Assessment
Employee Generation Nexus Study
Analysis of Impediments to Fair Housing Choice
#1: CREATE & PRESERVE COMMUNITY HOUSING
#2: UPDATE POLICY TO PROMOTE COMMUNITY HOUSING
#3: EXPAND & IMPROVE SERVICES TO CREATE HOUSING STABILITY
#4: EXPAND & LEVERAGE RESOURCES
#5: INFORM, ENGAGE, & COLLABORATE

CREATING INVENTORY FOR RIGHT-SIZED HOUSEHOLDS



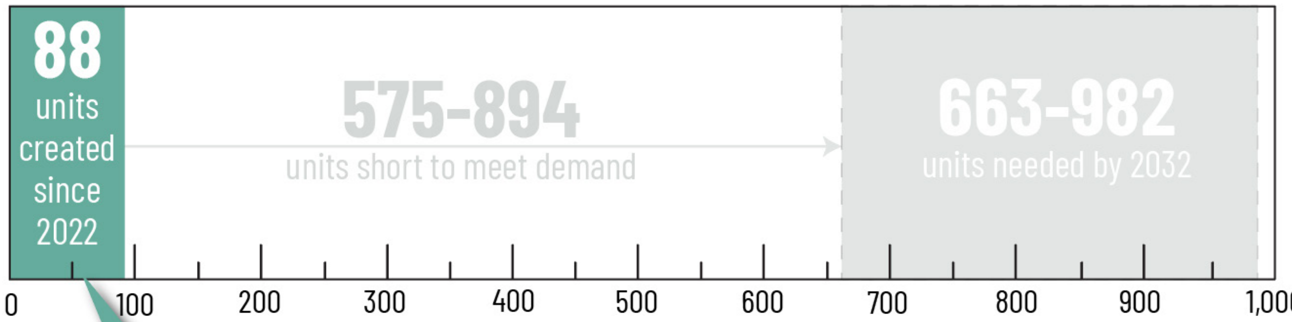
Blaine County Housing Survey, 2023

studio	1-bedroom	2-bedroom	3-bedroom
few households interested in studios	*assumed more 1- and 2-person households*	*1-person households not eligible for 2-br*	*2-person households not eligible for 3-br*

PORTFOLIO APPROACH TO MEETING COMMUNITY NEED

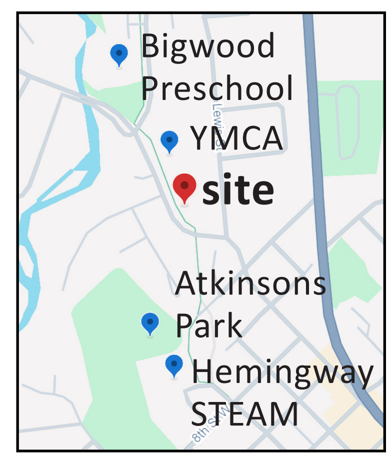
Housing units needed by 2032

Doesn't include 335 lost long-term rental households from 2010-2019

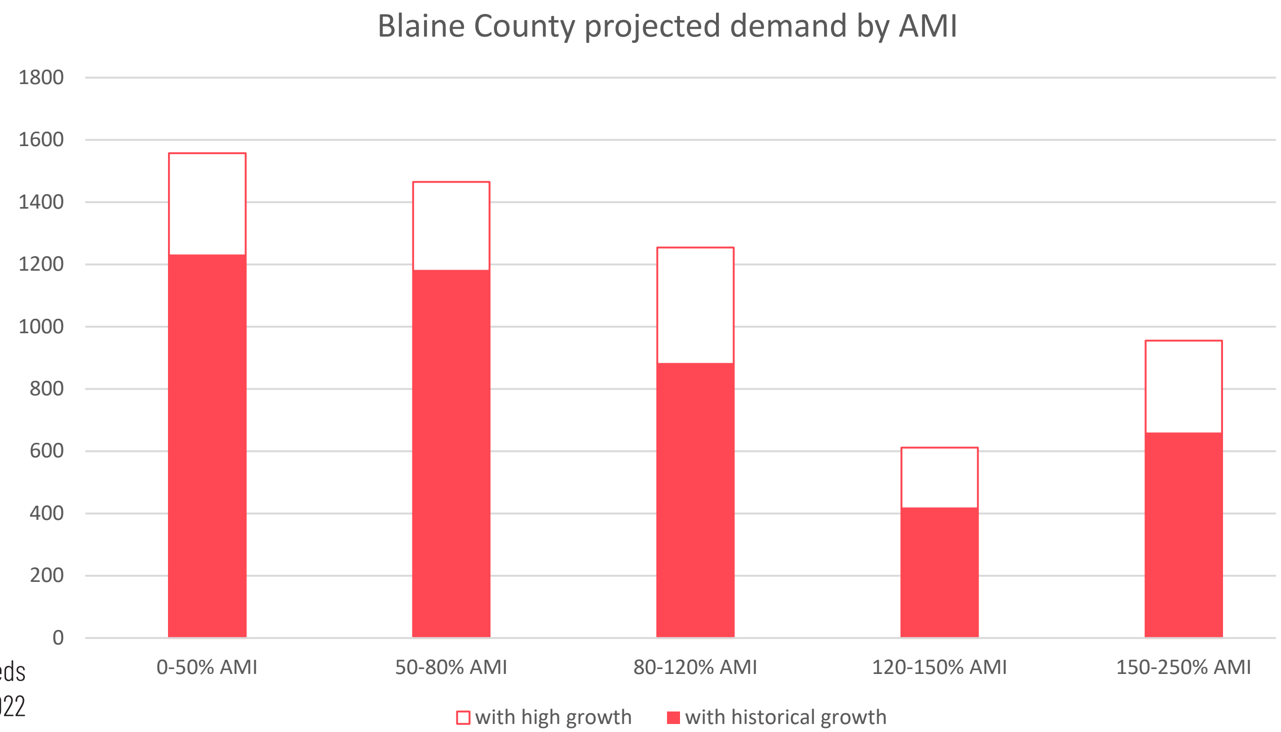


Proposed unit size allocation

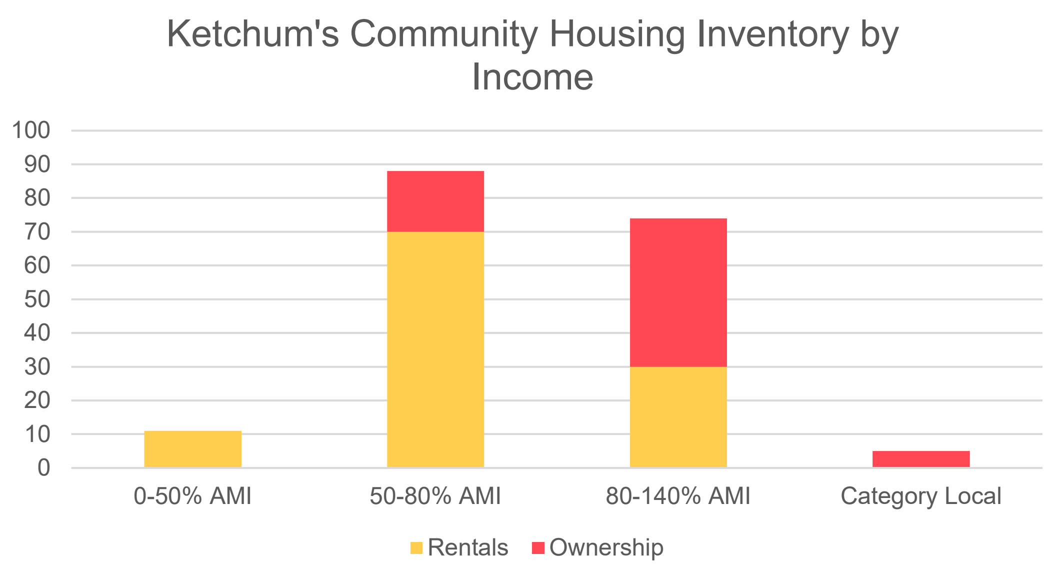
	New CH since 2022	Proposed Goal	Example, YMCA Since May 2022	Example, LTL Since May 2022	Example YMCA Total Inventory
studio	18%	15%	0%	5%	25%
1-bedroom	56%	30%	15%	5%	0%
2-bedroom	22%	25%	15%	30%	0%
3-bedroom	4%	20%	50%	25%	50%
4-bedroom	0%	10%	25%	20%	25%



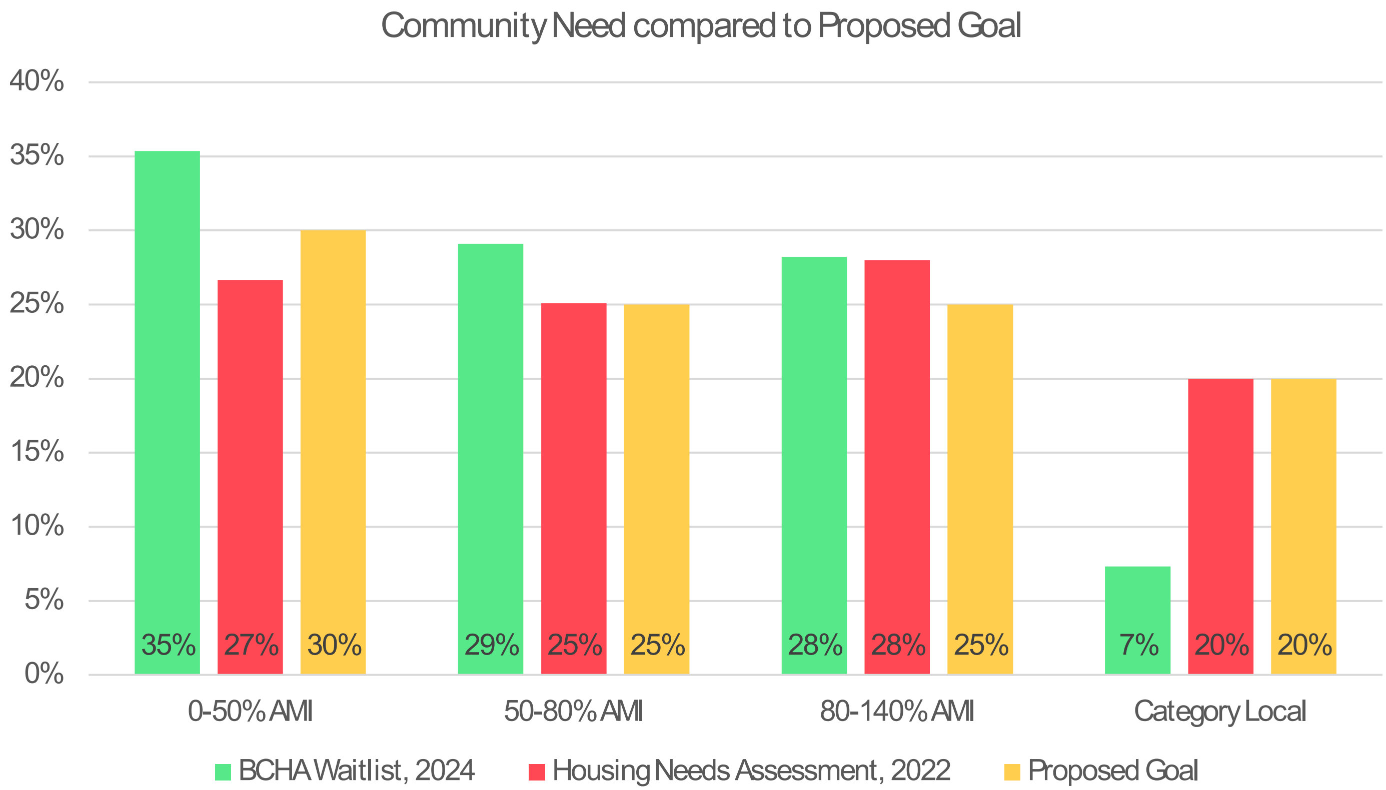
HOUSING NEEDED ACROSS INCOME LEVELS



Ketchum's Housing Needs Assessment, 2022



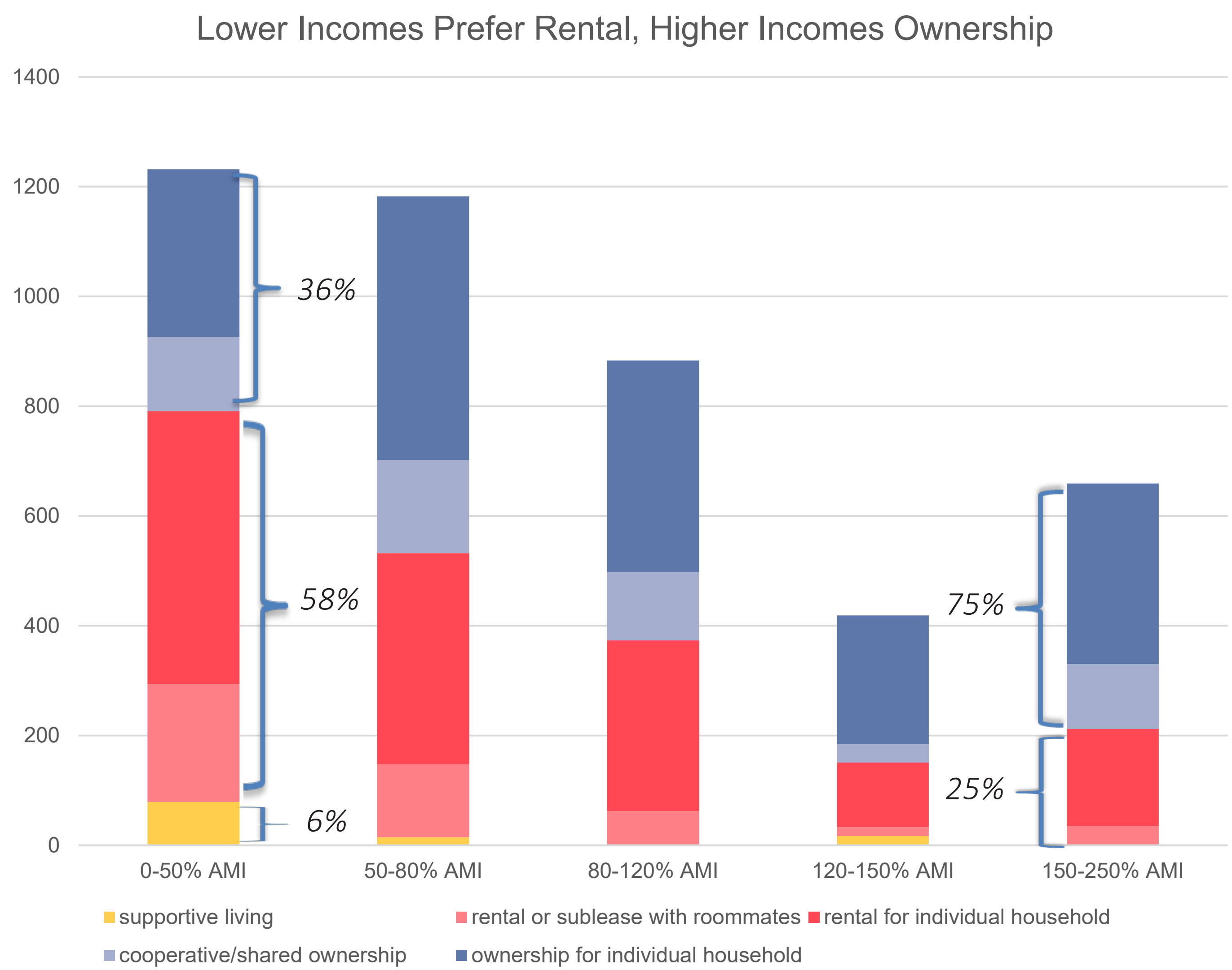
PROPOSED GOAL BASED ON NEED



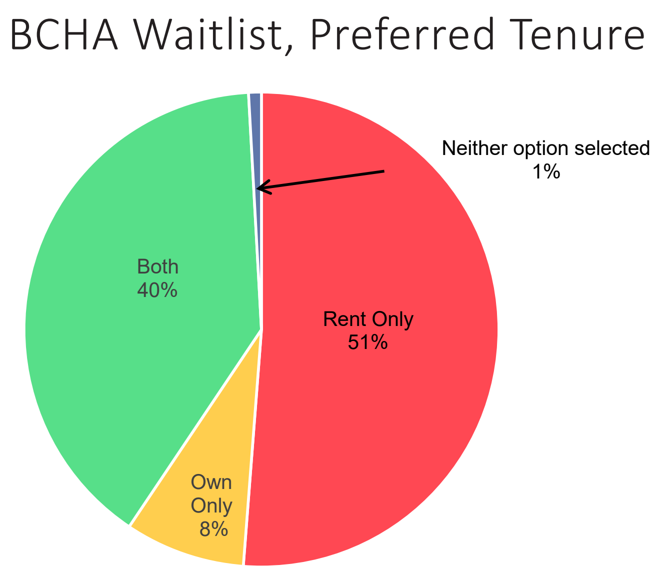
BCHA Waitlist December 2024; Ketchum's Housing Needs Assessment, 2022

	New CH since 2022	Proposed Goal	Example, YMCA	Example, LTL
0-50% AMI	21%	30%	45%	45%
50-80% AMI	48%	25%	45%	0%
80-140% AMI	27%	25%	10%	25%
Cat Local	3%	20%	0%	50%

PROPOSED TENURE TYPE



Blaine County Housing Survey, 2023

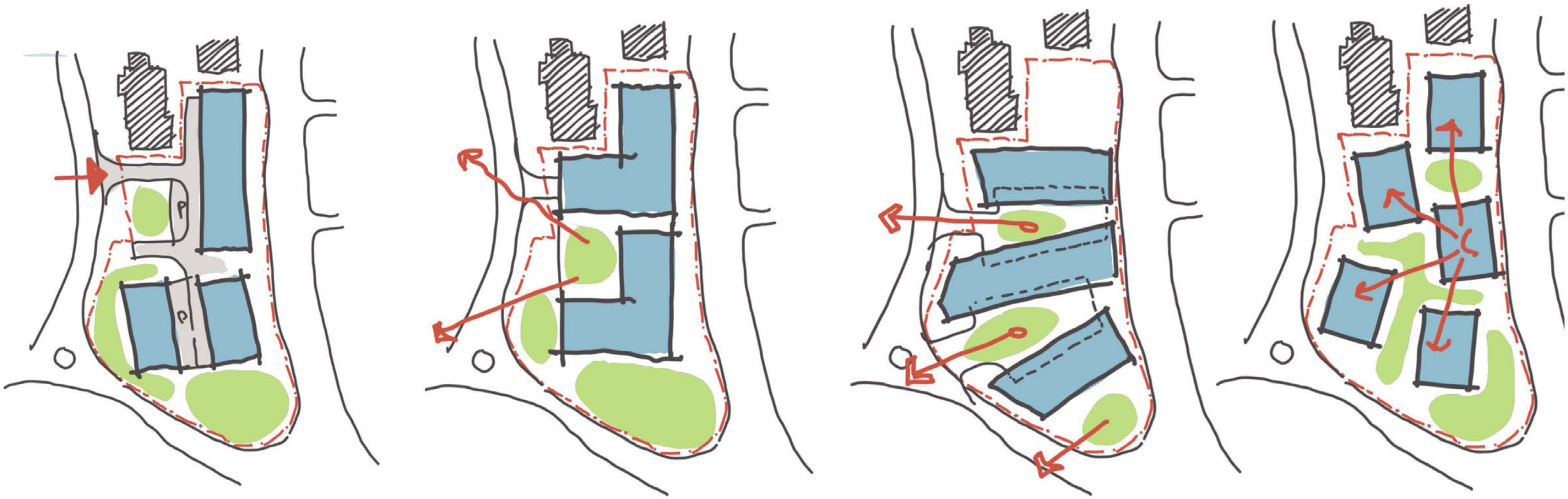


BCHA Waitlist December 2024

GOALS + EXPLORATIONS

USED IN PARTNER & COMMUNITY ENGAGEMENT

- Maintain viewshed from highway to Bald Mountain
- Enhance signage and sense of arrival at city entry
- Improve pedestrian and cyclist conditions around site
- Create a housing development that fits in with the context of Ketchum & provides a gateway to town
- Balance unit yield/type with adequate tenant parking
- Eliminate vehicle access off highway



PROPOSED TENURE BY INCOME LEVEL

ownership more challenging for <80% AMI

	New Ownership	Proposed Ownership Goal	New Rental	Proposed Rental Goal	New Supportive or Transitional	Proposed Supportive or Transitional
0-50% AMI	0%	0%	62%	95%	38%	5%
50-80% AMI	0%	0%	100%	98%	0%	2%
80-140% AMI	7%	60% or less	93%	40% or more	0%	0%
Cat Local	100%	75% or less	0%	25% or more	0%	0%

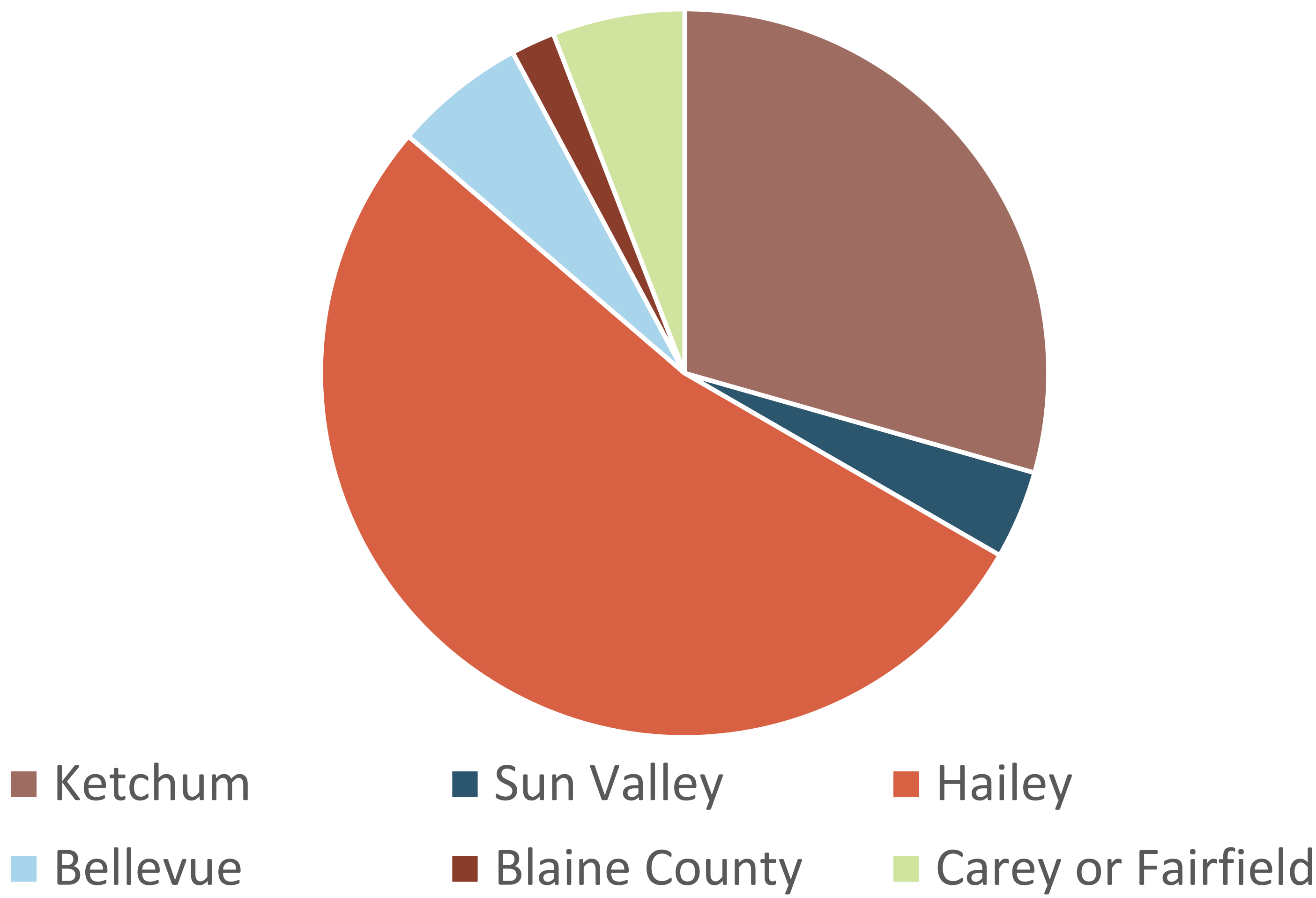
BLUEBIRD PREFERENCE POLICY

1	Critical Service + Public Service	
	Healthcare + education	**10%**
	+ nannys	**14%**
2	Full time local workers	**96%**
	Local disabled (2+ year local)	**4%**
	Local retired (5+ year local)	**4%**
3	Meets no preference policy	**0%**
	State preference: Veterans	**4%**

teacher + Ketchum non-profit

Ketchum pharmacy

PREVIOUSLY LIVED IN



Alder Apartments –
Hankins/Kimberly Rd, Twin Falls, ID

Vicinity Map:

Project Summary

- 72 Units
- 15 Project Based Vouchers
- Site is 4.20 acres
- 60% AMI
- On site Property Manager
- 4% Tax Credit/Tax Exempt Bonds
- Architect CSHQA
- Contractor Wright Brothers

Project Notes

- On schedule –85% complete
- Clubhouse ready April 2025
- Certificates of Occupancy for Building 4
- Move-ins scheduled April 15th

Sources & Uses

Sources	Amount
Permanent Loan	$4,916,000
Tax Credit Equity	$10,186,093
IHFA Homelessness Gap	$1,000,000
HOME Funds	1,065,000
Due on Sale Workforce Housing	$2,550,000
Workforce Housing with Interest Payments	$1,000,000
Twin Falls SLFRF (ARPA)	$1,728,460
The Housing Company Loan	$1,259,841
Deferred Developer Fee	$500,000
TOTAL	$25,705,394

Rent Comparison

Bedroom Size	Projected Rents	Market Rents
1 Bedroom - AMI 60%	$838	$1,150
2 Bedroom- AMI 60%	$1041	$1,375
3 Bedroom- AMI 60%	$1,203	$1,600

Unit Information

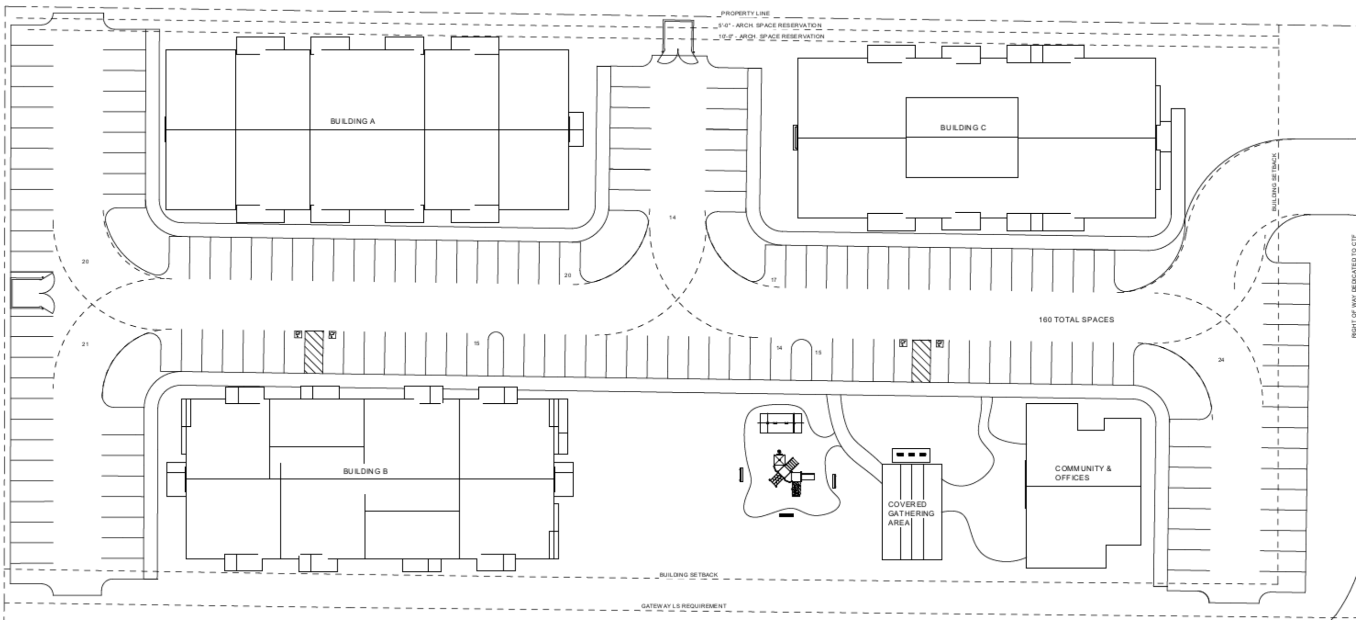
Number of Units	Type	Unit SQ Ft
15	1 Bedroom	651
45	2 Bedroom	883
30	3 Bedroom	1117

Updated: April 7, 2025

Alder Apartments –Twin Falls, ID

Clubhouse paint is completed.

Alder Apartments –Twin Falls, ID



The Core
12th and Florida Ave, Nampa, ID

Vicinity Map:

Project Summary
- 74 Units
- 30, 60% AMI Low & High HOME
- 3.189 acres
- Single Three-Story w/Elevator
- 4% Tax Credit/Tax Exempt Bonds
- Idaho Workforce Housing Funds
- Architect HSA
- Contractor Wright Brothers

Project Notes
- Commenced Construction 09/18/24
- Framing to be complete by end of April.
- Construction 25% complete
- Estimated Completion 12/31/2025

Updated: April 9, 2025

Sources

Sources	Amount
Permanent Loan	$6,650,000
HOME	$1,300,000
IHFA CIH Loan	$3,600,000
HTF	$550,000
Workforce Housing Fund	$2,000,000
Deferred Developer Fee	$473,978
Nampa CDBG	$90,000
Tax Credit Equity	$9,416,167
Foundation Donation	$50,000
	$24,130,145

Project Schedule

Activity	Completion
Land Purchase	11/28/2022
Finance Closing/Const. Start	09/18/2024
Estimated Construction Completion	12/31/2025
Est. Perm Loan Conversion/8609's	10/01/2026

Rent Comparison

Bedroom Size	Projected Rents	Market Rents
1 Bedroom - AMI 30%- HTF	$493	$1,335
1 Bedroom- AMI 60%	$1,044	$1,335
2 Bedroom- AMI 30% HTF	$587	$1,755
2 Bedroom- AMI 60%	$1,249	$1,755
3 Bedroom- AMI 60%	$1,439	$2,095

Unit Information

Number of Units	Type	Unit SQ Ft
14	1 Bedroom	614
38	2 Bedroom	835
22	3 Bedroom	1,087

The Core
Nampa, ID

Report Run History

	Report ID	Date Ran (Run-time)	Report Type	Name	User Creating	Running Provider	Running User	Report Status
	43951	04/09/2025 09:04:36 AM (3.43 mins)	SPM	SPM FY 2024	John Gibbons	ID-001 Idaho HMIS	John Gibbons	Completed
	43930	04/07/2025 08:45:42 AM (3.40 mins)	SPM	SPM FY 2024	John Gibbons	ID-001 Idaho HMIS	John Gibbons	Completed

Showing 1-2 of 2

Report Options

Name	SPM FY 2024
Description	
Measure *	Measure 7 ☑ Select ALL
CoC Code *	ID-501
Scope	◉ System-wide ○ Project-Focused
Program Date Range *	10/01/2023 to 09/30/2024
Entry/Exit Types *	☑ Basic ☑ Basic Center Program Entry/Exit ☑ HUD ☑ PATH ☑ Quick Call ☑ RHY ☑ Standard ☑ Transitional Living Program Entry/Exit ☑ VA ☑ HPRP (Retired)

SPM Report Results - Date Ran: 04/09/2025 09:04:36 AM - Report ID: 43951

1a - Length of Time Persons Experience Homelessness

	Current FY Universe (Persons)	Current FY Average LOT Experiencing Homelessness	Current FY Median LOT Experiencing Homelessness
Persons in ES-EE, ES-NbN, and SH	1552	**49.56**	**30.00**
Persons in ES-EE, ES-NbN, SH, and TH	1617	**53.62**	**33.00**

1b - Length of Time Persons Experience Homelessness

	Current FY Universe (Persons)	Current FY Average LOT Experiencing Homelessness	Current FY Median LOT Experiencing Homelessness
Persons in ES-EE, ES-NbN, SH, and PH	1912	319.48	99.00
Persons in ES-EE, ES-NbN, SH, TH, and PH	1976	321.84	103.00

2a and 2b - The Extent to which Persons Who Exit Homelessness to Permanent Housing Destinations Return to Homelessness within 6, 12, 24 months

	Total Number of Persons who Exited to a Permanent Housing Destination (2 Years Prior)	Number Returning to Homelessness in Less than 6 Months (0 - 180 days)	Percentage of Returns in Less than 6 Months (0 - 180 days)	Number Returning to Homelessness from 6 to 12 Months (181 - 365 days)	Percentage of Returns from 6 to 12 Months (181 - 365 days)	Number Returning to Homelessness from 13 to 24 Months (366 - 730 days)	Percentage of Returns from 13 to 24 Months (366 - 730 days)	Number of Returns in 2 Years	Percentage of Returns in 2 Years
Exit was from SO	3	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Exit was from ES	495	69	13.94%	15	3.03%	24	4.85%	108	21.82%
Exit was from TH	20	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Exit was from SH	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Exit was from PH	563	9	1.60%	2	0.36%	7	1.24%	18	3.20%
Total Returns To Homelessness	1081	78	7.22%	17	1.57%	31	2.87%	126	11.66%

3.2 - Change in annual counts of persons experiencing sheltered homelessness in HMIS

	Current FY
Universe: Unduplicated Total sheltered persons	1671
Emergency Shelter Total	1606
Safe Haven Total	0
Transitional Housing Total	77

4.1 - Change in Earned Income for Adult System Stayers during the Reporting Period

	Current FY
Universe: Number of adults (system stayers)	109
Number of adults with increased earned income	3
Percentage of adults who increased earned income	2.75%

4.2 - Change in Non-Employment Cash Income for Adult System Stayers during the Reporting Period

	Current FY
Universe: Number of adults (system stayers)	109
Number of adults with increased non-employment cash income	18
Percentage of adults who increased non-employment cash income	16.51%

4.3 - Change in Total Income for Adult System Stayers during the Reporting Period

	Current FY
Universe: Number of adults (system stayers)	109
Number of adults with increased total income	19
Percentage of adults who increased total income	17.43%

4.4 - Change in Earned Income for Adult System Leavers

	Current FY
Universe: Number of adults who exited (system leavers)	138
Number of adults who exited with increased earned income	27
Percentage of adults who increased earned income	19.57%

4.5 - Change in Non-Employment Cash Income for Adult System Leavers

	Current FY
Universe: Number of adults who exited (system leavers)	138
Number of adults who exited with increased non-employment cash income	31
Percentage of adults who increased non-employment cash income	22.46%

4.6 - Change in Total Income for Adult System Leavers

	Current FY
Universe: Number of adults who exited (system leavers)	138
Number of adults who exited with increased total income	52
Percentage of adults who increased total income	37.68%

5.1 - Change in the number of persons entering ES, SH, and TH projects with no prior enrollments in HMIS

	Current FY
Universe: Person with entries into ES-EE, ES-NbN, SH, or TH during the reporting period	1541
Of persons above, count those who were in ES-EE, ES-NbN, SH, TH, or any PH within 24 months prior to their start during the reporting year.	289
Of persons above, count those who did not have entries in ES-EE, ES-NbN, SH, TH or PH in the previous 24 months. (i.e. number of persons experiencing homelessness for the first time)	1252

5.2 - Change in the number of persons entering ES, SH, TH, and PH projects with no prior enrollments in HMIS

	Current FY
Universe: Person with entries into ES-EE, ES-NbN, SH, TH or PH during the reporting period.	2015
Of persons above, count those who were in ES-EE, ES-NbN, SH, TH, or any PH within 24 months prior to their start during the reporting year.	365
Of persons above, count those who did not have entries in ES-EE, ES-NbN, SH, TH or PH in the previous 24 months. (i.e. number of persons experiencing homelessness for the first time)	1650

7a.1 - Change in exits to permanent housing destinations

	Current FY

Universe: Persons who exit street outreach	4
Of persons above, those who exited to temporary and some institutional destinations	1
Of the persons above, those who exited to permanent housing destinations	3
% Successful exits	**100.00%**

7b.1 - Change in exits to permanent housing destinations

	Current FY
Universe: Persons in ES-EE, ES-NbN, SH, TH, and PH-RRH who exited, plus persons in other PH projects who exited without moving into housing	1712
Of the persons above, those who exited to permanent housing destinations	736
% Successful exits	**42.99%**

7b.2 - Change in Exit to or Retention of Permanent Housing

	Current FY
Universe: Persons in all PH Projects except PH-RRH who exited after moving into housing, or who moved into housing and remained in the PH project	640
Of persons above, those who remained in applicable PH projects and those who exited to permanent housing destinations	597
% Successful exits/retention	**93.28%**

Data Quality

	All ES, SH	All TH	All PSH, OPH	All RRH	All Street Outreach
Unduplicated Persons Served (HMIS)	1602	77	711	579	27
Total Leavers (HMIS)	1442	50	121	362	3
Destination of Don’t Know, Refused, or Missing (HMIS)	424	14	22	33	0