

KETCHUM, ID

ROUND 1 AWARD: \$2,500,000



Overview : To expand housing supply and lower housing costs, HUD’s Office of Community Planning and Development **awarded \$2.5 million to the City of Ketchum.** This grant funding will be used to identify and remove barriers to affordable housing production and preservation.

Ketchum has a shortage of at least 660 homes. The City has taken considerable actions to advance housing supply through development financing, land use reform, and incentive-based programs.

PRO Housing funding will enable Ketchum to establish an affordable housing gap fund, update the Comprehensive Plan, and amend land use regulations.

High Cost of Land

- Ketchum’s unique location in the mountains creates natural constraints, resulting in high costs of acquisition and construction.

Outdated Land Use Policies

- The City’s Comprehensive Plan and Housing Action Plan do not align with the current vision of new development in the community.

Lack of Affordable Workforce Housing

- Currently only 8.5% of Ketchum’s workforce lives in Ketchum, a 41% decline since 2002. The City notes “displacement disproportionately affecting our Hispanic and Latino neighbors.”

**LOCAL BARRIERS
TO HOUSING
IDENTIFIED BY
KETCHUM**

**RECENT ACTIONS
TO BOOST
HOUSING SUPPLY
LOCALLY**

The City of Ketchum

- In May 2023, the Local Option Tax was established to dedicate funds for preservation and construction activities bringing in approximately \$1.3 million annually.
- Updated local land use policies to facilitate the construction of a variety of housing typologies, address restrictive parking and minimum lot size requirements, and to allow live / work units.
- Launched in October 2022, the Lease to Local program, incentivizes vacant home owners to rent to people that live and work in the area.
- Developed a needs assessment and Housing Action Plan (HAP) in 2021 which included community engagement and input.
- Launched the Blaine County Housing Mediation Program in December of 2022 to prevent evictions and divert people from homelessness.



ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application

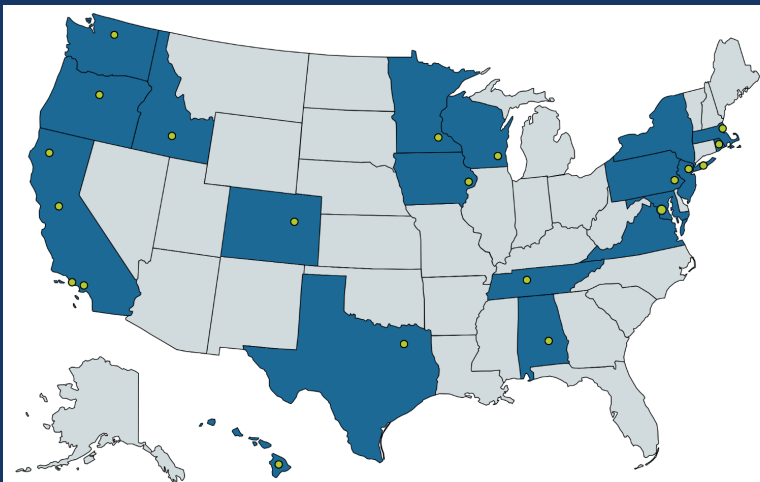
Establish Affordable Housing Gap Fund

- The City of Ketchum will establish an Affordable Housing Gap Fund to support the predevelopment, construction, and renovation costs of affordable housing throughout Blaine County.
- The Gap Fund will support public-private partnerships to facilitate new construction of affordable housing on publicly owned land, as well as acquisition / rehabilitation for preservation and adaptive reuse.
- The Gap Fund will support affordable housing projects or units within mixed-development projects. Nonprofit organizations and developers will be eligible to apply.

Update Comprehensive Plan and Land Use Regulations

- The City of Ketchum will update its Comprehensive Plan to better align with current policies of the current Housing Action Plan, Transportation Plan, Sustainability Action Plan, and other recent policies that inform future land use and development patterns of the City.
- Currently, the 2014 Comprehensive Plan does not reflect the demographic shifts from the pandemic and increased development pressures. PRO Housing funding will enable updates to address current housing demands and local needs.
- Ketchum will evaluate and update the land use codes and permitting processes to facilitate the construction of new affordable homes.
- The City will also revise its existing land use districts, create new districts, revise development standards, and establish incentives for affordable housing development.

HUD AWARDED \$85 MILLION TO 21 APPLICANTS THROUGH ROUND 1 OF THE PRO HOUSING COMPETITION



- PRO Housing provides first-of-its-kind funding to identify and remove barriers to housing production and preservation.
- The competition prioritizes communities that demonstrate an acute need for affordable housing.
- Successful applications demonstrated local actions — such as updates to land use policies, developer incentives, financing, and innovative strategies — to address barriers and boost housing supply.