

From: [Georgia Gelder](#)
To: [Participate](#)
Subject: An idea toward affordable house
Date: Monday, June 7, 2021 8:01:53 PM

Hello! The other day my landlord contacted me because the home we live in has been appraised by the county assessor at an insane value, inflating their property taxes. While it's not a surprise because we're all aware of the current market in the valley (and across America) it does strike me as something that is unfairly penalizing the very few remaining landlords in Ketchum who did not raise rents or sell their home out from under their tenant. It has me thinking and I'd like to propose an idea to the city for consideration- obviously it would need working over but I think the general concept has merit.

Seeing as the affordable housing issue is one that has been and will continue to cost the city millions of dollars, and seeing as this is a benefit that has already been offered to developers of affordable housing, could we not start a program in which a landlord could apply to have their property taxes waived for a period of time (say five years) if they can show that they are renting their home at an 'affordable' rate (Maybe create a rent cap, say 3k, or a price per square foot amount) to full time residents who work within Blaine County?

I believe it would create an incentive for more people to rent out their property in this way, and help relieve the overall burden of people who need homes.

I still believe that we should be working as a city to lobby on the state level to repeal the ban on city restrictions of short term rentals. I would like to see us 1. Tax short term rentals more heavily 2. Make a restriction that only full time residents can operate airbnbs&vrbos 3. Create a licensing limit on the number that can exist within city limits. These are methods that have been used successfully by major US cities to create a healthy balance in housing & tourist growth. I understand these cannot be under discussion until something changes on the state level but I would like to hear a conversation about how we can begin that process.

Thank you for your time and consideration of my letter. It's a very difficult and complex issue and I'm glad to see the city taking it seriously.

Best,

Georgia