

**From:** [H Boyle](#)  
**To:** [Participate](#)  
**Subject:** Housing thoughts for public comment  
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Below are the comments I made at the open meeting.

In addition, as you look as to whom you will let camp out, maybe make it as simple as being a registered voter in Ketchum.

Also, could it be possible to amend zoning for “mother in law” apartments that are rent deed restricted for say 3 or 5 years? I know you don’t set the mil rate but could they be appraised at zero during the term as an incentive?

I’m just trying to come with as many ideas as possible.

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I too thank the council for having this meeting and hope they will have many more of these.

We need a long term plan for housing.

Ketchum put all our eggs in the tax credit bucket. For a mere 56 units. SVED says the WRV needs 500 units. We need a plan for a lot more units that can house the people who live here today. Very few of these people here today will be able to live in Bluebird. They make too much money. We need more variety of housing options. Not just housing for future low wage workers for the Marriott.

We need to reinstate the community housing commission and charge it with creating housing. BCHA, which replaced it, does not create housing. We are hiring a sustainability person but no one in charge of creating housing.

We have no ways to pay for affordable housing. We need to work with other resort communities in Idaho to lobby Boise to let us charge short term rental taxes and second home flip taxes to fund community housing like they do in other mountain states. We have a crisis and we need to act like it is a crisis and use every tool we can.

I see people here who need housing. But I don’t see anyone here who can actually build housing. Only one person here supplies housing—Dr Hoffman. We need to get our local developers involved. Neil I urge you to work with them.

As for hotels, letting them in here without building 100% employee housing is killing us. The Marriott says they will build employee housing. They will build housing for only 23% of their workers. Where will the other 77% live?

Limelight is owned by a massive out of state corporation, Aspen Ski Company. And yet, their workers are living in our tax credit and taxpayer subsidies low income housing. Is this what we want our hotels to do here?

For that matter, is there anyone from the business community here? What are they doing to address this crisis? Isn’t that in their interest?

Where can we put more housing?

In industrial park several locations are commonly discussed  
Lumber yard  
Barsotti lot

But what about....

Fire practice lot. The forex chief is all in for Bluebird so don’t see how he could possibly object.

We could put housing up above the parking lot next to Y. Get a lot of units plus covered parking for the Y. Probably don’t need tax credits for this. Win win.

Low density housing near St Luke's could be upscaled.

And why won't Mr Brennan give up less than 5% of warm springs for community housing.

One member of our community who could not be here today is working on matching people who need housing with people who VRBO their units. Is anyone here renting on Airbnb? If so I ask them to rent to a local longer term.

We need to take care of the people who live here today. We should not be catering to out of state developers who take advantage of our poor zoning and leave us holding the bag.

Thank you  
Perry Boyle  
Ketchum