

From: [SUSAN PASSOVOY](#)
To: [Participate](#)
Subject: City Council meeting 5/28/21
Date: Thursday, May 27, 2021 5:03:30 PM

Ladies and Gentlemen of the Ketchum City Council:

Thank you very much for starting a larger community conversation on workforce housing in Ketchum. Unfortunately, I did not receive notice of the meeting until 11:30 this morning, and am unable to attend the meeting in person. I hope the following comments can contribute to the discussion.

From 2006 to 2010, I was Chair of the revitalized Blaine County Housing Authority. During my tenure, we determined that the County needed approximately 1000 units of community housing. Our needs are even greater now, despite the efforts of every constituency to see that some needed housing has been built. However, clearly, these efforts have lagged far behind the obvious requirements.

Perhaps as a first step, Ketchum create an audit of Ketchum's housing needs and opportunities. This would include assembling all the current data regarding the city's housing needs, and identifying the land available on which to build such deed restricted housing could be built, as well as the projected private developments that could voluntarily or by project enhancements include deed restricted housing. I am sure there are more elements of information that should be included. Other agencies have much of the needed information, but I am not aware that it has all been collected in one place for Ketchum's use. We should also know how many units are in use for short terms rentals such as AirBnB and VRBO. This assessment should also include an analysis of the tools available here in Idaho to increase our affordable housing stock.

Second, it might be a good idea to undertake a massive information campaign to educate our community on why such housing is needed, the extent of the need, and the importance of acting quickly. I encounter so much misunderstanding and misinformation throughout our city, it is important that correct information be made available—repeatedly and in many forms.

Specifically, the City and GMD developers should update an FAQ about the Bluebird Village project, and get the information before the public—the financial arrangements, the deed restricted nature of the units, the project elements required by the IFHA, and other important aspects of the project. Too much is being assumed by the developer and the City, which adds to the community's sense that they are being railroaded in some way to accept a project that they don't understand.

I would be happy to answer any questions or help in the effort in any way. My 35 year law practice in San Francisco I represented both large and small developers in complex real estate transactions. Housing was always an issue. Idaho may not have the same tools as many other states, but we do have options and should use them to the maximum extent.

Respectfully,

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