



**BLAINE COUNTY  
HOUSING AUTHORITY  
ACTION PLAN**

Adopted February 14, 2024



# THANK YOU

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- Sarah Seppa, Vice Chair
- Mason Frederickson, Treasurer
- Nate Hart, Commissioner
- Jennifer Rangle, Commissioner
- Ana Torres, Commissioner

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- Cece Osborne, Wood River Land Trust
- Harry Griffith, Sun Valley Economic Development
- Jordan Fitzgerald, Wood River Community Housing Trust
- Mary Fauth, Blaine County Charitable Fund
- Michelle Griffith, ARCH Community Housing Trust
- Sally Gillespie, SPUR Community Fund

## **BCHA'S GOVERNMENT LIAISONS**

- Commissioner Muffy Davis, Blaine County
- Councilperson Tripp Hutchinson, Ketchum
- City Administrator Lisa Horowitz, Hailey

## **GOVERNMENT PARTICIPANTS**

- Councilperson Jessica Obenauf, Bellevue
- Councilperson Michelle Griffith, Sun Valley
- Mayor Neil Bradshaw, Ketchum

## **ADMINISTRATIVE SUPPORT**

- Jade Riley, Ketchum City Administrator
- Carissa Connelly, Housing Director
- Courtney Noble, Interim Housing Manager
- Daniel Hansen, Community Engagement Manager
- Rian Rooney, Housing Fellow
- Thecla Campbell, Administrative Assistant

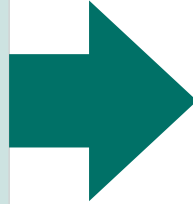
**Blaine County Housing Authority's Action Plan was reviewed and adopted at the Annual Board Meeting on February 14th, 2024.**

# FROM LONG-RANGE STRATEGIC PLAN TO ACTION PLAN

## PARALLEL PLANNING EFFORTS INFORMED BCHA'S LONG-TERM STRATEGIC PLAN

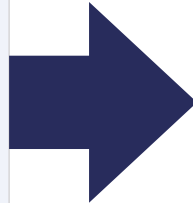
### COUNTY COORDINATION DISCUSSIONS

- Discussion with Cities on
  - strengthening BCHA
  - need for increased coordination
- Reviewed housing partnership and coalition models
- Discussion with Ketchum on joint housing department



### KETCHUM HOUSING ACTION PLAN

- Countywide Housing Needs Assessment
- Community outreach + feedback
  - 1,117 survey responses, interviews of 35 leaders
  - task force from diverse industries
- Researched best practices + interviewed Housing Directors from six peer communities
- OUTPUT: HAP adopted May 2022 highlighted need for
  - regional coordination
  - expanded services
  - housing entity as go-to resource



### BCHA'S LONG-TERM STRATEGIC PLAN

- Informed by other planning efforts and learnings
- Actions assumed to continue at local city level with countywide coordination
- Interviewed stakeholders
- Researched other Housing Authorities
- Audited current operations + functionality
- Board workshops defined:
  - role/purpose
  - organizational models
  - Strategic Plan
- OUTPUT: Long-term Strategic Plan adopted June 2022

In June 2022, the BCHA Board of Commissioners and Government Liaisons developed a new Strategic Plan. The process was facilitated by Agnew::Beck, with the support of Blaine County, the City of Ketchum, and Spur Community Fund. The Strategic Plan was developed while BCHA was undergoing tremendous organizational change - BCHA staff had resigned, Board members were in transition, and parallel planning efforts and conversations were underway.

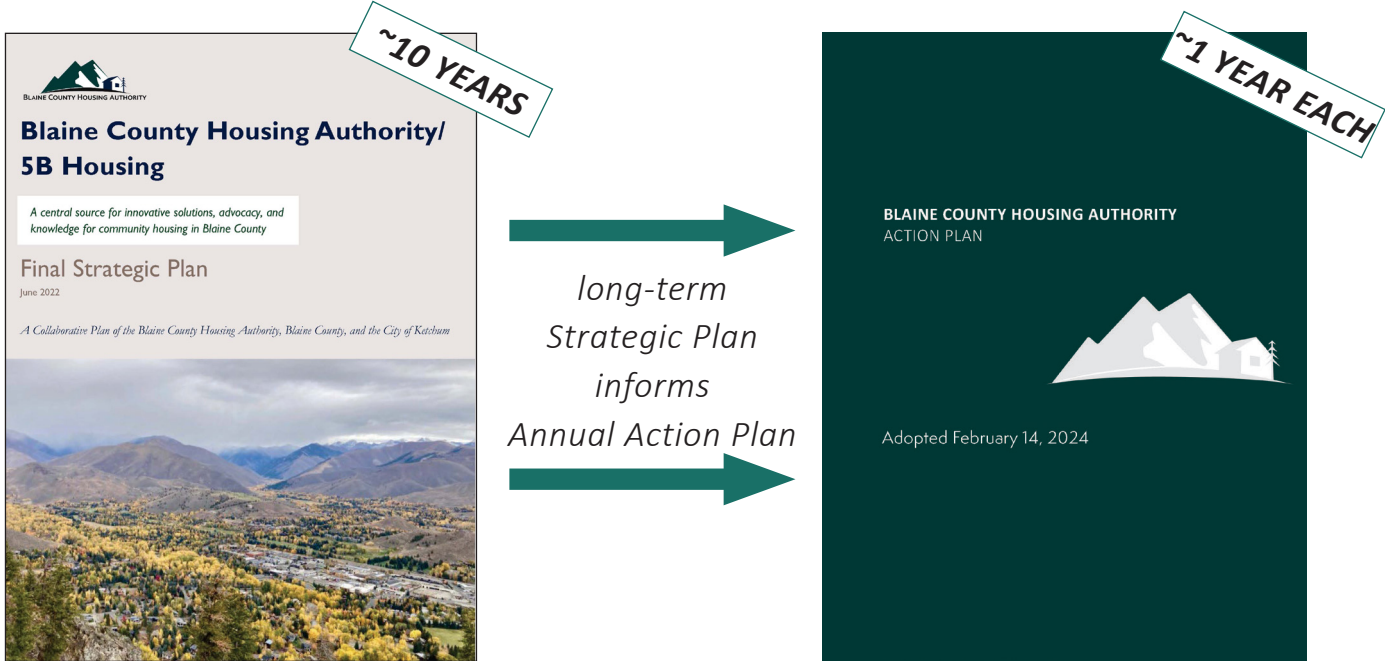
Alongside BCHA's planning process, Ketchum had just wrapped up planning efforts for its own Housing Action Plan (HAP) and Blaine County was conducting their own housing discussions. Ketchum's HAP was developed with significant countywide input – including a survey with over 1,117 responses and interviews of 35 community leaders representing service providers, businesses, developers, philanthropy, and local government leaders. Research and peer community interviews identified best practices for destination communities while the housing needs

assessment established the housing deficit across incomes.

Ketchum's HAP was intended to be a community-driven plan, developed with a task force of twenty community members that represent diverse industries and perspectives, and public feedback via open houses, focus groups, and digital public comment. Actions included quarterly housing conversations with local governments and separate quarterly conversations with Implementation Partners – i.e. those facilitating specific actions in the plan.

Simultaneously, Blaine County initiated conversations about how to increase coordination amongst the various jurisdictions and how to build their own internal capacity to respond to regional housing shortages. This process highlighted the need for county-wide coordination to make the housing efforts less duplicative and confusing for the community, service providers, and other stakeholders.

**LONG-TERM STRATEGIC PLAN IS FRAMEWORK FOR MORE IMMEDIATE, IMPACTFUL ACTIONS**



This long-term Strategic Plan outlined objectives within each goal area, one of which is to create a Regional Action Plan. The Action Plan follows the same Goal framework as BCHA’s long-term Strategic Plan, with slight adjustments to Objectives and reassessment of Strategies for immediate impact and feasibility- i.e. “Actions.”

An Action Plan clarifies the most relevant and immediately impactful, needed, and feasible actions for staff to pursue. The aim is to update the Action Plan annually - in alignment with the budget cycle - in order to account for learnings, changes, developments, and accomplishments. The Action Plan gives clear direction to staff on approved actions for

the fiscal year, which enables appropriate time and resource allocation. The Plan herein will be reevaluated during FY24-25 budget review. This is in contrast to the Strategic Plan, which typically remains unchanged for a decade or more.

This regional action plan can be an opportunity for local governments to publicize their housing efforts. The resulting compilation of actions would be a resource for the community, stakeholders, developers, and local governments to view housing programs, policies, and efforts happening throughout the county. Local governments could then identify, learn from, and coordinate with each other and/or BCHA.



# GOAL 1 | BUILD ORGANIZATIONAL STRUCTURE + CAPACITY TO SERVE REGIONAL HOUSING OPPORTUNITIES + GAPS

## CONTEXT FOR GOAL 1

The planning discussions and efforts at BCHA, Ketchum and Blaine County clarified the existing gaps in services and coordination. Despite the many organizations working to address housing, key housing services and knowledge were still missing, and the overall experience for the community was fragmented and disconnected. These findings led the BCHA's Board to affirm that the best way to serve the community, provide regional coordination services and respond to funders, was to develop a new approach to the implementation of housing services, programs, advocacy, and coordination. This approach centers around filling gaps in housing services – regularly cataloguing existing efforts and positioning a nimble, experienced BCHA team to fill the existing gaps. The resulting new mission is for BCHA to be “a central source of innovative solutions, advocacy, and knowledge for community housing in Blaine County.”

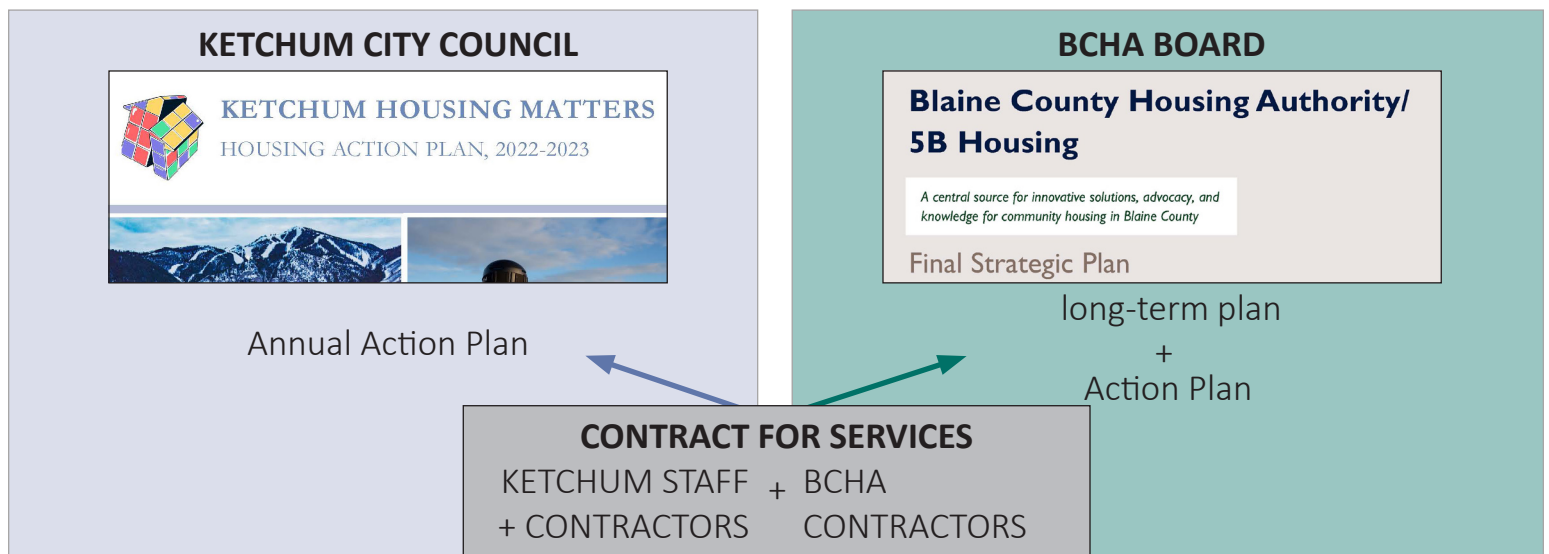
At the time BCHA's long-term Strategic Plan was in development, the Board and government representatives discussed different scenarios previously discussed amongst jurisdictions. The aim was to adequately implement this new scope, and operational scenarios explored include (1) maintain the status quo, (2) form a regional housing Joint Powers Agreement, and (3) set up a new housing initiative, 5B Housing, as a joint project, under which BCHA would sit. The Board was supportive of this third arrangement because it would create a shared Housing Department that could take on regional housing needs and fill identified gaps, producing better outcomes for regional coordination and enable greater funding and capacity support for BCHA. The Board also acknowledged that this approach would be confusing for community members and would require time and resources to transition.

## GOAL 1 PROGRESS | JUNE 2022 TO FEBRUARY 2024

During the Fall of 2022, service providers countywide called for action regarding a substantial increase in households experiencing homelessness. This controversial housing reality and the continued struggle to staff BCHA spurred the County to initiate regular small-group discussions of government administrators and elected officials regarding the future of BCHA. This group expressed limited interest in a new 5B Housing model, so the County considered bringing BCHA staffing in house.

acknowledged that there was limited capacity and physical space to adequately serve and manage housing authority staff and implement the Strategic Plan. They recommended – and Ketchum City Council agreed – that the City of Ketchum was best situated to staff BCHA, effectively merging housing, communications, HR, and building resources. Ketchum and BCHA now have a contract for services, whereby Ketchum staffs BCHA and serves as the Executive Director (per updated bylaws). Blaine County and Ketchum co-fund BCHA, with additional revenue from grants and operations.

By February 2023, County elected officials and administrators



While the scope of BCHA grew, so did the need for additional staff to adequately operate. The Housing Fellow (contract), Interim Housing Manager (contract), and Housing Director (Ketchum staff) have relevant technical expertise. Currently, there is an open Deputy Director position for Ketchum’s Housing Department – currently being reassessed for scope and pay. Dependent on the candidate’s expertise, the

Deputy Director could replace all or a portion of the Interim Housing Manager’s and/or Housing Fellow’s workload with BCHA. Leadership is also currently considering merging two part-time positions (compliance and application review) to increase transparency and efficiency within the housing team.

<b>ACTION PLAN   GOAL 1, BUILD ORGANIZATIONAL STRUCTURE + CAPACITY TO SERVE REGIONAL HOUSING OPPORTUNITIES + GAPS</b>	
<b>OBJECTIVES</b>	<b>ACTIONS</b>
1. Create a robust, diverse housing staff team with a range of technical skills to serve regional housing needs.	Ongoing: Maintain Executive Director/Director.
	Hire, train, and maintain staff to support (or contract for services) and/or transition existing staff into new roles. Pursue converting part-time application assistance and compliance review to a full-time position.
	Ongoing: Maintain staff or contracts for technical services (e.g., grant writer, code amendments, etc.).
2. Secure funding to operate entity and all BCHA actions.	Develop and secure approval of a budget (Blaine County and City of Ketchum) to support BCHA. Continue to explore funding participation from other governmental jurisdictions.
	Continue fundraising beyond local government for housing-specific grants, with support from Blaine County Housing Foundation. Convene the Foundation’s Board.
	Continue meetings with Hailey, Sun Valley, Bellevue. Engage other local governments through active liaisons.
3. Maintain current BCHA governance structure.	Maintain current structure and contract for services with City of Ketchum. Continue to dialogue with all governmental partners on future maturation of the structure.
4. Build value by providing excellent technical- and policy-related services to various housing agencies, local government, and developers.	Ongoing: Maintain staff and/or contractors to support policy and technical code amendment work, including Comprehensive Plan updates.



# GOAL 2 | RECOMMEND + ADVOCATE FOR POLICY THAT PROMOTES COMMUNITY HOUSING

## CONTEXT FOR GOAL 2

Key tools available to local governments are incentivizing

1. housing access through policies and programs and
2. community housing development through code/land development regulations, whereby private developers contribute to meeting housing needs.

Examples include fast-tracking the entitlement process for developments that are all, or majority, community housing. The reduction in process time leads to cost savings for developers, thus enabling community housing development at below market costs. Another is Ketchum’s

density bonus program, whereby developers can exceed a set density in certain neighborhoods so long as they also provide community housing or pay a fee.

BCHA historically provided policy guidance to local governments and will continue to do so. BCHA has also tracked housing needs and rental data. The long-term Strategic Plan seeks to improve with the aim of better informing decision- and policy-making.

## GOAL 2 PROGRESS | JUNE 2022 TO FEBRUARY 2024

The BCHA team consulted with Hailey on their locals-only pilot program and BCHA will administer new inventory from Ketchum’s Ownership and Preservation Program pilot. Ketchum’s 2022 Housing Needs Assessment included data and analysis for each jurisdiction within Blaine County. BCHA conducted a new survey in 2023, identifying needs and preferences of those seeking housing.

Staff are working to migrate to a new data and application system which will enhance data tracking, analysis and

reporting. Staff also created a 2023 resource guide – now updated for 2024 – and a common intake form for referrals based on eligibility for all restricted housing in Blaine County. BCHA has also historically been the only entity tracking rental data. In 2022, Ketchum staff added review of Facebook posts to rental rate tracking, but tracking stopped in September 2023 due to limited staff and Facebook access. Staff are now exploring an overhaul of the rental tracking system with Boise State Idaho Policy Institute.





**ACTION PLAN | GOAL 2, RECOMMEND + ADVOCATE FOR POLICY THAT PROMOTES COMMUNITY HOUSING**

OBJECTIVES	ACTIONS
<p>1. Serve as the community’s primary source of housing data, housing needs, and housing lists to support data-driven decision making, action and investments.</p>	Ongoing: Track and provide data on housing needs, eligibility, and waiting lists.
	Convert 2023 housing needs data and survey into Countywide Housing Needs Assessment Report. Integrate analysis from Sun Valley Economic Development, Wood River Community Housing Trust, City of Hailey, and Windermere.
	Every five years, update regional housing needs and quarterly housing supply pipeline data and compile, publish and market the report. Regularly update all housing related data of value to members, public, and development community. Work with Community Engagement Department on data visualization and accessibility.
	Ongoing: Publish quarterly analysis of BCHA’s waitlist.
	Retroactively update rental rate report and post available data on BCHA’s website.
	Improve rental rate tracking process and reports. Evaluate current method and consider supplemental and alternative data.
	Contract to conduct employee generation nexus study to identify the relationship between market rate development and workforce housing.
	Identify staff to track and analyze relevant and useful data.
<p>2. Identify + support policies to promote community housing supply and access to community housing at the local level including: code amendments, projects, programs, funding allocation, etc.</p>	Staff to become familiar with existing and potential housing policies and programs in local jurisdictions. Develop relationship and knowledge-sharing with staff of other jurisdictions.
	Ongoing: Provide letters of support and in-person representation for planning and development applications, programs, zoning code changes, Comprehensive Plans and/or annexations related to housing at Council/Commission meetings. Encourage local jurisdictions to use BCHA as a housing resource and discuss proposed actions with BCHA in advance of staff report publication.
	Ongoing: Support development and/or enhancement of incentive-based land use policies that result in long term deed restricted affordable housing, including FAR Exceedance Programs.
	Develop and recommend a standard for HOA assessment and dues allocation on community housing units within CC&Rs.
	Conduct countywide Analysis of Impediments to housing choice. Use learnings to recommend and support new policies in local governments.
	Continue advocating for changes in rental assistance, including comparables used to determine fair market rent. Support ordinance for non-discrimination based on source of income.
	Assess intersection of housing policies and other community plans and efforts underway, such as sustainability, transportation, smart growth, etc.

# GOAL 3 | EXPAND, COORDINATE + IMPROVE SERVICES TO CREATE HOUSING STABILITY

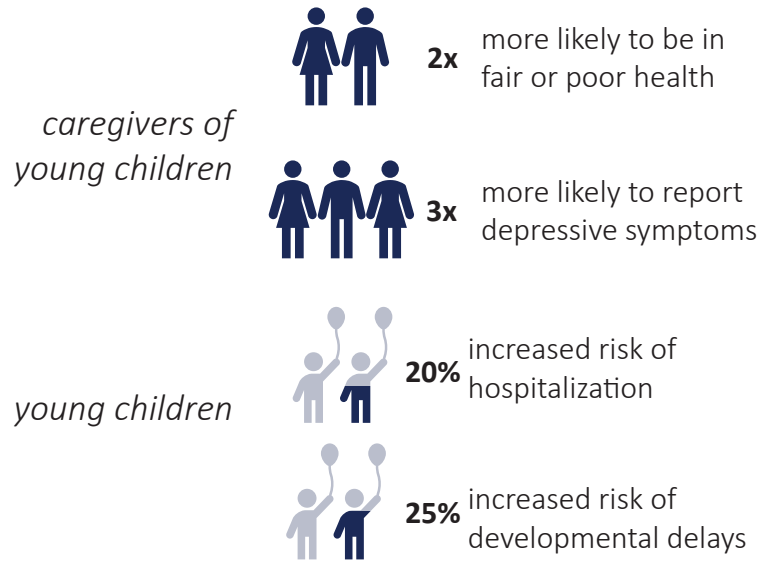
## CONTEXT FOR GOAL 3

Housing instability is creating financial, social, and emotional challenges for residents across the valley. Displacement and housing instability have mental and physical health impacts. In adults it increases the likelihood of depression and suicide and has negative physical impacts.<sup>1</sup> In children, it disrupts development and immune system responses and increases likelihood of hospitalization.<sup>2</sup>

Especially for those in crisis, stress from housing instability can make it more challenging to navigate nonprofit and social service networks. BCHA's Housing Needs Assessment update in 2023 found that 1% of Blaine County residents are experiencing homelessness and nearly 40% are experiencing housing instability, primarily due to paying more than an affordable rate on housing and having a month to month or verbal lease.<sup>3</sup> Other reasons include couch-surfing, living outside or in a structure not suitable for housing, overcrowding (risking eviction), and escaping domestic violence.

During planning efforts in 2022 and continued engagement since, community members and service providers emphasized the need for a clear, coordinated point of entry for housing resources and a response to homelessness and displacement. Survey respondents indicated that they, or their clients, were often shuffled from one agency to the next in an attempt to access resources. Often these clients would complete a process only to find out that they did not meet the eligibility criteria, which may even specifically screen out some of the most vulnerable community members.

## EFFECTS OF HOUSING INSTABILITY



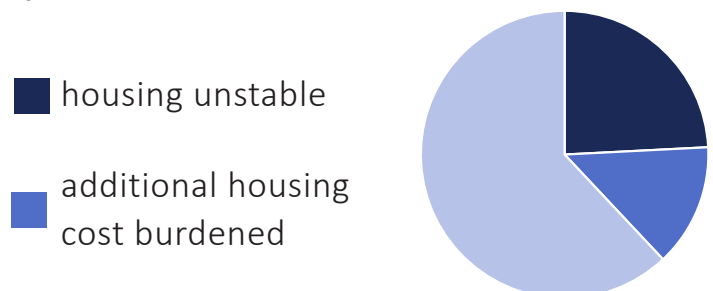
## HOMELESSNESS

Over 200 people experience homelessness in Blaine County on any given night



## RISK OF HOMELESSNESS

Nearly 10,000 Blaine County residents are at risk of homelessness



1 Sandel M, Sheward R, Ettinger de Cuba S, et al. *Unstable Housing and Caregiver and Child Health in Renter Families*. *Pediatrics*. 2018;141(2):e20172199

2 *Ibid.*

3 *Point in Time Count 2023; Blaine County School District; Blaine County Housing Survey 2023; Housing Matters Survey 2022*

## GOAL 3 PROGRESS | JUNE 2022 TO FEBRUARY 2024

BCHA has made tremendous progress in this goal area over the last year, so focus is now on performance. BCHA adopted an Emergency and Transitional Housing Plan, added new bilingual staff, took over contract management of a landlord-tenant mediation program, and released the Blaine County Resource Guide. Additionally, BCHA has increased its transitional housing efforts and capacity—bringing nine more Lift Tower Lodge units online and master leasing High Country Motel and Silvercreek Living for a total of 54 units currently dedicated to people experiencing housing instability.

The Housing Navigation System / One-Stop-Shop efforts began in the Fall of 2022, with input from case workers, service and housing providers and property managers. Staff continue to work towards BCHA being a primary point of entry; Housing access is already more streamlined because of BCHA’s common intake form in English and Spanish, clarified referral process with participating properties, and familiarizing case workers with housing application processes.

ACTION PLAN   GOAL 3, EXPAND, COORDINATE + IMPROVE SERVICES TO CREATE HOUSING STABILITY	
OBJECTIVES	ACTIONS
1. Establish a one-stop-shop for providing resources, services, and application assistance at BCHA, in English and Spanish, and support coordination with other partners.	Ongoing: Maintain welcoming, friendly office and office hours.
	Ongoing: Staff offices with bilingual staff.
	Ongoing: Maintain resource guide and one-pager in English and Spanish. Share hard copies with case workers.
	Host workshops with other service providers to build coordination and strategy to address gaps.
2. Position BCHA as primary point of entry for locals seeking community housing.	Ongoing: Maintain utility of Common Intake Form.
	Ongoing: Effectively manage existing waitlist and referrals.
	Ongoing: Continue to engage developers, community partners and housing providers.
3. Address the immediate needs of unhoused and people at risk of displacement.	Ongoing: Provide displacement support and housing options for families at risk of and experiencing homelessness.
	Ongoing: Provide high quality, bilingual supportive services, and housing counseling to residents of BCHA operated transitional housing and Lift Tower Lodge.
	Bi-annually review progress and adjust Emergency and Transitional Housing Plan to reflect changes in homelessness.
	Maintain leases for rooms to expand emergency housing locally.
4. Coordinate and expand funding for services.	Ongoing: Collaborate with local social service providers to coordinate funding applications to support shared goals.
	Ongoing: Secure and expand funds from State Workforce Housing Fund or Idaho Housing and Finance Association (IHFA).
	Ongoing: Continue to comply with ongoing grant requirements.
5. Advocate on behalf of tenants and serve as a liaison to property management companies.	Build plan for property management outreach and partnership. <ul style="list-style-type: none"> <li>• Host meetings, go to sites, connect with all property managers in the Valley to build relationships.</li> <li>• List open units on BCHA’s website.</li> <li>• Establish plan for on-going communications.</li> </ul>
	Ongoing: Continue contract for landlord tenant support services

# GOAL 4 | INFORM, ENGAGE, COLLABORATE

## CONTEXT FOR GOAL 4

When BCHAs 2022 long-term Strategic Plan was created, it recognized that the Blaine County community had limited knowledge of the housing problem, potential solutions, who does what, and what gaps exist. It identified methods for leveling up the base level of housing knowledge community wide, specifically through research and analysis, improved coordination and collaboration, and broad community education.

Community and key stakeholders continue to prioritize this goal. Success in this area looks like informed decision making in local government, amongst employers and general community dialogue. For example, these efforts can better inform the community on the reality of local earnings, market dynamics, and the value of rowing in the same direction. It also leads to more productive and impactful interventions due to a higher base level of community education. These efforts can counteract uninformed biases against locals and low-income households, misunderstandings of market dynamics, and inconsistent political fortune.



## GOAL 4 PROGRESS | JUNE 2022 TO FEBRUARY 2024

5B Housing was not launched, nor was a rebranding initiative. Ongoing communications and coordination have improved, with increased dialogue with service and housing providers. No membership group or coalition has been created or facilitated by BCHAs. This goal includes the

creation of a regional housing action plan, which is proposed in this staff report and was reviewed at the February 14th Board meeting.

## ACTION PLAN | GOAL 4, INFORM, ENGAGE, COLLABORATE

OBJECTIVES	ACTIONS
1. Support ongoing communications to increase coordination and effectiveness amongst all housing partners, social services providers, employers, etc. and build public understanding and support for housing solutions.	<p>Use the new strategic communications plan to reach a range of audiences by expanding the frequency and clarity of public messages and utilizing new communication methods. Initiatives would include:</p> <ul style="list-style-type: none"> <li>• Increased communications in Spanish</li> <li>• More organic and paid social media content</li> <li>• Targeted campaigns for market segments likely to participate in BCHA programs</li> <li>• Provide talking points and present BCHA initiatives to housing partners, media outlets, employers, municipalities, and the public to improve awareness</li> <li>• Improved website content and navigation</li> <li>• Report out on results and track towards collective goals</li> <li>• BCHA newsletter</li> </ul> <p>Web analytics will be established to help track campaign performance.</p>
2. Increase collaboration with all local governments.	Encourage active Liaisons with local governments. Explore deeper levels of engagement with Liaisons, such as monthly reports alongside verbal updates at BCHA Board meetings and including all electeds in agenda and progress report emails. Explore engagement with elected officials and other staff of local governments beyond Liaisons.
3. Increase community, stakeholder, and staff's education on existing housing programs and topics.	<p>Organize and advertise education sessions with Idaho Housing &amp; Finance Association, NeighborWorks, South-Central Community Action Partnership, and BCHA.</p> <p>Assist Neuromediation Group, the landlord-tenant mediation team, with hosting trainings on landlord-tenant law and conflict resolution.</p> <p>Ongoing: Co-host housing talks by guest speakers with the Community Library.</p>
4. Increase staff's access to housing and service provision experts and knowledge.	<p>Source new board members strategically based on needed expertise.</p> <p>Staff to attend IHFA's bi-annual housing conference. Staff to participate in trainings based on their content areas.</p>
5. Create a new, exciting brand to build regional awareness and support for coordinated housing solutions.	Conduct market research to determine the community's perception of BCHA—what is correct and what we'd like to change. This analysis will be used to create a communications strategy and consistent public messaging (print, web, written copy, and media coverage) that reinforces BCHA's desired brand attributes and corrects misconceptions.
6. Create an annual regional housing action plan.	<p>Ongoing: Create a regional action plan that reflects and tracks priorities in the region. Clarify differences between BCHA's Strategic Plan, BCHA's Action Plan, and Ketchum's Housing Action Plan.</p> <p>Ongoing: Work with government liaisons to differentiate between BCHA-only actions and annual actions by each jurisdiction. Gauge interest for each jurisdiction's actions to be included in the plan.</p>
7. Explore model for regional housing coalition.	Ongoing: Facilitate quarterly implementation partner meetings which were formerly hosted by the City of Ketchum. Explore ways for greater participant engagement.



# GOAL 5 | STEWARD/PRESERVE + EXPAND PORTFOLIO OF DEED-RESTRICTED HOMES

## CONTEXT FOR GOAL 5

BCHA currently administers 171 units, or 183 if winter transitional housing is included for 2024. About one-third of those units are ownership and two-thirds rentals, with about half of the rentals prioritizing households experiencing homelessness and housing instability.

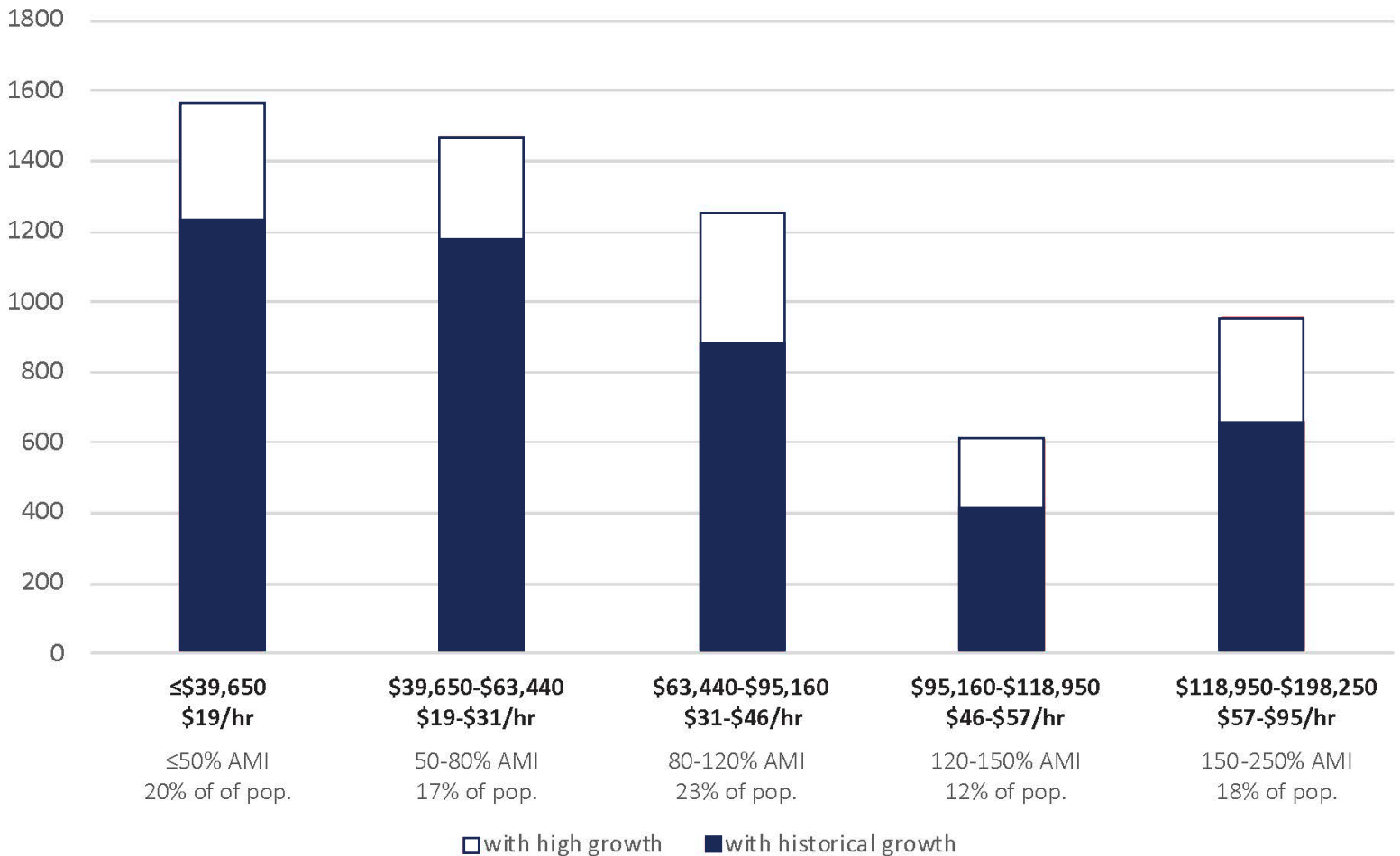
Historically, administering this portfolio of units was one of BCHA's sole duties and will continue to be. This entails both user- and back-end friendly applications and compliance forms as well as effective, cohesive data and customer relationship management. It also means stringent review of

applicants and participating homeowners and renters, and enforcing compliance with ongoing eligibility requirements.

Ketchum's 2022 Housing Needs Assessment identified - and BCHA's 2023 update confirmed - a minimum of 4,700 community homes needed countywide by 2032. Community homes are those that are restricted long-term for households who live and work in Blaine County, with certain exemptions. The restriction typically takes the form of a deed restriction, but on new construction can be a ground lease or similar contractual agreement.

**Minimum of 4,700 new, converted, or preserved deed-restricted homes are needed in Blaine County by 2032**

*housing is needed across all income levels*



Source: Blaine County Housing Survey 2023, U.S. Census Bureau: American Community Survey 2021 5-year Estimates, HUD

That 4,700 need is primarily comprised of the struggling households residing in Blaine County, those who are paying unaffordable amounts on housing and those who are experiencing homelessness and other forms of housing instability. The need can be met by placing restrictions on existing homes- including those already occupied by locals and converting short-term rentals, vacation and second homes for local use. A portion of that number can also be fulfilled through new construction.

The scale of that number also underscores the need for more community homes in every town throughout the county. The human preference and commute cost also must be considered when considering housing location. Of the households needing or expecting to need housing in the next two years, over three-quarters stated that they would not live farther than Bellevue and nearly half stated they would not live in unincorporated Blaine County

(outside of the cities).<sup>1</sup> Additionally, since the primary need for community housing is due to affordability, the costs of a longer commute must be factored in: gas, car maintenance, additional car payments and insurance, increased healthcare costs, reduction in worker and student productivity, and reduction in volunteer hours and community participation.<sup>2</sup>

1 Blaine County Housing Survey 2023

2 St. Luke’s Wood River Valley Health Assessment; “Your Commute Is Killing You” May 2011, Annie Lowrey, Slate, <https://slate.com/business/2011/05/long-commutes-cause-obesity-neck-pain-loneliness-divorce-stress-and-insomnia.html>; Han L, Peng C, Xu Z. The Effect of Commuting Time on Quality of Life: Evidence from China. *Int J Environ Res Public Health*. 2022 Dec 29;20(1):573. doi: 10.3390/ijerph20010573. PMID: 36612893; PMCID: PMC9819363.

**GOAL 5 PROGRESS | JUNE 2022 TO FEBRUARY 2024**

To steward and preserve BCHAs portfolio, staff established an annual compliance review process. BCHAs is transitioning to a cohesive, backend-friendly, effective system for data, application, compliance, or communications. A review of human capital is underway to ensure adequate and efficient staffing to manage these systems and inventory.

Expansion of the inventory of deed-restricted homes is primarily being conducted by individual jurisdictions. BCHAs

does not have adequate funding to establish high-cost countywide programs. However, staff analyzed BCHAs homeownership portfolio and associated CC&Rs to better understand how assessments and dues are calculated for the community housing units. This will inform any plan and grant applications for a rehabilitation program. The list of existing housing opportunities is included in the Resource Guide, however service providers and the Board agreed to only focus on below-market housing for now.

**ACTION PLAN | GOAL 5, STEWARD/PRESERVE + EXPAND PORTFOLIO OF DEED-RESTRICTED HOMES**

OBJECTIVES	ACTIONS
1. Continue to steward inventory of existing deed-restricted homes in BCHAs inventory, including on-going compliance.	Upgrade administrative systems, continue compliance review of existing deed restricted units.
	Finalize staffing for general population application review and compliance.
	Add Category Local and Workforce policies.
	Ongoing: Conduct annual update to Community Housing Guidelines + forms.
	Create process documents for recurrent processes. Review existing process documents.
Update compliance and application forms.	
2. Expand inventory of deed-restricted homes through an acquisition/preservation strategy.	Ongoing: Maintain list of existing housing opportunities for immediate needs.
	Ongoing: Support and offer to administer new deed-restricted units.
	Identify and map Naturally Occurring Affordable Housing (NOAH) countywide.
	Ongoing: Support new programs such as Lease to Locals, Ketchum’s Ownership and Preservation Program, and public-private development on publicly owned land.



**BLAINE COUNTY  
HOUSING AUTHORITY**