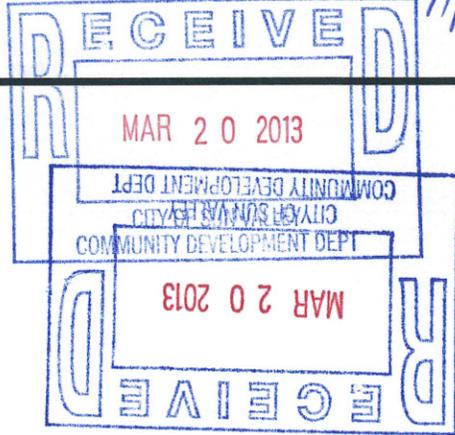


**Summary of Public Inputs**  
**p.i – p.I-31 of 2005 Comprehensive Plan**  
**April 9, 2013**

<b>Page No.</b>	<b>Content to be Updated</b>	<b>Public 's Inputs on Updating</b>
p.i	VISION STATEMENT	<ul style="list-style-type: none"> <li>• Are we truly a “diverse” community? If we are going to use this term, we should be able to get a better handle on the resident employees of Sun Valley Company.</li> <li>• How do we define diversity?</li> <li>• We should not use the term “residential sports academy” as that is not all accurate and does not exist in Sun Valley at the Community School at this point. However, we should include a reference to the Community School as “a Pre-Kindergarten through twelfth grade independent school”</li> <li>• Instead of the word “hosts” in the vision statement, what about “is home to” (a resort and school)</li> </ul>
p.ii	EXECUTIVE SUMMARY	<ul style="list-style-type: none"> <li>• If we are going to continue to refer to a goal of social and economic diversity, suggest to use the term “foster” rather than “maintain”</li> <li>• We need to be honest about whether we are truly committed to that goal. Not seeing that in many Sun Valley residents.</li> </ul>
p.I-5, I-6	SITUATIONAL ANALYSIS HISTORICAL PERSPECTIVE	<ul style="list-style-type: none"> <li>• Paragraph #5, add a reference to the Community School in addition to referencing the resort. Suggested addition: “and a Pre-Kindergarten through twelfth grade independent day and boarding school”.... in its midst</li> <li>• Suggest adding “educational and cultural activities” to that paragraph discussing the offerings of the community</li> </ul>
I-9	SITUATIONAL ANALYSIS Table II. Western Mountain Resort Historic and Forecast Populations	<ul style="list-style-type: none"> <li>• Bob Crosby of Sun Valley MLS board has information on resort communities. The board is a member of the mountain resort alliance which collects lots of data.</li> </ul>

I-19	SITUATIONAL ANALYSIS HOUSING	<ul style="list-style-type: none"> <li>• Is affordable housing to purchase still an issue? Is it necessary? The market rate units sold in Ketchum 10 years ago are now not salable – no buyers. Meanwhile the demand for affordable rentals is huge</li> <li>• Table IV update, provided by Blaine County Housing Authority (BCHA). See Appendix A, letter from David Patrie, p.1. He also provided housing stock utilization data from Blaine County, Ketchum and Hailey for comparison with that of Sun Valley.</li> <li>• Housing Characteristics and Forecast, comment by BCHA. See Appendix A, letter from David Patrie, p.3</li> </ul>
I-20	SITUATIONAL ANALYSIS HOUSING	<ul style="list-style-type: none"> <li>• Table V update, provided by BCHA. See Appendix A, letter from David Patrie, p.2</li> </ul>
I-21	SITUATIONAL ANALYSIS HOUSING Workforce Housing	<ul style="list-style-type: none"> <li>• References in this section to B/KHA can be changed to Blaine County Housing Authority (BCHA)</li> <li>• Households that are “cost burdened” in Sun Valley, update information provided by BCHA. See Appendix A, letter from David Patrie, p.3</li> </ul>
I-23	SITUATIONAL ANALYSIS PUBLIC SERVICES, FACILITIES AND UTILITIES Solid Waste Management and Recycling	<ul style="list-style-type: none"> <li>• For a community that gives such lip service to the environment, it is shocking to see how few are willing to recycle. Suggest to make recycling mandatory.</li> </ul>

Appendix A



**Isabel Lui**

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**From:** Lisa Stelck [lstelck@me.com]  
**Sent:** Tuesday, March 19, 2013 9:25 PM  
**To:** Mark Hofman; Isabel Lui  
**Subject:** comments on section 1

Comments for Comp Plan Section 1 from Lisa Stelck  
3/19

Vision Statement:

Are we truly a "diverse" community? If we are going to use this term, we should be able to support it with data. I liked the idea of trying to get a better handle on the resident employees of SV Company. How do we define diversity?

We should not use the term "residential sports academy" as that is not at all accurate and does not exist in SV at the Community School at this point. I do, however, think we should include a reference to the Community School as "a Pre-Kindergarten through twelfth grade independent school"

Goal #3

If we are going to continue to refer to a goal of social and economic diversity, I would suggest we use the term "foster" rather than "maintain." We need to be honest about whether we are truly committed to that goal. I personally do not see that in many SV residents.

Historical Analysis

Paragraph #5 - I believe we should add a reference to the Community School in addition to referencing the resort. I would suggest adding "and a Pre-Kindergarten through twelfth grade independent day an boarding school".... in its midst

I would also add the words "educational and cultural activities" to that paragraph discussing the offerings of the community.

Resort Communities NOTE:

Check with our Bob Crosby at our Sun Valley MLS board for information on resort communities. Our board is a member of the mountain resort alliance which collects lots of data. Contact Bob at 721-8353.

Housing

Is affordable housing to purchase still an issue? Is it necessary? The market rate units sold in Ketchum 10 years ago are now not salable - no buyers. Meanwhile the demand for affordable rentals is huge.

Recycling

For a community that gives such lip service to the environment, it is shocking to me to see how few are willing to recycle. I believe it should be mandatory!

Thanks,  
Lisa

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[lstelck@me.com](mailto:lstelck@me.com)



**Isabel Lui**

---

**From:** Lisa Stelck [lstelck@me.com]  
**Sent:** Wednesday, March 20, 2013 7:35 AM  
**To:** Mark Hofman; Isabel Lui  
**Subject:** word suggestions

Instead of the word "hosts" in the vision statement, what about "is home to" (a resort and school)

Lisa



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 200 West River Street, Suite 103  
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 208.788.6102 ~ 208.788.6136 Fax



April 8, 2013

Mark Hoffman  
 81 Elkhorn Road  
 Sun Valley, ID 83353

Dear Mark,

Thank you for the opportunity to participate Sun Valley's Comprehensive Plan update. As requested, this letter and its contents will update the housing data in the 2005 Plan and comment on other portions of the 2005 Plan the City may want to consider in its update.

We offer the following table to update the information in Table IV on page I-19 of the 2005 Plan:

SUN VALLEY								
	Population	Ownership Units	Percent of Stock	Rental Units	Percent of Stock	Seasonal Units	Percent of Stock	Total Housing Stock
1990	938							0
2000	1,427							0
2010	1,406	622	24%	196	8%	1,779	69%	2,597
<b>Net Gain (loss)</b>	<b>468</b>							

The information above is taken from Sustain Blaine's Economic Profile of Sun Valley. The original data is from the 2010 US Census. If you feel it is useful to include a comparison of Sun Valley's housing stock utilization to other municipalities and Blaine County we are including that data below:

BLAINE COUNTY								
	Population	Ownership Units	Percent of Stock	Rental Units	Percent of Stock	Seasonal Units	Percent of Stock	Total Housing Stock
1990	13,552	5,506	58%	2,907	31%	1,087	11%	9,500
2000	18,991	5,357	41%	2,423	19%	5,160	40%	12,940
2010	21,376	5,993	40%	2,884	19%	6,227	41%	15,104
<b>Net Gain (loss)</b>	<b>7,824</b>	<b>487</b>	<b>-18%</b>	<b>(23)</b>	<b>-12%</b>	<b>5,140</b>	<b>30%</b>	<b>5,604</b>

KETCHUM								
	Population	Ownership Units	Percent of Stock	Rental Units	Percent of Stock	Seasonal Units	Percent of Stock	Total Housing Stock
1990	2,523	897	31%	703	24%	1,338	46%	2,938
2000	3,003	791	25%	713	22%	1,721	53%	3,225
2010	2,689	830	23%	601	17%	2,133	60%	3,564
<b>Net Gain (loss)</b>	<b>166</b>	<b>(67)</b>	<b>-7%</b>	<b>(102)</b>	<b>-7%</b>	<b>795</b>	<b>14%</b>	<b>626</b>

HAILEY								
	Population	Ownership Units	Percent of Stock	Rental Units	Percent of Stock	Seasonal Units	Percent of Stock	Total Housing Stock
1990	3,687					0		0
2000	6,200	1,562	65%	827	35%	0	0%	2,389
2010	7,960	1,890	54%	1,175	33%	462	13%	3,527
<b>Net Gain (loss)</b>	<b>4,273</b>	<b>328</b>	<b>-12%</b>	<b>348</b>	<b>-1%</b>	<b>462</b>	<b>13%</b>	<b>1,138</b>

The information to update Table V on page I-20 of the 2005 Plan is available in Table 4.2 of the 2011 Affordable Housing Needs Assessment:

Table 4.2

**HOUSING STOCK BY LOCATION, 2010**

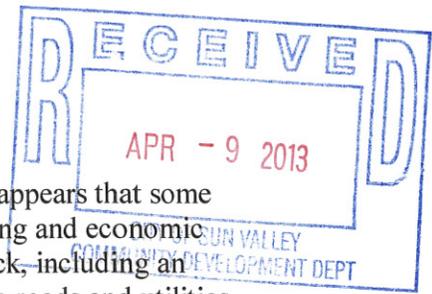
	Bellevue	% Total	Hailey	% Total	Ketchum	% Total	Sun Valley	% Total	Remainder of County	% Total	County	% Total
<b>Occupancy Status</b>												
Total Housing Units	926	100%	3,527	100%	3,564	100%	2,597	100%	4,436	100%	15,050	100%
Occupied Housing Units	848	92%	3,066	87%	1,431	40%	632	24%	2,856	64%	8,823	59%
Vacant Housing Units	77	8%	462	13%	2,133	60%	1,975	76%	1,580	36%	6,227	41%
<b>Tenure</b>												
Occupied Housing Units	848	100%	3,066	100%	1,431	100%	632	100%	2,856	100%	8,823	100%
Owner Occupied	580	68%	1,890	62%	830	58%	471	75%	2,168	76%	5,939	67%
Owned with a Mortgage or Loan	460	53%	1,637	53%	559	39%	277	45%	1,442	50%	4,365	50%
Owned Free and Clear	130	2%	253	8%	271	19%	194	31%	726	25%	1,574	18%
Renter Occupied	268	32%	1,175	38%	601	42%	151	24%	688	24%	2,884	33%
<b>Vacancy Status</b>												
Vacant Housing Units	77	100%	462	100%	2,133	100%	1,975	100%	1,580	100%	6,227	100%
For Rent	17	22%	133	29%	232	11%	186	9%	74	5%	642	10%
Rented, Not Occupied	3	4%	9	2%	26	1%	10	1%	12	1%	60	0%
For Sale Only	17	22%	132	29%	117	6%	86	4%	80	5%	432	7%
Sold, Not Occupied	3	4%	5	1%	23	1%	7	0%	12	1%	50	1%
For Seasonal, Recreational or Occasional	19	25%	128	28%	1,683	79%	1,574	85%	1,252	79%	4,766	77%
For Migratory Workers	0	0%	0	0%	1	0%	4	0%	11	1%	16	0%
Other Vacant	18	23%	55	12%	41	2%	8	0%	139	9%	261	4%

Source: US Census

This information is from the 2010 US Census.



Housing Characteristics and Forecast (page I-19)



We don't know if the 2013 Plan will include an Economic Development section. It appears that some jurisdictions include one and some do not. There are several nexuses between housing and economic development that BCHA believes are noteworthy. One is that a diverse housing stock, including an adequate supply of affordable housing, is a critical piece of infrastructure, much like roads and utilities that enable existing businesses to expand and new businesses to relocate or start up. The second is the effect of seasonal occupancy on the local economy. The Housing section of the 2005 Plan starts off by observing that 68% (now 69%) of the City's housing stock is "occupied part-time by second homeowners and seasonal and recreation renters..." This reality has a major effect on local business owners, and their employees, who struggle to make ends meet in the shoulder seasons. More year-round residents would help relieve this barrier to business development in Sun Valley. BCHA fully supports the last two sentences of the first paragraph on page I-21 which recognize the importance of full-time residents and would like to see this reconfirmed in the updated plan.

Workforce Housing (page I-21)

The following table from the 2011 Needs Assessment details the percentage of households in Sun Valley that are cost burdened, meaning a household that spends more than 30% of their gross income on housing. This table can be used to update the data in the second paragraph of this section.

Table 3.4

**HOUSING BURDEN IN BLAINE COUNTY, IDAHO**

Homeowners	Blaine County	Bellevue	Carey	Hailey	Ketchum	Sun Valley
Less than 20.0 percent	28%	27%	28%	28%	31%	31%
20.0 to 24.9 percent	10%	17%	6%	13%	3%	9%
25.0 to 29.9 percent	10%	13%	5%	14%	4%	6%
30.0 to 34.9 percent	12%	16%	35%	14%	14%	8%
35.0 percent or more	41%	28%	27%	32%	48%	46%

Renters	Blaine County	Bellevue	Carey	Hailey	Ketchum	Sun Valley
Less than 20.0 percent	35%	48%	52%	24%	51%	0%
20.0 to 24.9 percent	10%	11%	13%	11%	10%	39%
25.0 to 29.9 percent	12%	11%	10%	16%	0%	16%
30.0 to 34.9 percent	7%	11%	13%	6%	0%	17%
35.0 percent or more	37%	20%	13%	43%	39%	28%

Source: US Census

This table indicates that 54% of homeowners and 45% of renters in Sun Valley are cost burdened. This data, from the US Census, represents a significant increase from the 37% cost-burdened households noted in the 2005 Plan. This may be counterintuitive to many given the real estate market crash. The explanation for this increase is that households experienced a significant decrease in their income simultaneously with the real estate market crash. Also, those households with fixed ownership costs are not able to take advantage of lower real estate prices. While it seems counterintuitive, when you look at the full picture and consider fixed housing costs and decreasing household income it is perfectly reasonable to expect the percentage of cost-burdened households to rise in a receding economy.

The references in this section to B/KHA can be changed to Blaine County Housing Authority (BCHA).

You don't need BCHA to tell you that the last paragraph on page I-21 needs updating. It is worth noting that the policies enacted by the city were repealed in response to legal rulings in Idaho Courts. We believe

it is important to expand on the theme of the City playing an active role in providing adequate housing for the workforce and to explore what the City can do presently and in the future to encourage and participate in affordable housing development given the legal environment in Idaho.

#### Section II - Goal 2: Promote Sustainability of the Resort Economy

We note this section does not include any housing objective. There is no doubt that a resort economy relies on resort workers. We also know that resort workers earn low wages and the availability of housing for low-wage workers is an essential part of a successful resort economy.

There are housing objectives for the workforce in the social diversity section. However, we believe the stronger nexus is between housing and economic vitality/sustainability and would like to see at least one objective in this section.

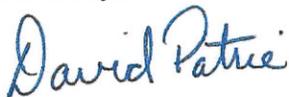
#### Section II - Goal 3: Maintain Social and Economic Diversity and Protect the Vitality and Cultural Heritage of Sun Valley

In addition to the inclusion of housing in Goal 2 as noted above, we encourage the City to keep Objective 3.1 in this section. Given the legal realities in Idaho, the action items need review and new ideas should be considered. We offer a few here to get the discussion started:

- Identify city-owned land to use for workforce housing;
- Consider incentives for developers of affordable and market rate housing
  - Reduced or waived fees for Community Housing
  - Density bonuses on market rate developments in exchange for Community Housing.
- Bolster regional partnerships and agreements and participate in housing solutions both inside and outside of the city's municipal boundaries.

We thank you again for the opportunity to participate in Comp Plan update and look forward to continuing to work with the city and the Steering Committee through this process.

Sincerely,



David Patrie  
Executive Director

