

Valley County Planning and Zoning

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STAFF REPORT: Valley County Code Amendments
HEARING DATE: April 20, 2023
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director

BACKGROUND

Multiple code amendments are proposed to Valley County Code (VCC).

1. Require a neighborhood meeting before certain hearings.

VCC Title 9-5H-1.D Neighborhood Meetings would require applicants to conduct a neighborhood meeting for any proposed variance, vacation, conditional use, zoning ordinance map amendment, expansion of existing use, extension of nonconforming uses requiring a public hearing, or a subdivision of ten (10) or more proposed lots. The purpose of such meetings is to obtain input to improve plans and inform the neighbors.

2. **VCC 6-1-9.G** Require Federal Aviation Administration Form 7460-1 within a certain distance of an airport.

This is an overlay zone that makes sure building do not impede the future development of airports at Cascade, Donnelly, and McCall.

3. **VCC 6-1-9.H** Require painting of shipping containers.

It was recommended that shipping containers be painted so they better blend into neighborhoods.

4. **VCC 9-9-7.D** Increase density for PUDs.

VCC Title 9, Chapter 9 Planned Unit Development, would be modified. The following would be added to VCC 9-9-7: Dwelling units per gross acre can be increased to provide community and workforce housing at negotiated percentages that are memorialized in a development agreement with the Board of County Commissioners.

Higher densities developments are one tool to provide more affordable workforce and community housing, higher densities will be required. Enclosed are articles from various planning magazines.

5. **VCC 9-5H-13** Define "Motions for Reconsiderations".

VCC 9-5H-13 Motions for Reconsideration of Decisions would be added to VCC to better define the timeline and methods for reconsiderations of decisions by the Planning and Zoning Commission and/or the Board of County Commissioners.

FINDINGS:

1. Legal notice was posted in the *Star News* on March 30, 2023, and April 6, 2023. Potentially affected agencies were notified on March 14, 2023. The notice fact sheet was sent to libraries and post offices in Cascade, Donnelly, McCall, and Yellow Pine to be posted on public notice boards. The notice was posted online at www.co.valley.id.us on March 14, 2023.

2. Responses received:

Annette Derrick, Valley County Building Official, has concerns about the enforcement of the requirement to paint shipping containers. (April 12, 2023)

Dennis and Patricia Scroggins would like neighborhood meetings to be prior to submittal of an application. They also do not want to see increased densities in planned unit developments. (April 12, 2023)

Linda Eddy submitted various comments concerning neighborhood meetings should be required prior to submittals, painting of containers, and not wanting to see increased densities. (April 11-12, 2023)

Justin and Alisha Scott, 46 Buckskin DR, are opposed to increasing the density of PUDs. (April 12, 2023)

Pamela McChrystal, McCall, is in favor of required neighborhood meetings and the FAA 7460-1 Notice. She is opposed to increasing the density for PUDs. High density PUDs should be within city limits and on Highway 55 where people could use bus transportation. (April 12, 2023)

ATTACHMENTS:

- Proposed changes to Valley County Code.
- Responses
- Articles on Housing Densities

END OF STAFF REPORT

Valley County Code 9-5H-1

D. Neighborhood Meetings: Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion of existing use, extension of nonconforming uses requiring a public hearing, or a subdivision of ten (10) or more proposed lots. The purpose of such meetings is to obtain input to improve plans and reduce negative comments from neighbors.

(1) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within three hundred feet (300') of the exterior boundary of the property subject to the application. In lieu of a neighborhood meeting, evidence can be submitted that the applicant spoke with all property owners within 300'.

- a) Notification of the neighborhood meeting shall be sent by US mail to all property owners within 300' of the site of the proposed application a minimum of 10 days prior to the neighborhood meeting.
- b) Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.

(2) The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday or holiday weekend. Or on weekdays between the hours of seven thirty o'clock (7:30) A.M. and five thirty o'clock (5:30) P.M., unless a written consent agreeing to the day and time, signed by at least fifty one percent (51%) of the property owners within three hundred feet (300'), is filed with the department prior to the neighborhood meeting.

(3) The meeting shall be on the property subject to the application; at a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or at a location with suitable meeting facilities if such facilities are within a one mile radius of the nearest public meeting place.

(4) The neighborhood meeting shall be conducted prior to acceptance of the application. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application.

(5) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.

(6) Each application shall include a Summary of the Meeting that includes the location, date, time of the meeting; mailing list; a summary of the comments received at the meeting; and, a list of persons attending.

FAA Form 7460-1 and Painting of Shipping Containers

6-1-9: PERMIT REQUIREMENTS:

A. Permit Required: It shall be unlawful for any person, firm, co-partnership, association or corporation to do, or cause, or allow to be done, after the effective date hereof, whether acting as principal, agent or employee, any construction, improvement, extension, alteration or demolition of any building, residence or structure, coming under the purview of this chapter, in Valley County, without first procuring a permit authorizing such work to be done. A violation fee may be required by the Building Official as set by resolution of the Board of County Commissioners.

B. Evidence Of Approved Sewer System: Prior to issuance of a building permit for a building proposed to be used for human habitation, the building official shall require evidence of approval of the sanitary sewer system by the Central District Health or sewer district.

C. Compliance With Zoning And Site Development Regulations: No building permit shall be issued or authorized unless the work or project is in compliance with zoning and/or site development ordinances of the county, provided such zoning and/or site development is not in conflict with the codes herein enumerated. A building permit will be required for placement of any structure over three (3') feet in height.

D. Energizing Electrical And Other Utility Services; Gas Check:

1. It shall be unlawful for any person, firm or corporation to connect or energize any electrical installation or any other utility service to any building or structure coming under the provisions of this chapter unless the necessary permit covering such installation has been issued.

2. The building official will not approve a final inspection or issue a certificate of occupancy for any building containing a liquefied petroleum gas fixture or appliance without first receiving evidence that a gas check has been completed and approved by a qualified inspector. The gas check will include observation of a pressure test and an inspection of all gas piping, valves, controls, and appurtenances required by applicable codes for a safe, complete and workable installation. Qualified inspectors are those who are licensed plumbers with the state of Idaho or are certified installers by a certification program recognized in the industry and by the building official.

3. The gas check certification is the sole responsibility of the property owner or his agent including providing evidence of the approval to the building official.

E. Approach Permit:

1. An approach permit shall be required from the road department prior to the issuance of building permits for any structures on lots that have not previously had buildings constructed and require access onto a public right of way.

2. Driveways should not exceed eight percent (8%) grade and have a minimum of a fifty foot (50') plus/minus four percent ($\pm 4\%$) runout. If this is not achievable on lots platted prior to August 28, 2013, then the road superintendent will work with the applicant on a safe approach. If a safe approach cannot be constructed, the applicant may need to obtain an easement to a public or private road across other property. On lots platted after August 28, 2013, the developer shall assure that all lots can achieve this standard or apply for a variance as part of the conditional use permit/preliminary platting process.

(See Next Page)

F. Expiration, Suspension Or Revocation Of Permit:

1. Each permit issued under this chapter shall expire if the work or building authorized by the permit is not commenced within one hundred eighty (180) days from the permit date, or if the work or building authorized by the permit once commenced is thereafter suspended or abandoned for a period of three hundred sixty five (365) days. Suspended or abandoned work, for which the original permit has expired, shall be recommenced only after the issuance of a new permit therefor.

2. A building permit, issued by mistake, issued on the basis of incorrect information supplied, or issued in violation of any statute, regulation, or provision of this code may be suspended or revoked by written notice to the permittee.

3. The building official is authorized to grant, in writing, one extension of time for one year. After that one year extension another extension can only be granted by the Board of County Commissioners. The extensions shall be requested in writing and justifiable cause demonstrated. (Ord. 13-5, 9-16-2013; amd. Ord. 21-06, 5-17-2021)

G. FAA Form 7460-1 Notice of Proposed Construction or Alteration Within Vicinity of Airports:

1. All building permits within approximately three (3) miles of the Cascade, Donnelly, and McCall airport runways will submit a copy of the determination from the Notice Criteria Tool – Federal Aviation Administration.

2. If the Notice Criteria Tool identifies that an FAA Form 7460-1 Notice of Proposed Construction or Alteration is not required, print the form and submit the copy with the building permit.

3. If the Notice Criteria Tool identifies that an FAA Form 7460-1 Notice of Proposed Construction or Alteration is required, you must file with the FAA. However, any structure that will be shielded by existing structures of a permanent and substantial nature or by natural terrain or topographic features of equal or greater height, and will be located in the congested area of a city, town, or settlement where the shielded structure will not adversely affect safety in air navigation need not apply.

4. Valley County Building Department can assist with determinations and contact information. Valley County has developed a tool to determine latitude, longitude, and elevation, which can be found on the Valley County Website, and is named FAA Criteria Data Finder in the Building Department section.

H. Shipping Containers are allowed with a placement permit and must meet setbacks. However, they shall be painted a color that blends with the natural terrain or other structures on the property. Shipping Containers are also referred to as a CONEX box and defined as a large, reuseable steel box designed to protect goods.

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Title 9, Chapter 9 Planned Unit Development

9-9-1: DEFINITION:

A "planned unit development" (hereinafter referred to as a PUD) is an area of land controlled by one or more landowners, which is to be developed under a single and comprehensive plan of development. Any mix of residential building types, or any mix of residential commercial, industrial recreational, and agricultural uses may be permitted to provide greater flexibility in land usage. Additional flexibility in development is furnished because setbacks, height, lot size, density, and other site regulations may differ from those normally imposed for similar uses. Residential units and other buildings, if any, may be constructed by either the developer or individual buyers; however, the application must be accompanied by plans and other documents sufficient for the administrator, staff and commission to review the application for compliance with the requirements of this title. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)

9-9-2: PURPOSE:

The PUD concept allows the site planner to propose the best use and arrangement of development on the parcel of land by reducing the more rigid regulations herein. A PUD is designed so that buildings are clustered together to create open space of common ownership, preserve natural features and landscape character, more efficiently use the site and to minimize development costs by sharing common walls, shortening and narrowing roads, and concentrating utilities. It is expected that a PUD will provide certain amenities like recreational facilities, landscaping, and natural open spaces for the enjoyment of all owners, employees, etc., and will demonstrate better than average quality of development. (Ord. 10-06, 8-23-2010)

9-9-7: STANDARDS:

A. Size: The acreage shall be large enough to accommodate the proposed PUD.

B. Streets, Utilities And Other Site Improvements: Streets, utilities, and other site improvements shall be made for their later installation, at the developer's expense, prior to recording the plat. Streets shall be constructed in accordance with the minimum standards set forth in chapter 5 of this title and all references made therein if they are to be dedicated to the county.

C. Waiver Or Modification Of Specifications, Standards And Requirements: It is recognized that the uniqueness of each proposal for a PUD requires that the specifications, standards, and requirements for various facilities, including, but not limited to: roads, alleys, easements, utilities, signs, parking areas, storm drainage, water supply and distribution, and sewage collection and treatment, may be subject to modification from the specifications, standards, and requirements established for subdivisions and like uses in this title. The commission may, therefore, at the time of general submission as requested by the applicant, waive or modify these specifications, standards, and requirements which otherwise shall be applicable.

D. Averaging And Transferring Densities: Averaging and transferring densities within the PUD shall be allowed: 1) upon a showing that it fits the definition of a PUD; 2) as long as the overall average residential density is no greater than six (6) dwelling units per gross acre; and 3) only if residential units are to be connected to central water and sewer systems. The overall average residential density shall be calculated by summing the number of residential dwelling units planned within the boundary of the PUD and dividing by the total gross area expressed in acres within the boundaries of the PUD, except public lands. It is recognized that the increased residential density of a PUD shall be in relationship to the site and structure location, application of technology, design, construction techniques, landscaping and topography. Dwelling units per gross acre can be increased to provide community and workforce housing at negotiated percentages that are memorialized in a development agreement with the Board of County Commissioners.

9-5H-13 Motions for Reconsideration of Decisions: Any Planning and Zoning Commission (Commission) level or Board of County Commissioner (Board) decision may be brought before the Board of County Commissioners in the following manner:

1. Reconsideration of Planning and Zoning Commission decision by the Board of County Commissioners may be brought before the Board by motion of the Board as an Action Item made before five o'clock (5:00) P.M. of the tenth calendar day after the determination of the Commission has been made. If the request falls on a weekend or holiday, the appeal period is automatically extended to the next workday.
 - a. The reconsideration must be set on the next available agenda.
 - b. A public hearing is not required.
2. Reconsideration of Board of County Commissioner decision within fourteen (14) calendar days by any applicant or affected person seeking judicial review can be made in accordance with IC 67-6535(2)b. Upon receipt of the request for reconsideration, the Board may process as follows:
 - a. Set on the next available agenda for decision.
 - b. Set on the next available agenda for oral arguments if requested by applicant or affected person.
 - c. Must make a decision within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied.

changes to codes

From: Annette Derrick <aderrick@co.valley.id.us>

Sent: Wednesday, April 12, 2023 10:54 AM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: changes to codes

I have concerns about the enforcement of painting the shipping containers. It will take alot of time on code enforcement to enforce painting of containers

Thanks ,



Annette Derrick
Valley County Building Official
Building Department
Office: (208) 382-7114
219 N. Main | PO Box 1350
Cascade, ID 83611

SERVICE
TRANSPARENCY
ACCOUNTABILITY
RESPONSIVE

April 20, 2023 Agenda Item 4

From: Patty Scroggins [REDACTED]

Sent: Wednesday, April 12, 2023 1:07 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: April 20, 2023 Agenda Item 4

Dear Cynda and Planning & Zoning Commissioners:

We are Dennis and Patricia Scroggins, Donnelly, ID.

Please accept this as a response to agenda item number 4. of April 20, 2023 Planning & Zoning meeting.

We request that the item regarding neighborhood meetings states "Require Community/Neighborhood meetings BEFORE developers submit proposed plans to Valley County Planning and Zoning.

I'm regards to the second item of increasing density for PUD's, we are opposed to this. We request that the current density of existing subdivisions and lots be maintained. It is our understanding the density ordinance is intended to provide open space for wildlife migration. and to provide a rural, peaceful environment.

Respectfully,
Dennis and Patricia Scroggins

April 20th Agenda - Questions concerning #4 VC code amendments

Cynda Herrick <cherrick@co.valley.id.us>

Wed 4/12/2023 12:38 PM

To: Linda Eddy [REDACTED]

Cc: Lori Hunter <lhunter@co.valley.id.us>

Hello Linda,

I will submit your questions to the P&Z Commission.

There was no specific direction about wording in any ordinance.

Certain criteria may include "deeds restrictions" for long-term rentals, etc. it currently says, "to provide community and workforce housing at negotiated percentages that are memorialized in a development agreement with the Board of County Commissioners."

I do not know when the Board will be holding a public hearing.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: Linda Eddy [REDACTED]

Sent: Wednesday, April 12, 2023 11:51 AM

To: Cynda Herrick <cherrick@co.valley.id.us>

Cc: Gibboney Reese [REDACTED]; Lori Hunter <lhunter@co.valley.id.us>

Subject: Re: April 20th Agenda - Questions concerning #4 VC code amendments

Good morning Cynda,

Thank you for responding to my concerns and recommendations. I'm asking for more clarification on a couple of your responses.

#1-As you may recall from the workshop Reece Gibboney and I had with the VC Commissioners on 2/27/23, you were also present, was to address the developers to meet with the public prior to any application being submitted to the P&Z director which would hopefully save the director and her staff time in processing these applications in a more timely manner and save money by not hiring more staff. As you may recall Sherry Maupin

indicated the county doesn't have the money to hire more staff. All three of the VC Commissioner's agreed with Reece & I that the developer shall meet with the public prior to their submittal and a report of that meeting be included in the application that they meet with the public.

#3-I feel we need more explanation on your answer to "increase density on PUD's".

You answered: This would be for Planned Unit Development that meet a certain criteria". Exactly what does "meet certain criteria" mean. Would you please put in detail what this means.

Last - I asked when these VC P&Z recommendations would be put on a VC Commissioner's upcoming Agenda's for a public hearing. Would you please tell us what month or date they will be having the hearing.

Thanks Cynda for all your help.

Linda Eddy

From: Cynda Herrick <cherrick@co.valley.id.us>

Date: April 12, 2023 at 8:10:37 AM MDT

To: Linda Eddy [REDACTED]

Cc: Lori Hunter <lhunter@co.valley.id.us>

Subject: Re: April 20th Agenda - Questions concerning #4 VC code amendments

Hello,

The amendments have been proposed to the P&Z Commission by staff based upon conversations with various people/commissioners, etc. The following are my responses to your comments:

#1-"We all agreed at the VC Commissioners Work Shop it should read":

Developers are required as part of their application process to hold a community meeting with home/land owners before submitting the application to P&Z.

I'm asking that this language be required as part of the amendment.

Your comments will be submitted to the P&Z Commission. The Board of County Commissioners did not give me any mandate as to the language or timeline of neighborhood meetings. The perspective I had was that it was to let the neighbors know what was going on and to answer questions.

#2-Require painting of shipping containers- Are you going to require a specific color or "no" designs on them. I sure hope you make this part of your requirement that they paint them a specific color and one color set by Valley County. Could you please explain what you're going to require?

I believe it is to require a solid color that matches other structures on the property...or blends into the surroundings.

#3-Increase density for PUD's - could you please explain what this means and will this be anywhere in VC or in a certain area, residential or strictly commercial. Hopefully "not" in already existing subdivisions.

This would be for Planned Unit Developments that meet a certain criteria.

Also, after these amendments going through P&Z do the VC Commissioners have to approve them at an open meeting or hearing, also how long will this approval take?

The P&Z Commission decision is a recommendation to the Board of County Commissioners who will hold another public hearing.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: Linda Eddy [REDACTED]
Sent: Tuesday, April 11, 2023 11:31 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: April 20th Agenda - Questions concerning #4 VC code amendments

Cynda,

I have some questions concerning the April 20, 2023 #4 VC Code Amendments.

#1-"We all agreed at the VC Commissioners Work Shop it should read":
Developers are required as part of their application process to hold a community meeting with home/land owners before submitting the application to P&Z.
I'm asking that this language be required as part of the amendment.

#2-Require painting of shipping containers- Are you going to require a specific color or "no" designs on them. I sure hope you make this part of your requirement that they paint them a specific color and one color set by Valley County. Could you please explain what you're going to require?

#3-Increase density for PUD's - could you please explain what this means and will this be anywhere in VC or in a certain area, residential or strictly commercial. Hopefully "not" in already existing subdivisions.

Also, after these amendments going through P&Z do the VC Commissioners have to approve them at an open meeting or hearing, also how long will this approval take?

Hopefully you can answer all my concerns.

Hope you have a wonderful day tomorrow.

Thanks for all your help.

Linda Eddy

April 20th P&Z meeting

From: Alisha Scott [REDACTED]

Sent: Wednesday, April 12, 2023 2:11 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: April 20th P&Z meeting

Hi Cynda,

Could you please pass on to the P&Z committee that we are opposed to the approval of the Garnet Valley project. The proposal is much too dense for this area and we are concerned about multiple things including traffic on Roseberry Road and over the S bridge, snow removal and proposed use of the roads in the Meadows at West Mountain community.

We are also opposed to increasing the density of PUD's. We do understand that growth is inevitable but feel that there are infrastructure needs that should be met before that growth can happen.

Respectfully,

Justin and Alisha Scott
46 Buckskin Dr
Donnelly

April 12, 2023
Valley County Planning and Zoning

PO Box 1350
Cascade Idaho 83611



Re: VC Code Amendments public hearing
This public hearing notice is vague at best.

Require a neighborhood meeting before certain hearings: I completely agree that a neighborhood meeting is a positive step, however what is "before certain meetings"? Taxpayers and community members need more than a three-minute chance to express their feelings at a public hearing for which many are not able to attend, or they are uncomfortable with the format.

FAA 7460-1 Notice of proposed construction: I completely agree that proposed construction in a flight path should be regulated by the FAA and perhaps this is where all the storage units should be built and not homes.

Increase density for PUDs: I completely disagree. Does Planning and zoning really think that everyone reading this hearing notice is familiar with what a PUD is? or does a slang word come to mind? I find this request for increased density of a planned unit development (PUD) highly suspicious as it comes at a time when a developer, Roseberry Park LLC is once again applying for a high-density apartment of 324 units and 10 mobile homes on Roseberry Road and Timberline Drive. This is the same developer that wanted to build a trailer park of 201 mobile homes in the same location. This is the same developer that was to present at this April 20 hearing but rescheduled. Are they waiting for this code amendment to get pushed through or will they rely on a Variance 67-65167 Roseberry Park is proposing 14.2 units per acre!

Planned Unit Development density per Valley County code 9-9-7 Standards is D. 2) as long as the overall average density is NO greater than six dwellings per gross acre.

I realize that increased density is the new big push in cities all over the country including Boise, but Valley County, Idaho isn't those cities, and I hope we never are. People are drawn here for the rural character of the area and that character needs preserving.

High density planned unit development (PUD) needs infrastructure for which Valley County doesn't have. The benefit of high-density housing is that it's easier to connect to infrastructure such as bus lines, groceries, healthcare and work. High density housing/planned unit development works when people can walk to the bus or to the grocery store and not rely on their car. We don't need massive apartment buildings and massive parking lots with hundreds of more cars on the road daily.

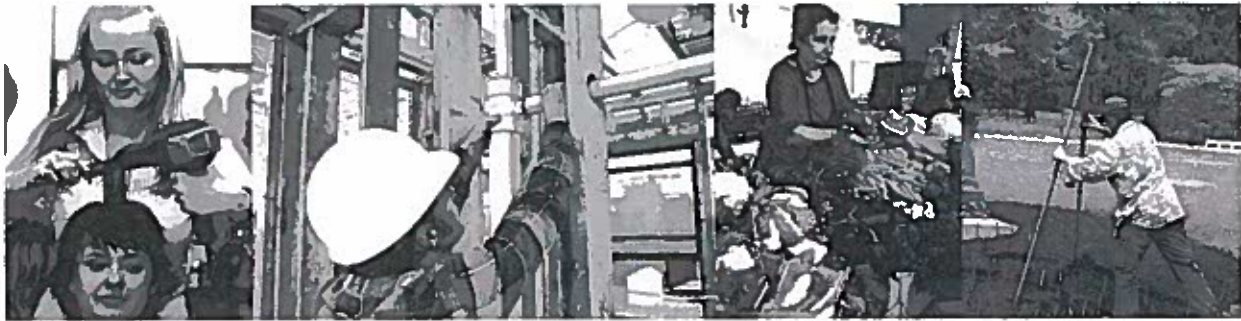
I agree that we need more affordable housing and perhaps a better fit for high density planned unit development would be within city limits and on Highway 55 where people could catch a bus to work, the doctor or groceries.

Pamela McChrystal

McCall Idaho

Housing Diversity: Supporting Community and Economic Stability

Prepared by Erik Kingston, PCED. Contact erikk@ihfa.org | April 1, 2023 | idahohousing.com



What you need to know about housing

Homes make communities possible. To be sustainable* housing must be affordable, available and accessible to all residents—first responders, seniors or retirees, families, professionals, and people living with disabilities. *Healthy housing infrastructure reflects the needs and incomes of real people.*

The aim is to support *community housing choice*† within reach of people who:

- work for a living—at all wage levels**
- provide essential community services;
- engage in community and civic activities; and/or
- spend their retirement years and incomes locally

"Idaho needs more homes within reach of our workforce, families, and friends."

Economic development role. Housing affordability supports sustainable economic development in many ways. *Employers* benefit from diverse housing types and price points near employment centers. They know a stable labor force supports planning, productivity, and competitiveness, and long commute times or financial strain can impact performance and reliability. *Economic development professionals* recognize housing as *critical infrastructure*—like schools, broadband or health care—essential to recruiting and retaining outside investment, good-paying jobs and dynamic *workforce development*. *Economists* know *local housing control* keeps wages circulating in the local economy.

Fair housing choice = economic opportunity. †Fair housing laws give us all the right to live where we choose and can afford. 'Housing choice' affects access to essential community assets such as health care, education and employment. Policies that distribute housing types and prices across neighborhoods and communities support HUD's Affirmatively Furthering Fair Housing Rule, designed to mitigate decades of *de jure* discrimination described in Segregated by Design. The resulting housing equity supports community and economic resilience. Always include the voices of diverse populations when evaluating comprehensive plans, zoning ordinances or development. See more at IHFA's YouTube channel and the 2022 APA Idaho presentation NIMBY, Equity and Liability for Communities.

Inclusive design gets customers in the door. Residential construction that reflects basic visitability standards reaches a broader market and lets us all age in place. This reduces overall housing costs, saves tax dollars and improves community cohesion and quality of life. Learn more: inclusivedesign

*sustainable used here means enduring forever—just like Idaho's state motto esto perpetua

**70% of Idaho jobs pay under \$20/hour and support rents less than \$1,040/mo; an FTE at \$12/hr can afford less than \$624/mo; a minimum-wage worker can afford less than \$377/mo. See reports.nlihc.org/oor/idaho and the housingidaho.com rent calculator

Affordability = stability. Since the National Housing Act of 1937, housing costs below 30% of household income have been considered *affordable*. When costs exceed 30%, households are *cost burdened*; if they exceed 50%, households are *severely cost burdened*. This puts households at risk with negative consequences for families and communities. Alternately, we measure *residual income*—household resources available for housing after other essential costs are met.



Public subsidy to private equity. Residential speculation and inflation means a rise in *foregone spending*—money lost to our economy and tax base owing to *housing cost burden*—an estimated \$971M loss for Idaho in 2020. Housing displacement and instability caused by inflation have triggered a wave of *first-time homelessness*, with significant individual and social costs. Acknowledging externalized costs is key to sound policy.

Diverse housing markets benefit everyone. When working households, retirees and others can comfortably meet basic costs associated with local housing, they have more time, money and energy to invest locally. Communities benefit from less traffic, more stability, and engaged residents. School and job attendance go up, while public costs tied to community health and safety go down. Stable households in socioeconomically diverse communities are better able to build social capital and cultivate supportive networks essential to economic mobility and opportunity, which in turn *reduces* their overall reliance on social (i.e., taxpayer-funded) assistance.

NIMBY opposition to affordability or density can increase costs and often has a *'disparate impact'* on protected classes, perpetuating the discriminatory redlining. Developers have successfully sued communities that reject otherwise compliant developments when discriminatory permitting policies or practices are evident.

"Stable housing lets each of us build the 'social capital' needed to reach our full potential."

T.R.U.V. Index. Housing is made affordable by increasing wages to compensate for housing inflation or lowering the *TRUV Index*, where *Transportation + Rent + Utilities + Visitability = the net costs of housing location, ownership, condition, efficiency and design*. Sustainable housing reflects all these factors to reduce life-cycle and household costs. Utilities costs vary significantly in homes built when energy and efficiency were undervalued.

Local needs require local partners and solutions. A sustainable and diverse range of housing options starts with understanding housing's role in economic and community development; it also requires teamwork among interested parties. These include housing, community and economic development professionals, policy makers, building officials, planners and developers, people with disabilities, seniors (and seniors in training), along with business, corporate, neighborhood, and community leaders who identify local needs and define the scope and direction of planning efforts. *Local control of housing and community assets = accountability and stability.*

"Employers know that housing is where jobs go to sleep at night."

Idaho's housing crisis limits workforce development. Employers throughout Idaho say the lack of housing options means they can't recruit or retain the essential workers they need—from hospitals, education or retail, to construction workers, care providers or first responders. *We're all affected.*

Takeaways:

1. Healthy housing markets are like ecosystems—diversity equals resilience and durability
2. Speculative investors and NIMBY fuel our housing crisis by perpetuating housing shortages.
3. *Workers provide a subsidy to employers and customers* by commuting long distances or living in substandard housing to provide services—at a price we consider affordable
4. Housing that accommodates essential workers, students, retirees, seniors or persons living with disability helps families, knowledge and incomes stay put
5. We can make housing "affordable" one of two ways:
 - *Increase wages indefinitely to keep pace w real estate speculation, housing shortages*
 - *Subsidize employers/consumer prices w project- or tenant-based supports (using taxes)*

Preserving and Expanding Housing Diversity

Conservation and preservation matter. We all know the most cost-effective energy investment is in *negawatts*—energy saved through conservation. Likewise, every community has what's called *naturally occurring* or *legacy* affordability. Legacy housing typically has limited or no debt, reflects lower construction costs, and contains significant *embodied energy*. Preserving existing affordability is like patching the holes in a leaky bucket before trying to fill it. Communities that fail to preserve affordability will bear increasingly higher social costs.

Conversion, gentrification and speculation erode affordability. Converting legacy housing to investment property, luxury units or short-term rentals erodes affordability and limits housing choices. New ownership and flipping mean new financing costs and higher rents, and more holes in the bucket.

New construction costs, supply or demand. Labor, material, financing and NIMBY costs mean we can't easily build our way out of a housing shortage. While the [laws of supply and demand don't apply equally to housing and corn](#), building high-cost housing in one spot without the ability to increase housing supply to meet demands restricts competition for and alternatives to high-cost units. *New single-family residential developments should be [visitable](#) to meet demand for inclusive and equitable neighborhoods for people of all ages and abilities.*

Sample Strategies

Re-think residential codes. Revise minimum lot size and square foot rules—along with fees, occupancy limits and household definitions—to support '[Gentle Density](#)' or 'Neighborhood-friendly development.' Tiny Homes, ADUs, and conditional density bonuses reduce development and infrastructure costs. These strategies serve the health, welfare and safety of communities best when they preserve local ownership of housing, keeping wages and incomes local. For more on this, see [Top code reform priorities for the housing crisis](#) ([cnu.org 3.28.2023](#))

Land banking. [Local government, school and highway districts](#), churches and private employers should proactively inventory, protect, acquire and designate key parcels for mixed-used and workforce/affordable residential development. Establish a community fund to purchase tax-delinquent properties each year to support a local housing strategy. Land near transit hubs, employment centers and services is an essential asset.

Remove land costs from the equation. [Community land trusts—or housing trusts](#)—hold land in trust via a public or nonprofit entity. Land is leased to qualifying homeowners, who own the improvements and build equity. Alternately, the trust may develop rental housing for households with specific income ranges or essential community workers, preserving long-term affordability. [Learn more.](#)

Impact and crowd investment. Federal funds involve legal and regulatory requirements that can inflate the cost per unit and require large developments. Impact or [crowd investing](#) can yield positive, measurable impacts alongside a financial return. This market-based approach to financing *missing middle* or *neighborhood-friendly* residential development can reduce costs and invite local investment. Distributing smaller-footprint projects across communities can also reduce opposition. Models: [Small Change](#), [Guerrilla Development](#), or [Sister City Engage local employers](#). Remember that diverse housing types and price points represent both a perpetual income boost to workers and valuable recruitment and retention tool for local public and private employers. *Workforce development* and productivity depend on an adequate supply of *workforce housing*—where *workforce* includes all who work for a wage. Employers can partner with other stakeholders to finance and develop housing units that meet the needs of key staff positions and wages.

Cooperative tenant ownership. [Housing cooperatives](#) reflect a value for housing stability in many countries and states. Tenants form cooperatives and acquire government-backed or private financing to secure housing with a mix of private and shared space. Like [resident-owned communities](#), this expands local ownership opportunities and builds equity for households, while offering flexible living arrangements and preserving residential capacity.

Local Housing Solutions. A great online housing explainer is at [localhousingsolutions.org](#). From basics to understanding and shaping policy, this site presents clear, simple and practical videos and summaries.

2021 Rural Housing Considerations. (see [Housing Challenges and Strategies](#) and [Whose Home on The Range?](#))



Housing Market Realities: Where We Are and How We Got Here

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Key Factors, Trends, and Consequences:

Shifting Priorities. After WWII, federal housing finance and urban renewal policy aimed to raise living standards for urban dwellers through 'bigger, better' housing. The feds—and private lenders—shifted support from downtown residential and mixed-use to suburbs. Freeways steadily displaced urban neighborhoods as race-based redlining and associated R-1 zoning ordinances evolved.

Larger suburban homes separated from employment centers led to increased traffic and commuting costs. See 'Housing Transportation Affordability Index.' htaindex.ont.org

Housing as a Human Right. Article 25 of the Universal Declaration of Human Rights—*Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care...*

Housing inflation drivers. There is no single factor in housing inflation; several things contribute to our current crisis:

- Tax policy and investment patterns treat housing as an 'asset class,' not a human right. Commodification and speculation detach housing costs from wages or incomes.
- Institutional, foreign and other investors use housing to [launder money](#) or generate profits—without adding value to communities. And [remote control of residential markets](#) undermines local accountability, exports wages and incomes from local economies, and shifts costs to locals.
- [Rising prices triggered a new wave of 'flipping.'](#) Windermere Chief Economist Matthew Gardner calls flipping a 'precursor and contributor to a housing bubble.' —10/10/17 *Economic Summit, JUMP*

Density. Distributing housing diversity and density across all neighborhoods is essential to address the [legacy of redlining and de jure segregation and discrimination](#). Ideally, density is paired with [conditions that ensure long-term community benefits or accountability](#) that maximize its effectiveness.

6/2022. [Apartheid by Another Name: How Zoning Regulations Perpetuate Segregation](#). Exclusionary zoning restricts access to opportunity and concentrates poverty

10/2022. [NIMBY, Equity and Liability for Communities](#). This APA Idaho session describes the costs and risk communities incur as a result of opposition to affordability and density.

12/2022. [Institutional Investors in Housing](#) HUD describes how large equity investors limit homeownership options for first-time homebuyers and increase racial wealth gaps.

2/2023. [NIMBY opposition's impact on the housing crisis](#) amplifies and extends harms caused by real estate speculation; institutional investors now rely on NIMBY to restrict new construction, which is keeping supply low and rents high.

Rental Vacancy Rates (RVRs)

The percentage of residential property available for rent. A 'healthy' RVR is 5–7%, balancing supply and demand. Pre-recession RVRs in Treasure Valley markets were in the low-to mid teens. Since 2015, these and other markets have been consistently below 1%. This drives up rents and limits housing choices for full-time workers earning less than \$20/hour, seniors, and Idahoans with disabilities. Context: Idaho's statewide RVR* declined from 5.47% in Q4 2011 to 0.45% in July 2021 and is slowly increasing.

County	Available Units	Total Units	RVR*
Ada	2	5944	0.03
Adams	0	38	0
Bannock	3	437	0.69
Bear Lake	4	169	2.37
Benewah	0	38	0
Bingham	2	537	0.37
Blaine	1	414	0.24
Boise	0	25	0
Bonner	4	357	1.12
Bonneville	3	1769	0.17
Boundary	0	16	0
Butte	0	29	0
Camas	0	2	0
Canyon	71	2454	2.89
Caribou	2	60	3.33
Cassia	1	323	0.31
Clearwater	0	32	0
Custer	5	57	8.77
Elmore	0	324	0
Franklin	0	49	0
Fremont	0	53	0
Gem	0	111	0
Gooding	0	125	0
Idaho	3	94	3.19
Jefferson	0	190	0
Jerome	0	353	0
Kootenai	28	2065	1.36
Latah	5	541	0.92
Lemhi	0	74	0
Lewis	0	8	0
Lincoln	1	5	20
Madison	2	485	0.41
Minidoka	0	219	0
Nez Perce	0	527	0
Oneida	0	1	0
Owyhee	0	62	0
Payette	0	320	0
Power	0	124	0
Shoshone	0	146	0
Teton	0	111	0
Twin Falls	12	1668	0.72
Valley	3	162	1.85
Washington	0	206	0
*Statewide	152	20724	0.73

*Source: housingidaho.com 4/1/23 (primarily multifamily and affordable to household income equivalents up to \$20/hr FT)