

REPORT CARD



LAUNCHED PROJECTS

PROJECT TITLE & DESCRIPTION	START DATE	INITIALLY HOUSED	PROJECTED HOUSED (10 yrs)
HOUSING IMPACT STUDIES: In cooperation with regional partners, completed four comprehensive, professional studies on availability, attainability and detailed data points on the local housing status. These are vital to understanding the realities of our local housing crisis.	2021	N/A	Exponential!
HOMESHARE KOOTENAI COUNTY 501(C)3: Created nonprofit modeled to professionally match home seekers with home providers. (Pending program includes a community grant opportunity to remodel a home in exchange for housing a local worker for a commensurate period of time. Targeted toward healthcare/academia workers.)	January 2022	60 (as of March 2025)	300+
DEED RESTRICTION UTILIZATION: Developers, cities and independent organizations voluntarily, within development agreements, created deed-restricted properties to ensure affordable housing remains affordable for future homeowners.	March 2022	188	TBD
PLANNING & GROWTH WORKSHOP IV: Annually attended by housing executives, city planners and zoning commissioners to evaluate and move forward plans that work.	Sept. 2022	N/A	Exponential!
RESIDENT-OWNED COMMUNITY LEGISLATION: Passed regulation to require manufactured home park owners to notify tenants when they intend to sell in order to give residents an opportunity to buy the land they rent on.	July 2024	Unknown	Unknown
THE ADU PROJECT: Free, pre-reviewed plan sets streamline the process of building Accessory Dwelling Unit in Kootenai County. Local municipalities are having conversations about ADUs as attainable housing that doesn't disrupt existing neighborhoods and can create income for homeowners. Ordinances can be used to limit size, location and use.	March 2025	12 permits to date	TBD



IN-PROGRESS PROJECTS

PROJECT TITLE & DESCRIPTION	PROJECTED LAUNCH DATE
IMPACT FEE INCENTIVES: The Housing Solutions Partnership is encouraging local municipalities to enact ordinance changes that would not require builders of attainable housing to pay impact fees until occupancy.	June 2025

(continued, In-Progress Projects)

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HOMESHARE GRANT FEASIBILITY STUDY AND EXPANSION: The University of Idaho led feasibility study exploring a remodel program to create home sharable housing for education and health care workers. Funds will provide grants to homeowners to remove barriers to renting such as lack of egress windows, separate entrance, off-street parking or an additional private bathroom in exchange for providing housing for an agreed period of time.	Study results to be released by early summer 2025. Potential project partners, management structure and funders identified.
VOLUNTARY FUNDING FOR MORTGAGE BUYDOWNS: Annual fundraising campaign encouraging voluntary, restricted donations to the Idaho Home Partnership Foundation. The funds intended for grants/loans distributed in conjunction with a prequalified buyers team, to be used for land acquisitions and buydowns on properties for local workers.	August 2025
EDUCATIONAL FORUMS: The Partnership is planning forums on topics including housing authorities, Community Land Trusts and revised uses for church/nonprofit property.	Fall 2025
COMMUTER PROJECTIONS REPORT: Using zip code data from local employers, the report will track how far employees drive now vs 10 years ago for housing, and correlate retention, salary pressure, and other effects due to escalating commute times.	Currently collecting data from local employers.
ORDINANCE REVIEW TEAM: Examination of ordinance changes that could impact the availability and affordability of housing, including policies and regulations, short-term rentals, multi-generational housing, twin homes, cottage homes, cluster housing, tiny homes, zoning issues and other housing types and issues.	Pending state committee status and scope of work.



COMING UP ...

PROJECT TITLE & DESCRIPTION

DEVELOPER INCENTIVES: This team will explore ordinance changes that could impact the availability and affordability of housing, including policies and regulations related to short-term rentals, multi-generational housing, twin home regulation, cottage homes, cluster homes and tiny homes.
HOMESHARE FRANCHISES: Exploring the potential to share resources for HomeShare projects beyond Kootenai County.
UNDERUTILIZED CHURCH & NONPROFIT PROPERTY: The Partnership is forming a committee to explore a team approach to creating housing on vacant land owned by churches and nonprofits.
SHUTTERED PROJECT REVIEW & NON-CONVENTIONAL LAND USE: Continued review of previously denied projects for the ability to create attainable housing if variances were incorporated.
PUBLIC-PRIVATE PARTNERSHIPS: Incorporating public assets with non-profit and private-market solutions to create ongoing attainable housing.



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