

# REPORT CARD



## LAUNCHED PROJECTS

PROJECT TITLE & DESCRIPTION	START DATE	INITIALLY HOUSED	PROJECTED HOUSED (10 yrs)
<b>HOUSING IMPACT STUDIES:</b> 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!
<b>HOMESHARE KOOTENAI COUNTY 501(C)3:</b> Created nonprofit modeled to professionally match home seekers with home providers.	January 2022	60	300+
<b>HOMESHARE GRANT PROGRAM SURVEY &amp; STUDY:</b> Surveyed Kootenai County residents to explore the feasibility of a HomeShare Grant Program. In exchange for grant funds for construction or renovations, homeowners would agree to share their home with a student or local worker for a set length of time. Several residents expressed interest.	July 2025 (Feasibility Assessment Completed)	HomeShare Kootenai County Board is leading effort.	Unknown
<b>DEED RESTRICTION UTILIZATION:</b> Developers, cities and independent organizations voluntarily, within development agreements, created deed-restricted properties to ensure affordable housing remains affordable for future homeowners.	March 2022	660+	TBD
<b>PLANNING &amp; GROWTH WORKSHOP:</b> The 5th Annual Planning & Growth Workshop is set for February 2026. The annual workshop is attended by housing executives, city planners and zoning commissioners to evaluate and move forward plans that work.	Sept. 2022	N/A	Exponential!
<b>RESIDENT-OWNED COMMUNITY LEGISLATION:</b> 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
<b>THE ADU PROJECT:</b> 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	18 permits to date	TBD



## IN-PROGRESS PROJECTS

PROJECT TITLE & DESCRIPTION	PROJECTED LAUNCH DATE
<b>IMPACT FEE INCENTIVES:</b> 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.	Effort is ongoing through 2026.

(continued, In-Progress Projects)

PROJECT TITLE & DESCRIPTION	PROJECTED LAUNCH DATE
<b>'THE HOUSING SOLUTION' VOLUNTARY FUNDING FOR MORTGAGE BUYDOWNS:</b> Coeur d'Alene Regional Realtors launching fundraising campaign encouraging voluntary, restricted donations to the Idaho Housing Foundation to be used for silent second mortgages on properties for local workers.	March 2026
<b>COMMUTER PROJECTIONS REPORT:</b> 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.	Data collected and in process of being compiled. Report release set for July 2026.
<b>ORDINANCE REVIEW TEAM:</b> 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.	On hold pending potential state action.



## COMING UP ...

### PROJECT TITLE & DESCRIPTION

<b>ATLAS ATTAINABLE HOUSING PROJECT:</b> ignite cda, Coeur d'Alene's Urban Renewal Agency, approved concept for 100% attainable deed-restricted housing development with 104 residential units, providing a varied mix of products that touch various affordability levels in the community.
<b>DEVELOPER INCENTIVES:</b> 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.
<b>HOMESHARE FRANCHISES:</b> Exploring the potential to share resources for HomeShare projects beyond Kootenai County.
<b>UNDERUTILIZED CHURCH &amp; NONPROFIT PROPERTY:</b> The Partnership is forming a committee to explore a team approach to creating housing on vacant land owned by churches and nonprofits.
<b>SHUTTERED PROJECT REVIEW &amp; NON-CONVENTIONAL LAND USE:</b> Continued review of previously denied projects for the ability to create attainable housing if variances were incorporated.
<b>PUBLIC-PRIVATE PARTNERSHIPS:</b> Incorporating public assets with non-profit and private-market solutions to create ongoing attainable housing.
<b>LEGISLATIVE WORK:</b> The Housing Solutions Partnership testified before the Land Use and Housing Study Committee, providing 11 recommendations to address housing for local workers and also voiced support for a transfer (excise) tax on real estate transactions to fund public safety, giving cities the option to vote on Resort City status/local option taxes, funding for housing trusts and expanded use of development agreements.



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