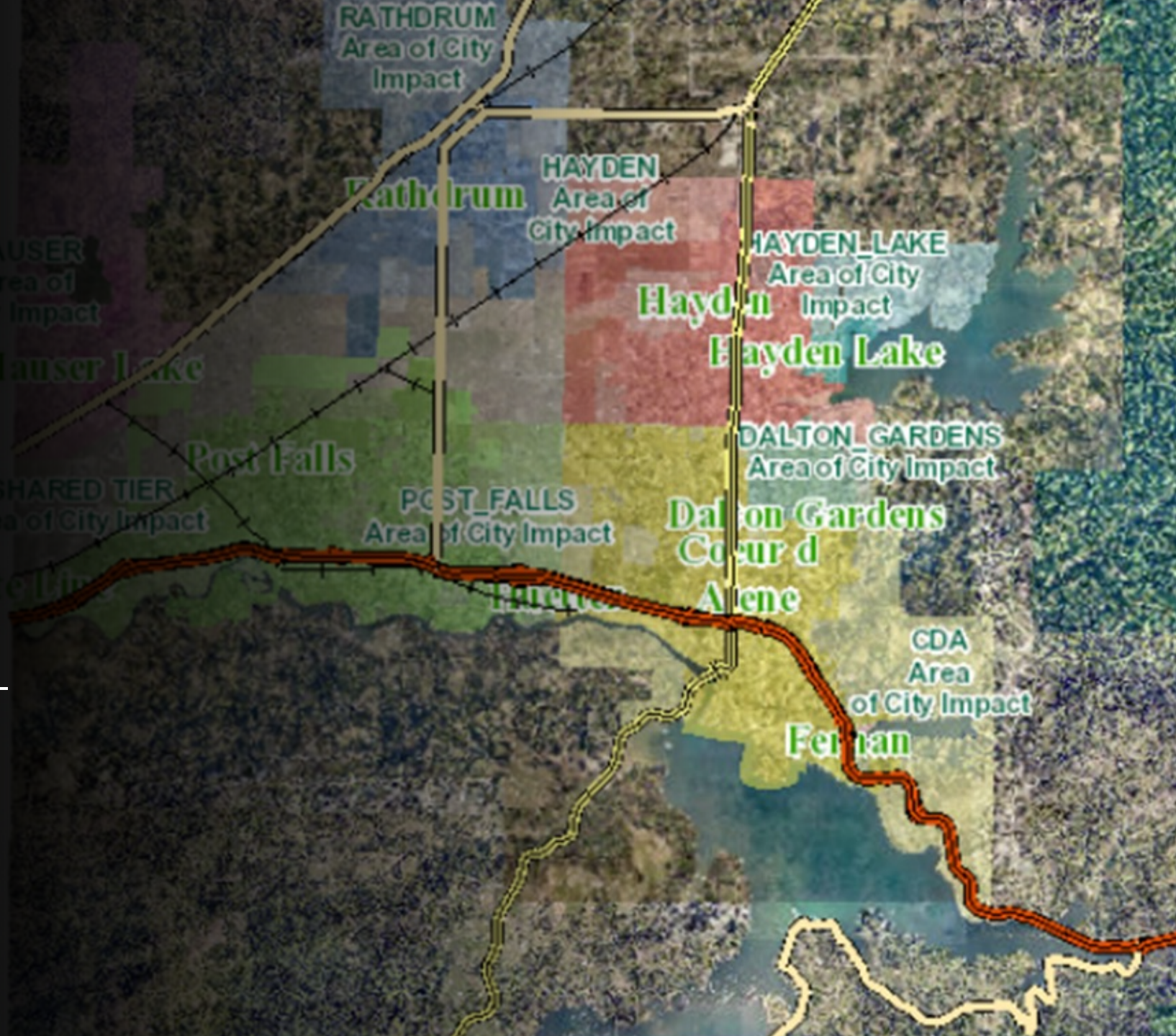
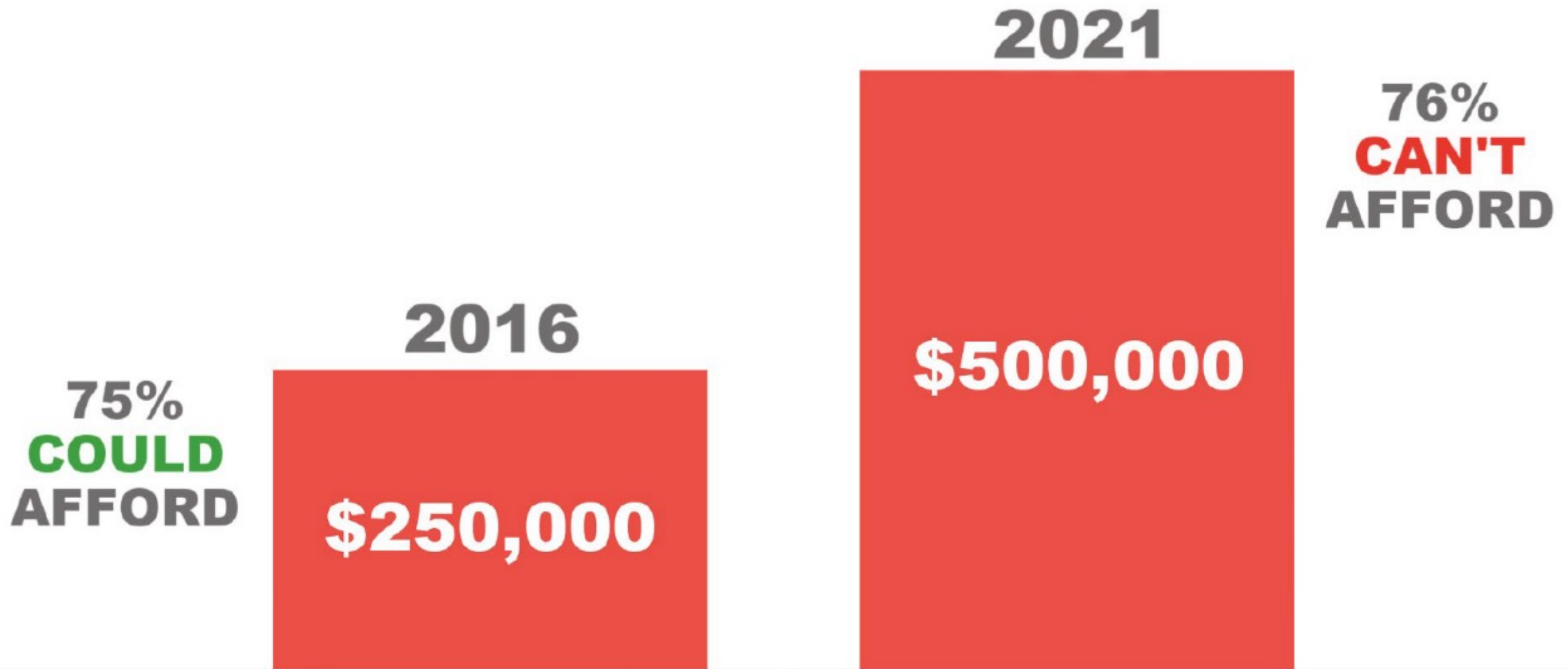


New Infill Housing Initiatives in the Inland NW

Bob Seale,
Community Development Director
March 29, 2023





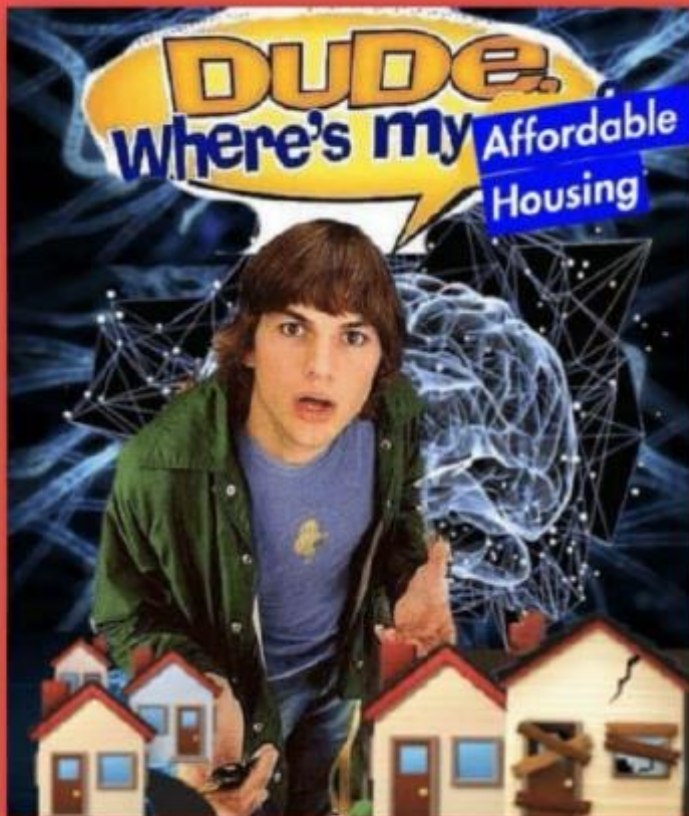
**KOOTENAI COUNTY MEDIAN HOME PRICES
INCREASED PRICES, DECREASED AFFORDABILITY**

\$100,000



**Annual salary family
of four needs to **AFFORD**
a median-priced home
in Kootenai County**

\$48.31 combined hourly wage



Regional Housing & Growth Issues Partnership (RHGIP)

Subcommittee
Topics and
Focus Areas

- IHFA Updates
- CDA Regional Realtors' Housing Task Force & Funding Program
- HomeShare Kootenai County
- ROC (Resident Owned Communities)
- Schools
- Open Space
- Regional Health Care & Public Safety Officials
- Communal Living

Regional Housing & Growth Issues Partnership (RHGIP)

Bringing the players together and having *the* conversations.

Tool Kit Highlights

- Cohousing/Communal Living
- Community Land Trust
- Deed Restrictions
- Developer Incentives
- Employer-Assisted Housing
- First Right of Refusal
- Homesharing Program
- Housing Authority Idaho
- Housing Trust Fund
- IHFA Foundation
- Incentived Loan Packages
- Legacy Family Sales
- Limited Equity Co-Ops
- Membership-Occupied
- Potential Policy Changes
- Purchase Deed Restriction
- Resident-Owned Community
- Tax Incentives
- Voluntary Funding

Diversify Housing Options

Planned Unit Development (PUD)

Residential / Commercial Mixed Zoning Districts

Accessory Dwelling Units

Cottage Homes

Tiny Homes

Twinhomes

Townhomes

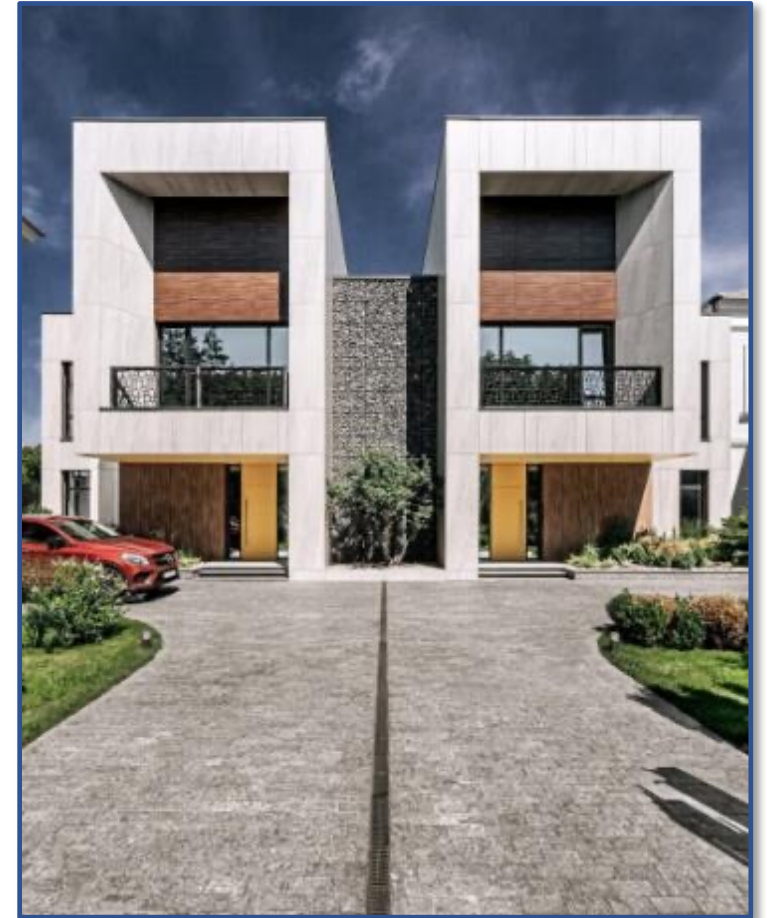
Condos

*Evolving zoning policies – slow transition back to the a more traditional neighborhood design – not just the SF Zone.

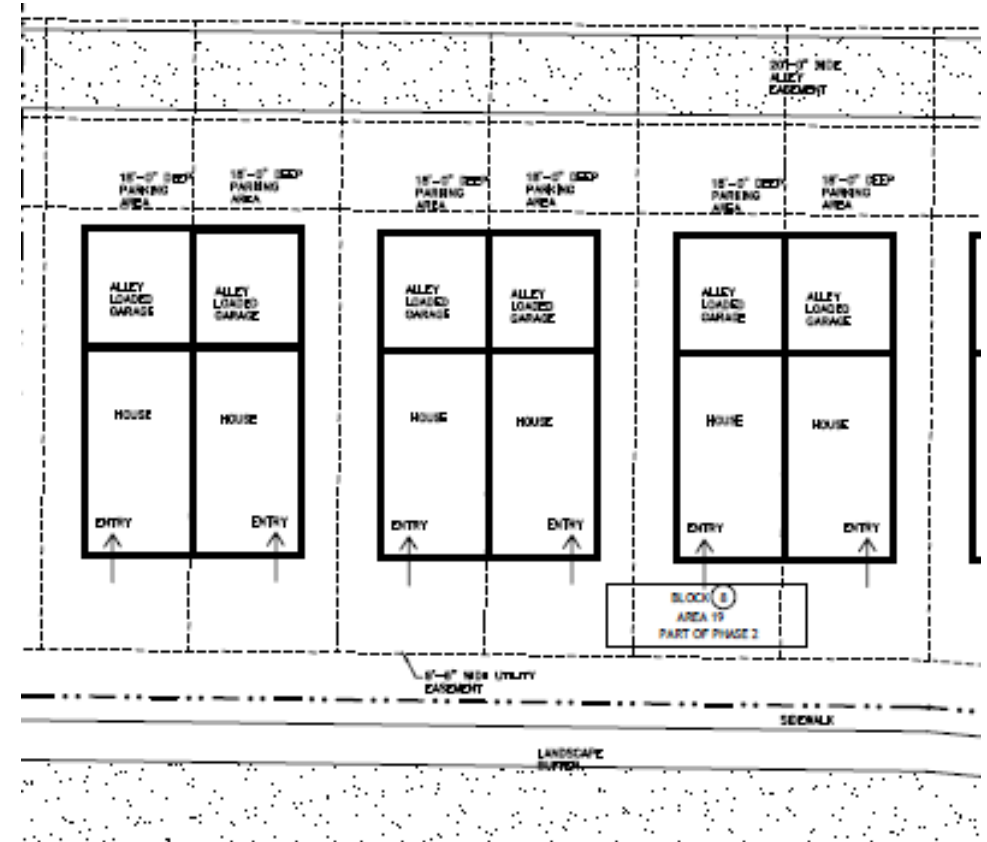
Townhouses/Condos



Twin Homes on Standard SF Lots

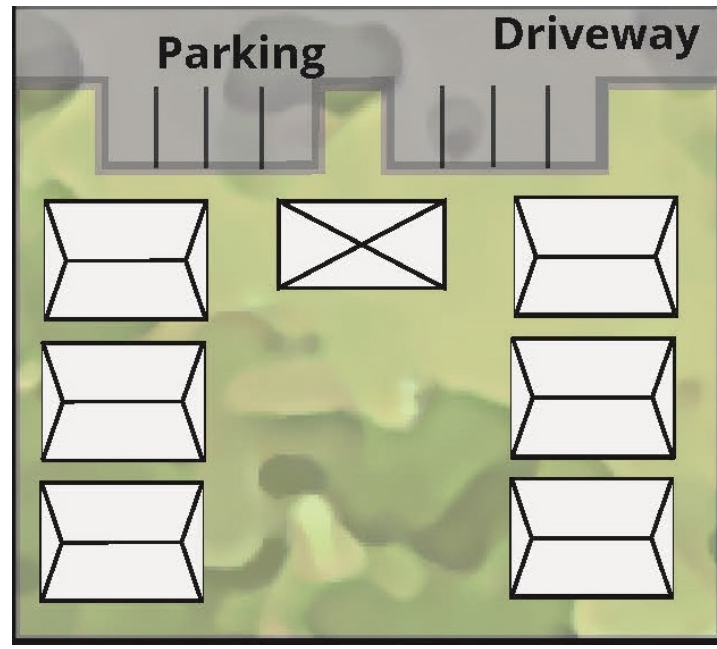


Twin Homes on Standard SF Lots



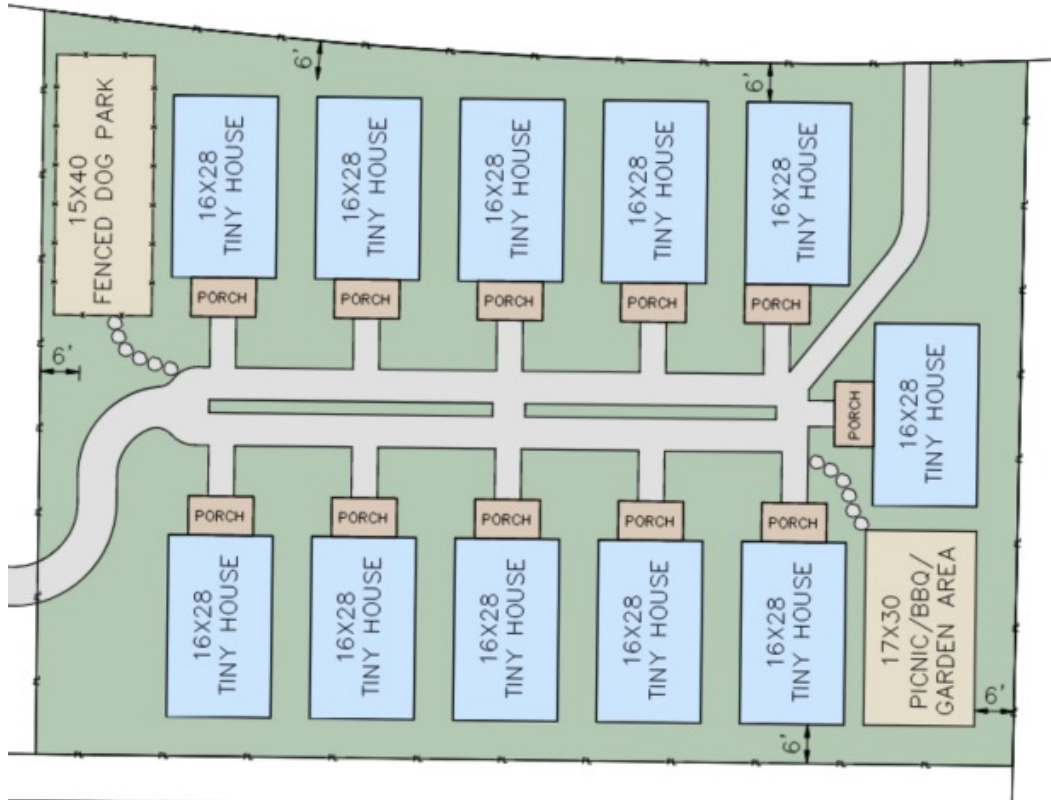
An aerial perspective of a planned residential community. The scene features numerous single-family cottages with light-colored siding and grey gabled roofs, arranged in a grid-like pattern. Each house has a small front yard with palm trees and a paved driveway. A large, calm blue pond occupies the right side of the image, with a few small boats floating on its surface. The surrounding landscape is lush with green grass and various tropical plants. A semi-transparent circular graphic is overlaid on the right side, containing the text.

Single Family Cottage Home Standards



Implementing Cottage Home Standards


Tiny House Village Concept



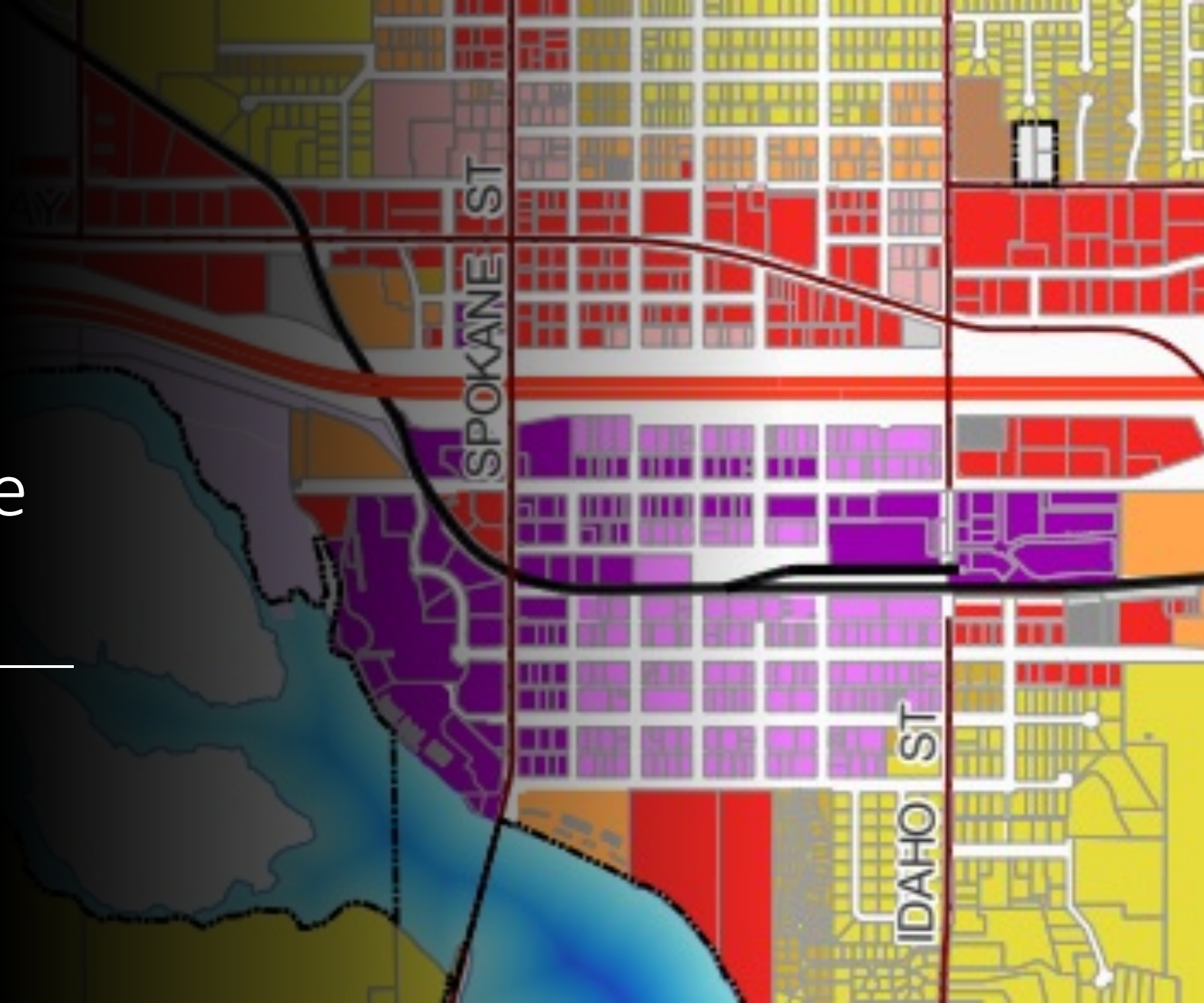
Accessory Dwelling Unit: An additional dwelling unit subordinate and incidental to the main residential use.



*Preapproved architectural drawings available at no cost??



Minimum Density Requirements: The Smart Code Zone







ING AGENT

MILLWORX



VENEER NORTH CONCEPT ELEVATION





\$1,250-\$1,900

Price





Other Efforts & Considerations



Density bonus for additional amenities in multi-family housing.



Evaluate Current Infill Standards



Multigenerational Housing



Other “Gentle Density” Solutions

Thank you

Robert Seale | Community Development Director | City of Post Falls