

DRAFT

LOCAL WORKER HOUSING TOOLKIT CONCEPT & FRAMEWORK

Disclaimer: This is a draft document that has been put together by the Working Group of the Regional Housing & Growth Issues Partnership based on a brainstorming session and ideas from other states and communities. These ideas still need to be vetted with legal teams from the various communities in Kootenai County involved in the partnership and with other organizations.

Intro

What this is? Who can use it? Where did it come from? When will it be modified? etc.

Chapter 1

Existing Inventory Protections

- STR ordinances and modifications
- First Right of Refusals (requires a land trust org and qualifying organization participation)
- Zoning reviews for allowable type with an exchange
- TDRs

Chapter 2

Incentives for Qualifying Projects

- Fast track/green light qualifying project permits (can be used for historic preservation as well)
- Density bonus for deed restrictions
- Parking alterations for qualifying projects

Chapter 3

Housing program types

- Limited Equity Co-ops
- Industry guided Member owned properties
- Employer Assisted housing programs
- Nonprofit funding for start-up programs
- URD partnerships with other Districts (schools)
- Voluntary land development restrictions (the Sandpoint model) Rob Hart

Chapter 4

New Ideas

- GO Bond for Local Worker Housing
- Community Land Trusts
- Generational Housing Codes
- Rent to Own programs
- Recovery ACT funded projects
- Tax abatements or exemptions
- Annexation standards related to protecting or providing local worker housing
- Real estate transaction surcharge
- Subsidize down payments on homes with restrictions related to occupancy for local workers