IN MY BACK YARD
The real question: Am I...

- A hypocrite?
- A heartless jerk?
- Selfish?
- Ageist?
- Classist?
Do I…

● Care about my community?
● Care about the environment?
● Care about OUR mountain culture?
● Want the people around me to be successful and prosperous?
Cities/counties may regulate health and human safety through special use permitting and local codes; but they may not regulate any market components, levy additional taxes or generally restrict use without cause.
H.R. 4351--Yes in My Backyard Act (introduced Sept. 17th, 2019): Amends a portion of the Housing and Community Development Act of 1974 to encourage local governments to change practices which have come to impede the supply of affordable housing, such as zoning codes and land use restrictions. CDBG funds would be withheld unless local zoning codes are updated to be more affordable housing friendly.
The Data:

Blaine County 2019 Housing Stock

- Home Owner’s Exemption/Primary Residence: 5000
- Second Home/Non-Exempt: 15000

Valley County 2019 Housing Stock

- Home Owner’s Exemption/Primary Residence: 10000
- Second Home/Non-Exempt: 15000
Local Housing Survey Outcomes

- 600 responses from local employees across 9 major industry sectors
- Most people are paying $1000-$1500/month in rent or a mortgage
- Most people can afford $500-$1500/month
- 64% of respondents own their homes
- 36% of respondents don’t feel secure in their housing
- Most households make $25-$75k/year
- Most respondents commute less than 5 miles to work
- People put a high level of importance (7.4/10) on how close their home is to their work
Does your CURRENT living situation meet your CURRENT personal needs?

Answered: 591   Skipped: 3

Yes

No
Does your CURRENT living situation meet your FUTURE personal needs for your self, family, career or other personal considerations?

Answered: 588    Skipped: 6
How long do you plan to live and work in the West Central Mountains region?

Answered: 591  Skipped: 3

- Seasonally/part time
- 0-1 year, full time
- 2-5 years, full time
- 5+ years, full time
Of the following, what is your housing type preference?

Answered: 589  Skipped: 5

- Single family dwelling...
- Townhouse
- Condo/Apartment
- Other (please specify)

The chart shows that single family dwellings are the preferred housing type by far, with nearly 90% of respondents choosing this option.
Do you feel secure in your housing situation, now and in the future?

Answered: 590   Skipped: 4

- Yes: 60%  
- No: 30%
N.I.M.B.Y. - remember, they’re not always wrong...
Impacts

- Healthcare
- Wages
- Transportation
- Infrastructure
- CULTURE
Consequences

- Suicide
- Quality of life
- Traffic
- Financial
- Culture
- CULTURE!
Y.I.M.B.Y. = Civic responsibility

People stepping up in conflicted times to address the difficult tasks at hand in local communities. Be willing to have a discussion at the grocery store, at work, the coffee shop, over dinner, etc. Show up at city council and P&Z, write a letter. WHEN? All the time. This isn’t just housing.
Outcomes:

- Thompson Street in McCall
- Spring Street in Cascade
Building materials costs
Skilled labor shortages
Land costs
Lack of incentives
Wages
It’s hard enough to get projects done. Let’s not make it any more difficult
The ecosystem

- Material Costs: 5.0%
- Skilled Labor: 10.0%
- Wages: 30.0%
- Land Prices: 25.0%
- YIMBY: 20.0%
- Transportation: 10.0%
Who’s responsible?

- Industry
- Government
- Community
- All of the above… but the one who’s not owning their part of the deal is the community in most cases.
Spectrum of Responsibility

Participation VS Capacity

- Industry Responsibility
- Government Responsibility
- Community Responsibility (NIMBY VS YIMBY)

Players:
- Participation
- Capacity
Who’s your best advocate? “Those people”
Other cool housing stuff...

- Impact investing
- REIT’s (Real Estate Investment Trusts)
- Modular
Do something.

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