

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?





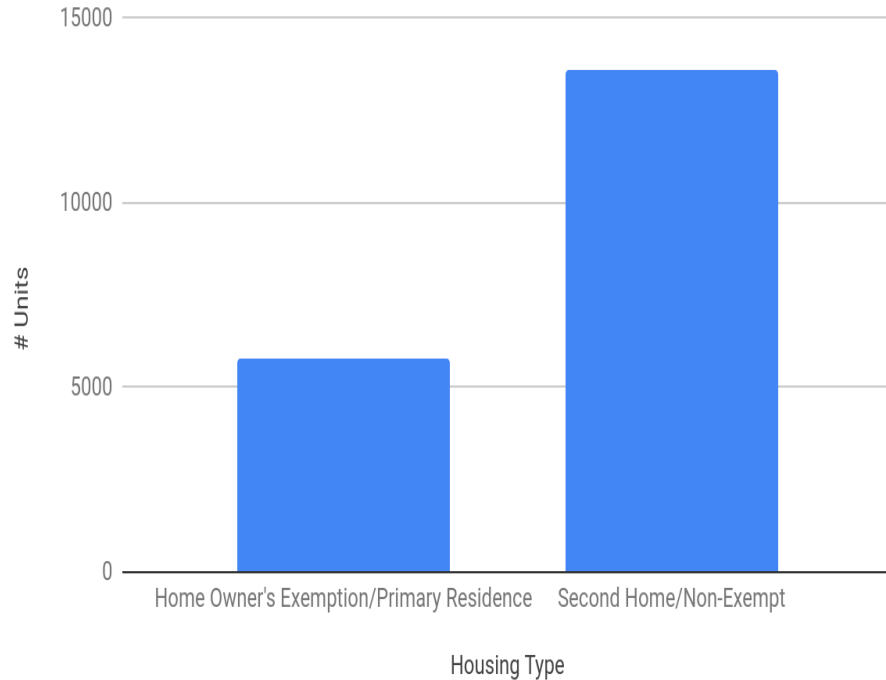
Cities/counties may regulate health and human safety through special use permitting and local codes; but they may not regulate any market components, levy additional taxes or generally restrict use without cause.



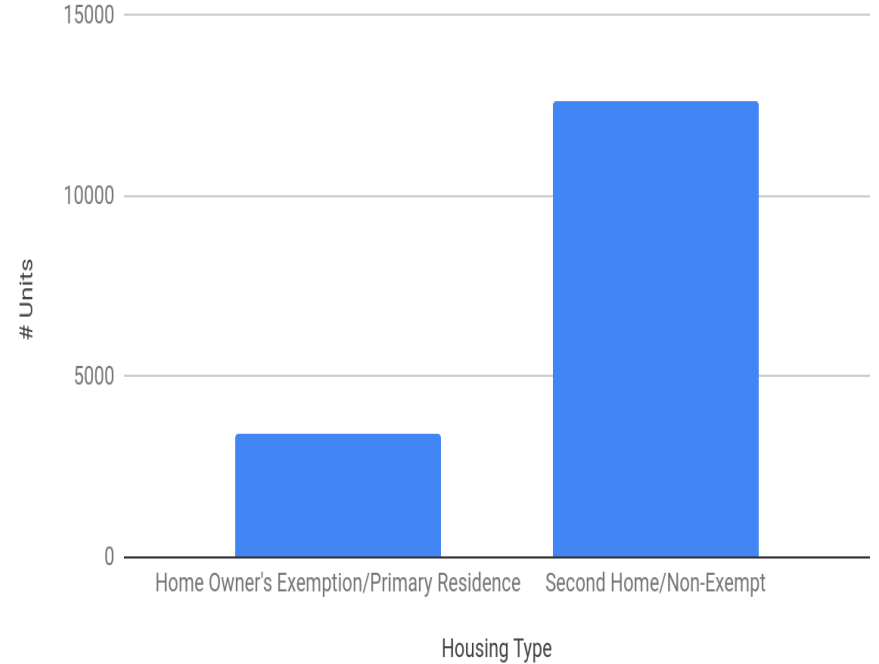
**H.R. 4351**--Yes in My Backyard Act (introduced Sept. 17th, 2019): Amends a portion of the Housing and Community Development Act of 1974 to encourage local governments to change practices which have come to impede the supply of affordable housing, such as zoning codes and land use restrictions. CDBG funds would be withheld unless local zoning codes are updated to be more affordable housing friendly.

# The Data:

Blaine County 2019 Housing Stock



Valley County 2019 Housing Stock

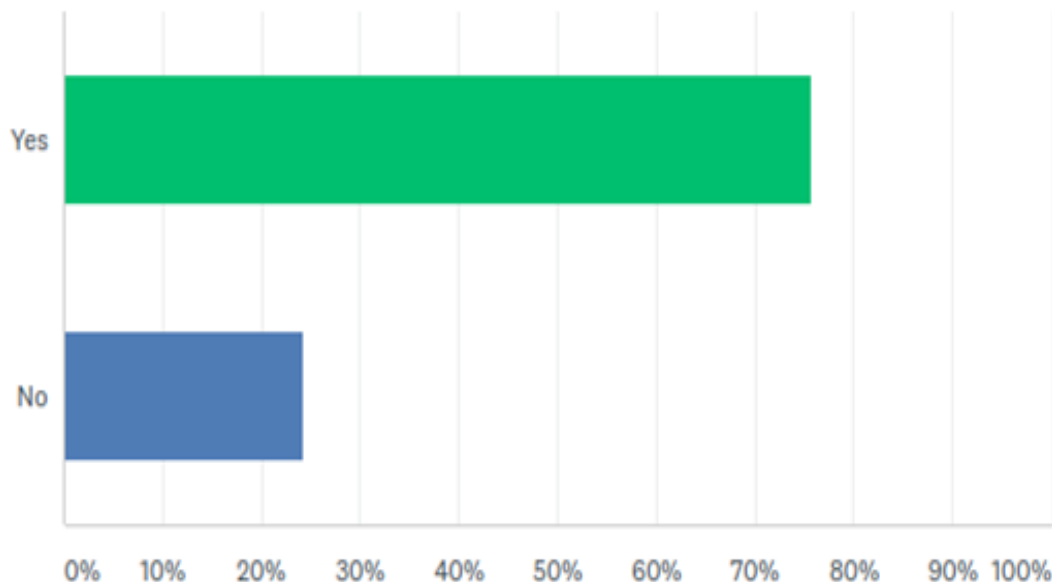


# Local Housing Survey Outcomes

- 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?

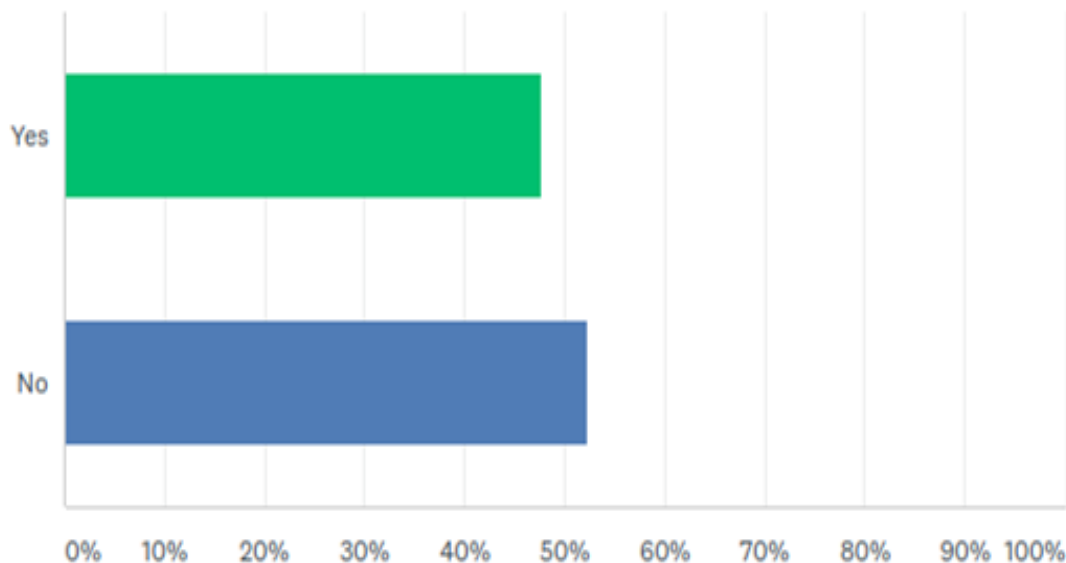
Answered: 591 Skipped: 3





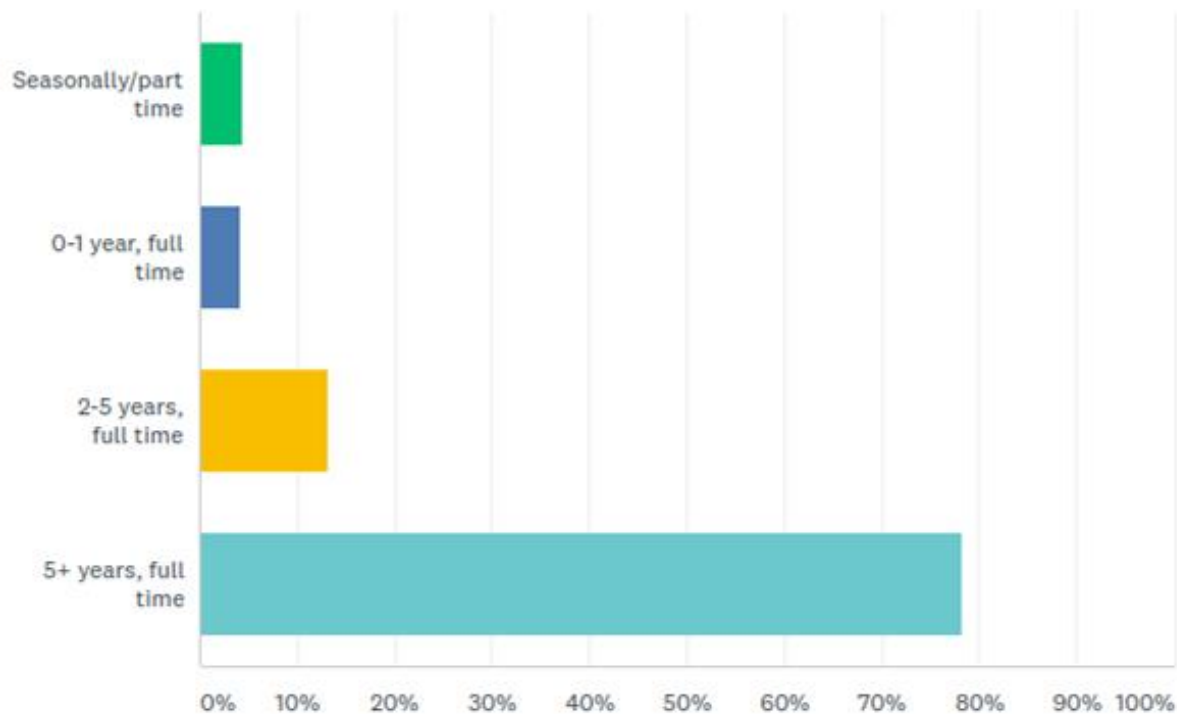
Does your CURRENT living situation meet your FUTURE personal needs for your self, family, career or other personal considerations?

Answered: 588   Skipped: 6



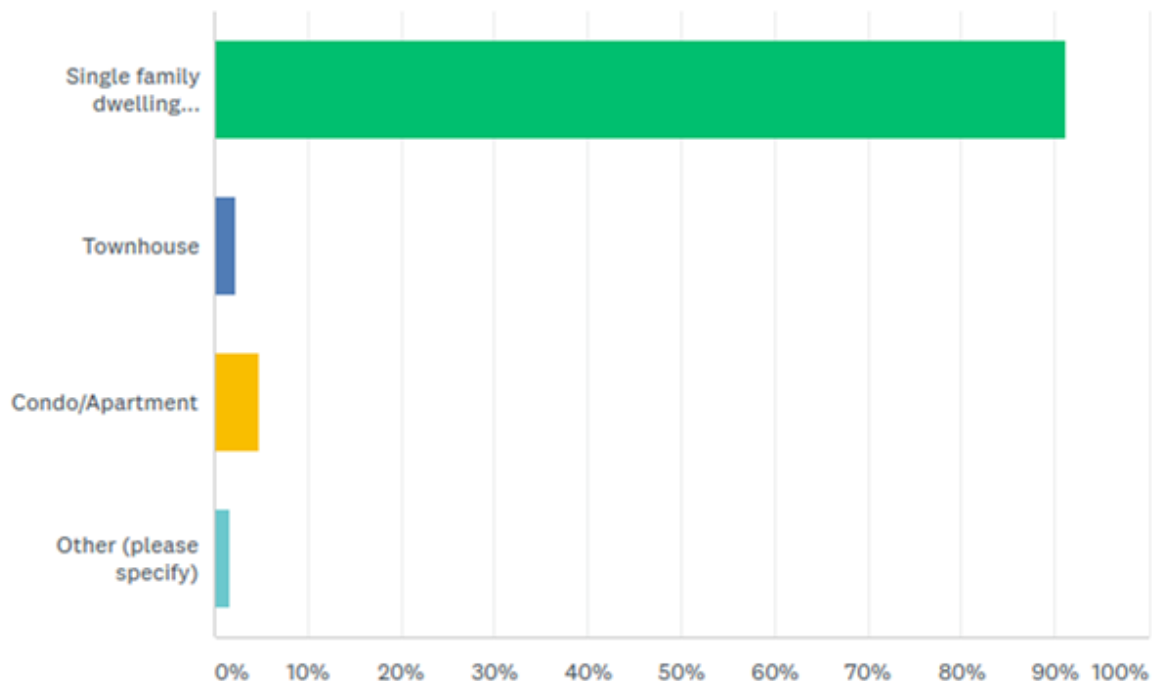
# How long do you plan to live and work in the West Central Mountains region?

Answered: 591   Skipped: 3



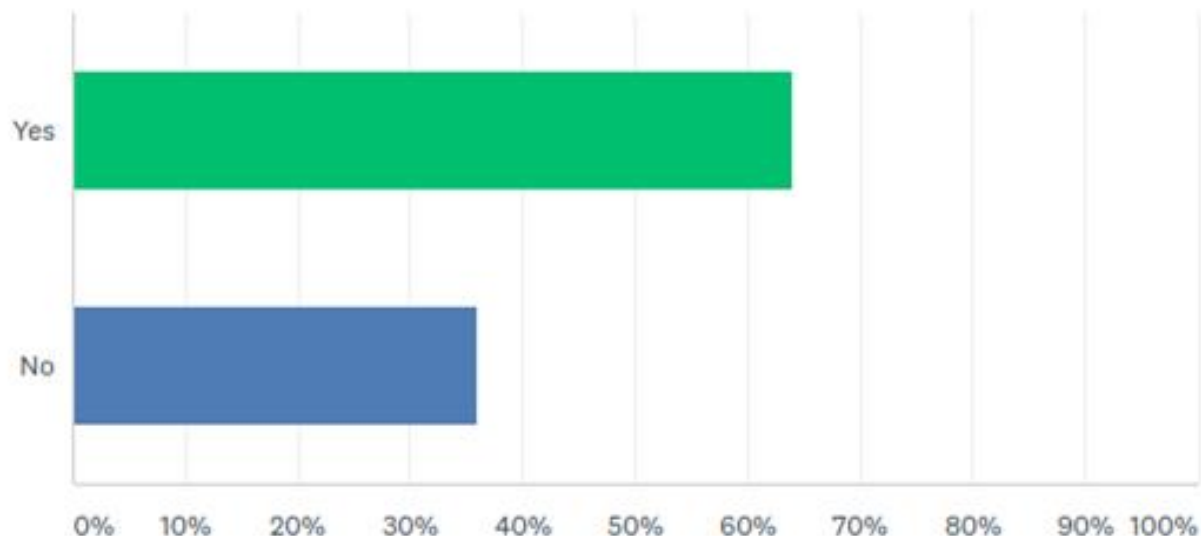
## Of the following, what is your housing type preference?

Answered: 589   Skipped: 5

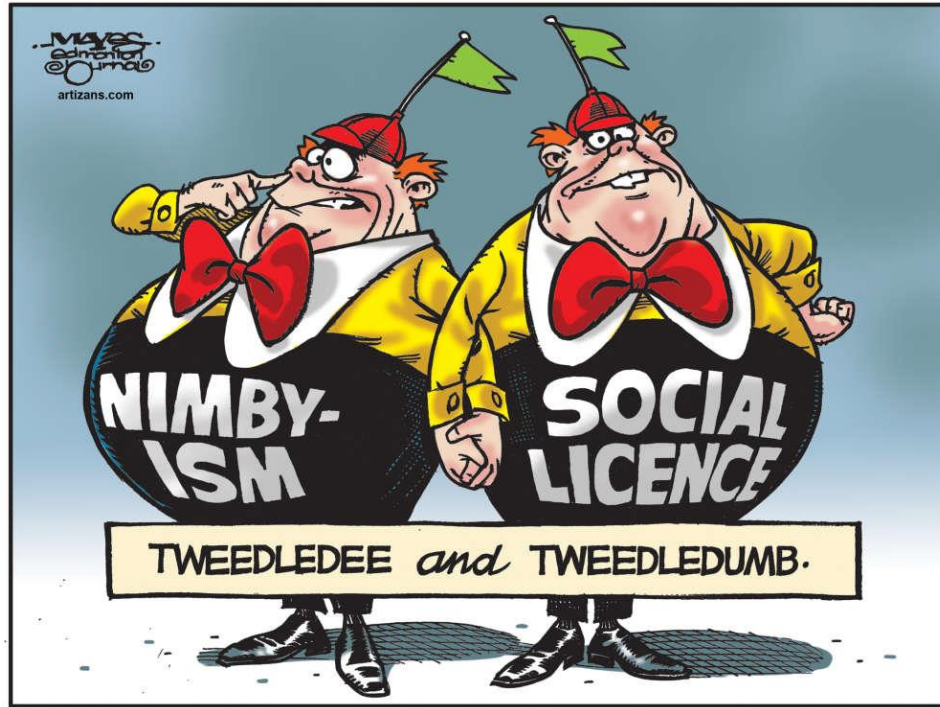


# Do you feel secure in your housing situation, now and in the future?

Answered: 590   Skipped: 4

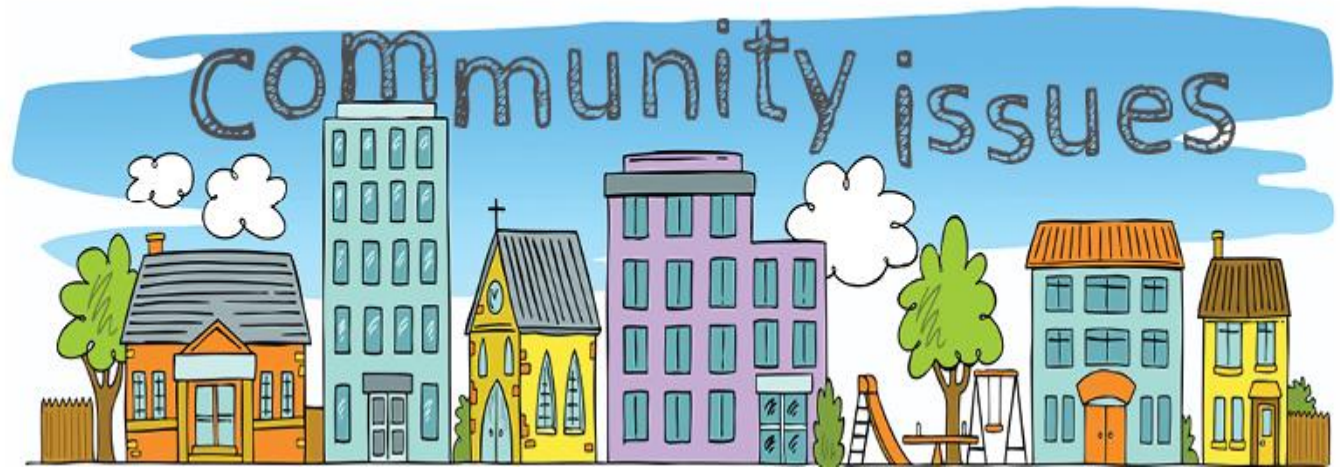


N.I.M.B.Y. - remember, they're not always wrong...



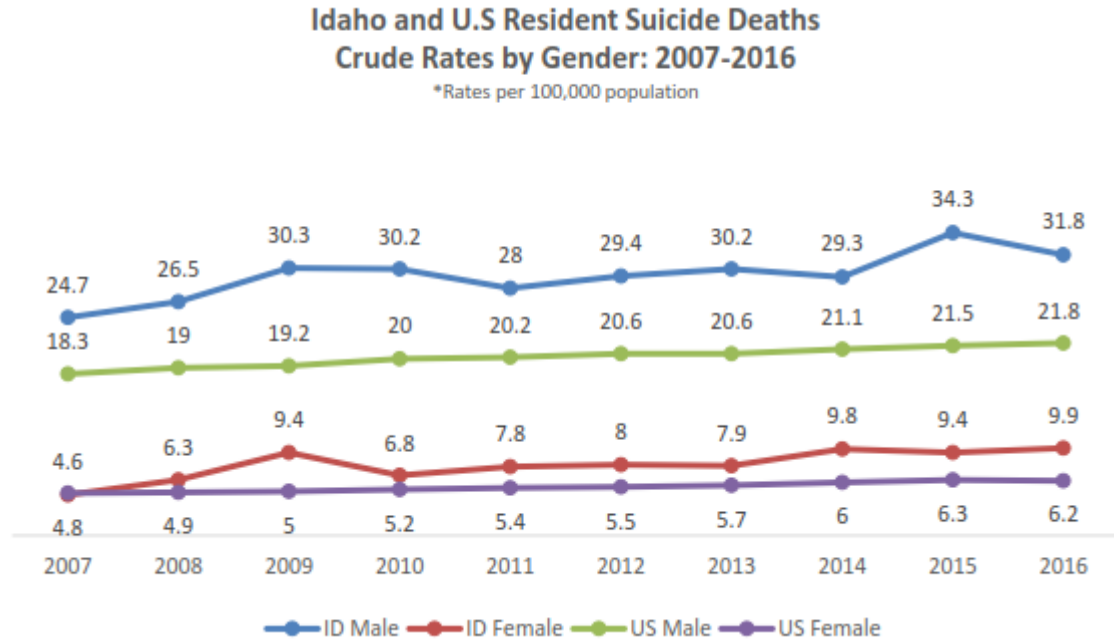
# Impacts

- Healthcare
- Wages
- Transportation
- Infrastructure
- CULTURE



# Consequences

- Suicide
- Quality of life
- Traffic
- Financial
- Culture
- CULTURE!



# Y.I.M.B.Y. = Civic responsibility

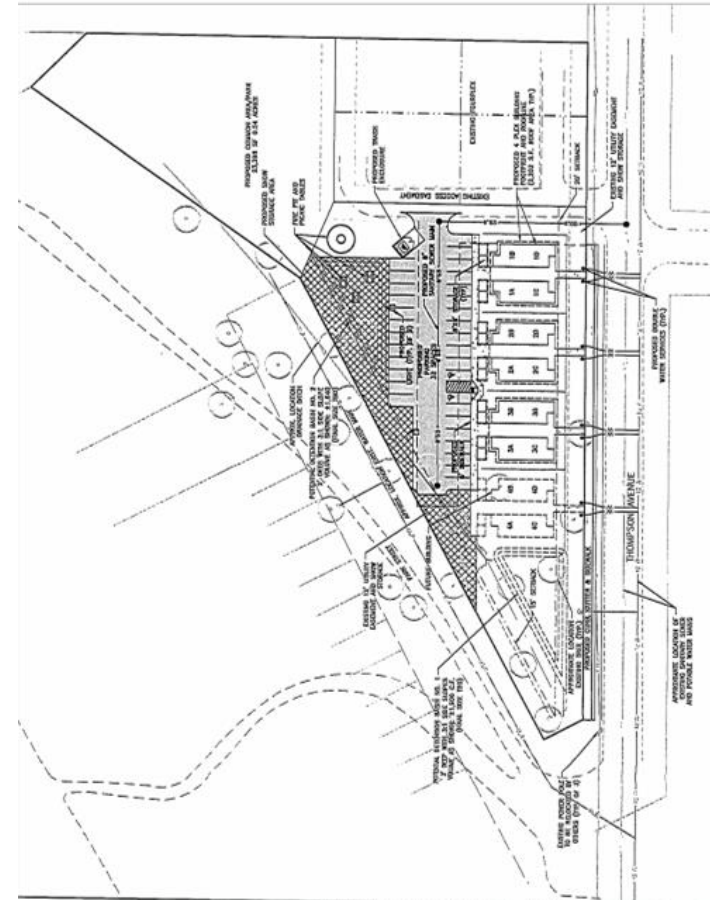
People stepping up in conflicted times to address the difficult tasks at hand in local communities. Be willing to have a discussion at the grocery store, at work, the coffee shop, over dinner, etc. Show up at city council and P&Z, write a letter. WHEN? All the time. This isn't just housing.





## Outcomes:

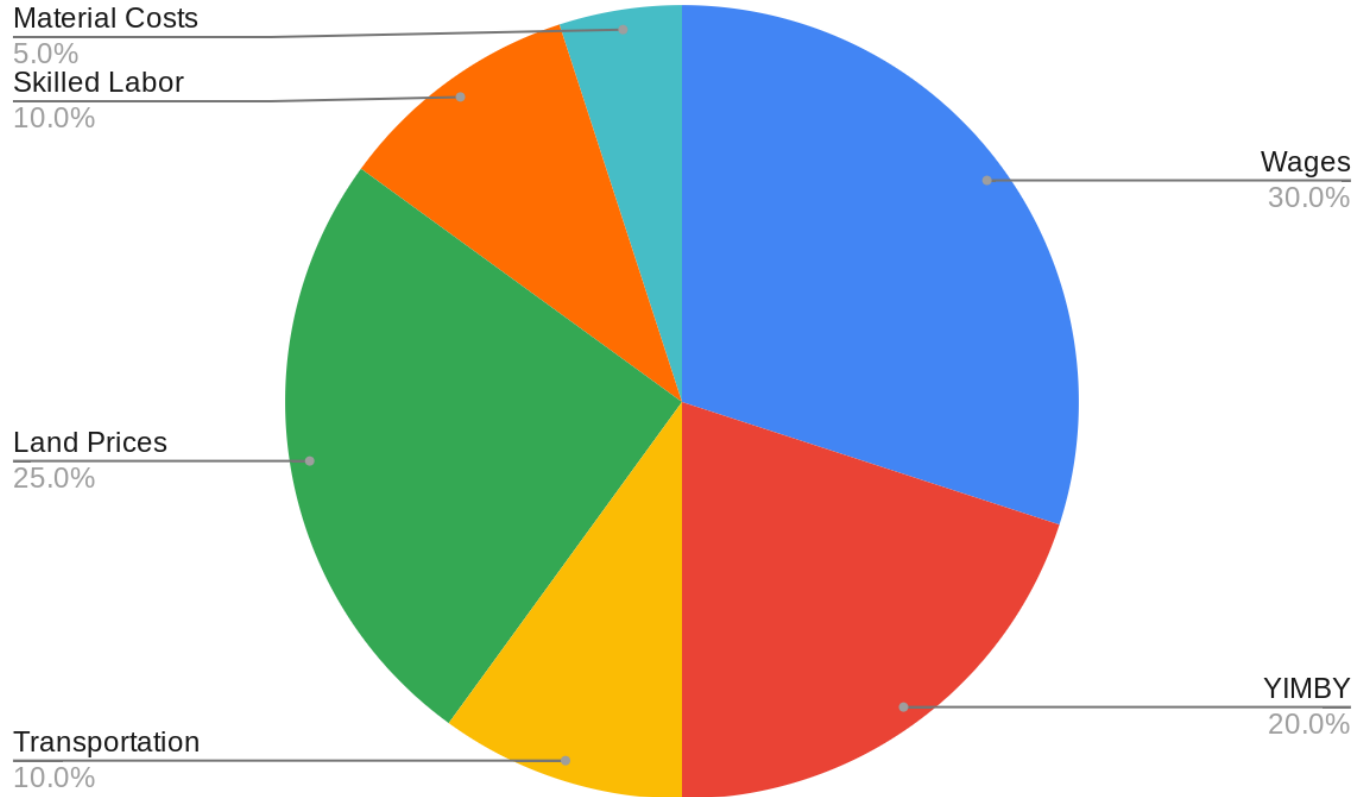
- Thompson Street in McCall
- Spring Street in Cascade



- 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



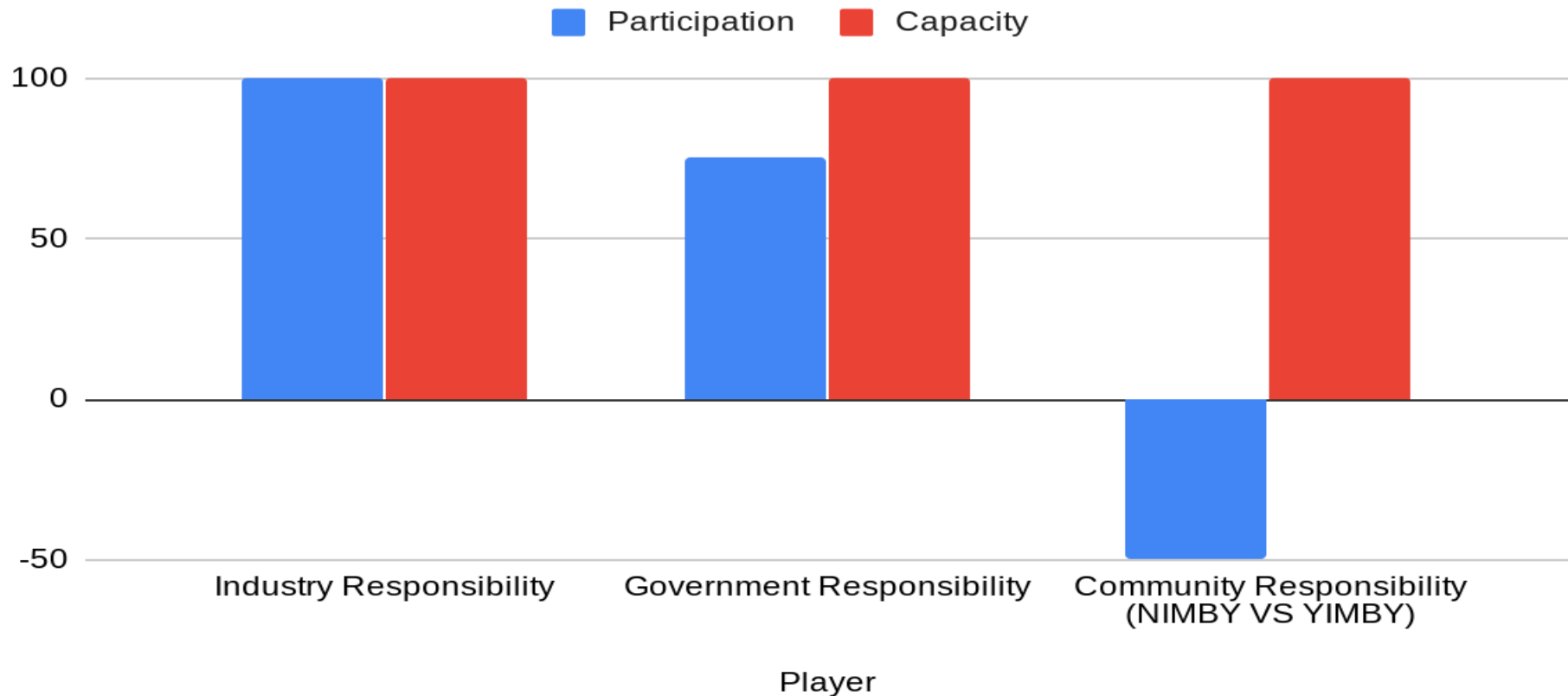
# Who's responsible?

- 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



# Who's your best advocate? "Those people"





# Other cool housing stuff...

- Impact investing
- REIT's (Real Estate Investment Trusts)
- Modular



# Do something.

Andrew Mentzer, Executive Director

West Central Mountains Economic Development Council

WCMEDC.org

208.398.3321

admin@wcmedc.org



WEST CENTRAL MOUNTAINS  
ECONOMIC DEVELOPMENT COUNCIL

Valley County • Cascade • Donnelly • McCall • Meadows Valley