

RESOLUTION 2025-05
West Central Mountains Regional Housing Needs Assessment

A RESOLUTION OF VALLEY COUNTY, IDAHO, ADOPTING THE WEST CENTRAL MOUNTAINS REGIONAL HOUSING NEEDS ASSESSMENT, PROVIDING FOR AN ADDENDUM TO UPDATE THE PROPOSED AND PENDING DEVELOPMENT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Valley County participated in the funding of a Housing Needs Assessment (HNA) along with other regional partners, including the Laura Moore Cunningham Foundation, Perpetua Resources, Mountain Central Association of Realtors, City of Donnelly Local Option Tax, and the West Central Mountains Community Foundation;

WHEREAS, West Central Mountains Economic Development Council (WCMEDC) contracted with Agnew::Beck to complete the public outreach and final product, which resulted in the West Central Mountains Regional Housing Needs Assessment that was finalized in October of 2024;

WHEREAS, the WCMEDC managed the development of the HNA;

WHEREAS, the West Central Mountains is comprised of Cascade, Donnelly, and McCall in Valley County; and New Meadows in northern Adams County;

WHEREAS, there is a need for all types of housing as analyzed and documented in the HNA;

WHEREAS, Valley County desires to make decisions based upon data;

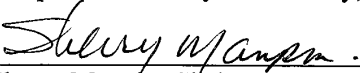
WHEREAS, some data is out-of-date and has been updated in the attached "Proposed and Pending Development" addendum.

NOW, THEREFORE, BE IT RESOLVED, by the Valley County Board of Commissioners, Valley County, Idaho that:

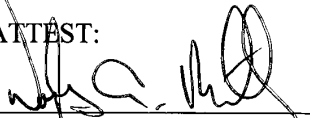
The Valley County Board of County Commissioners does hereby adopt the West Central Mountains Regional Housing Needs Assessment as prepared and available on the Valley County website.

This resolution shall be in full force and effect upon its passage and approval.

Adopted this 3rd day of February, 2025.


Sherry Maupin, Chairman
Valley County Board of Commissioners

ATTEST:


Douglas Miller, County Clerk

Instrument # 2025-000560
Valley County, Cascade, Idaho
02-04-2025 12:02:04 PM Fees: \$0.00 Pages: 5
Douglas Miller Recorded for: DOUGLAS MILLER
Ex-Officio Recorder Deputy



**Proposed and Pending Development
(Valley County Jurisdiction)**

This amends the date within the West Central Mountains Regional Housing Needs Assessment, 2024.
This table does not include Cascade, Donnelly, McCall, the McCall Impact Area, nor Adams County.

Project Name	Type of Units	Estimated # of New Units	Other
360° Ranch Phase 2	Single-family	3	
Blackhawk Lake Estates Phases 3 & 4	Single-family	9	
Blackhawk on the River Block XIX	Single-family	8	
Copper Rock	Single-family	13	
EnergySeal Employee Housing	Apartments	4	
Fee Multiple Residence	Single-family	3	One home already on site; multiple Residences on one parcel.
Garcia / Fredricks Multiple Residence	Single-Family	1	One home already on site
Garnet Valley *	Apartments Single-family		316 units approved; the developer has stated he is no longer involved with the project.
Gold Fork River Ranch		69	PZ approval has been appealed.
Green Valley	Single-family	9	
Heron Hollow	Single-family	2	Plat recorded November 2024; one existing home
Huckleberry Ridge	Single-family	9	
Jug Mountain Ranch – Phase 3 Village South	Single-family	8	
Jug Mountain Ranch	Mix of units	127	
Keller Multiple Residence	Single-family	1	One residence constructed
MacGregor PUD	Single family; Multi-family	298 43	
Moser	Apartment	1	
Paradigm Custom Homes (C.U.P. 24-16)	Apartment	1	1 new apartment permitted in addition to 2 single-family residences on 2 lots
Pearson Ranch	Single-family	4	One home already on-site
Redridge Preserve	Single-family	135	
Redridge Village PUD *	Mix of units		1130 units proposed; A revised application is expected
River Fork Ranch	Single-family	30	
Saddle Rock Phases 3 & 4	Single-family	23	
Sal Ranch	Single-family	1	One home already on site
Serenity Fields Multiple Residence	Single-family	6	One home already on site; multiple residences on 1 parcel
Schafer	Single-family Apartments	1 12	
Shoreline Chalets	Single-family	28	Total 45 allowed by C.U.P.

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Project Name	Type of Units	Estimated # of New Units	Other
South Ranch	Single-family	2	
Tamarack Falls Estates	Single-family	124	
Timber Creek Reserve Phase 2 & 3	Single-family	56	
Valley Heights	Single-family	5	
Whispering Creek	Single-family	37	
White Meadow	Single-family	1	
Tamarack Resort			
Blue Mountain	Single-family	8	
Lower Sugarloaf	Single-family	3	
TOTAL		1085	

**Plats Recorded in 2024
(Valley County Jurisdiction)**

This amends the date within the West Central Mountains Regional Housing Needs Assessment, 2024. This table does not include Cascade, Donnelly, McCall, the McCall Impact Area, nor Adams County.

Project Name	Type of Units	Estimated # of New Units	Other
Double Down Ranch	Single-family	1	Plat recorded August 2024; 1 home already on site
Droptine Meadows	Single-family	1	Plat recorded Dec. 2024; 1 home already on site
Gold Fork Reserve		26	Plat recorded December 2024
Heron Hollow	Single-family	2	Plat recorded November 2024; one existing home
Hidden Valley	Single-family	2	Plat recorded February 2024
JanGo Acres	Single-family	3	Plat recorded March 2024
Jug Mountain Ranch 3B	Single-family	12	Plat recorded May 2024
Lake Fork Preserve	Single-family	1	Plat recorded August 2024
Legacy Ranch at Whitetail Club	Single-family	6	Plat recorded Sept 2024
McCall Landing	Single-family	19	Plat recorded January 2024
Moon View Ranch Phs 2	Single-family	9	Plat recorded August 2024
Morgan Acres	Single-family	2	Plat recorded May 2024
Paddy Summit	Single-family	10	Plat recorded March 2024
Saddle Rock Phase 2	Single-family	14	Plat recorded June 2024
Sands 55	Apartments	5	Plat recorded March 2024
Timber Creek Reserve	Single-family	25	Plat recorded August 2024
Timber Haven	Single-family	8	Plat recorded December 2024
Tamarack Resort PUD Osprey Meadows Estates	Single-family	15	Plat recorded February 2024
TOTAL		161	

WCM Regional Housing Needs Assessment Launched: General Information on the Project

The West Central Mountains Economic Development Council (WCMEDC) has conducted a Regional Housing Needs Assessment that is now publicly available to be viewed and used.

The desired outcome of the project is fourfold, with a new fifth component we have identified during the process: A. A comprehensive assessment of housing needs in Valley County and North Adams County, Idaho that includes: a snapshot of existing inventory and community demographics, as well as a gap analysis of estimated demand compared to existing housing inventory and anticipated new units. B. A comprehensive assessment of obstacles for local housing and identified areas of opportunities both as a region and as individual communities to improve housing prospects (i.e. code, infrastructure, zoning, etc). C. The development of preliminary suggested strategies and recommendations based on an area's needs and framework. Development of needs and framework to meet short and long-range goals for meeting requirements identified in the gap analysis. D. A market analysis of residential real estate trends of all types of housing, both from the rental market and general real estate market. E. (NEW) Region Wide Housing Roundtables and Implementation Facilitation – planned and facilitated region wide housing roundtables with a focus on using the recently produced housing needs analysis data to start important policy driven conversations around addressing housing challenges throughout the West Central Mountains.

This was a year-long process that involved three major stages: Discovery, Outreach and Engagement, and Data Analysis and Findings. Earlier this month, we presented the final findings at our 2024 Regional Economic Summit. For public engagement, we hosted meetings with over 40 different organizations and businesses who represented real estate, developer, small business, and construction/restoration sectors, and also hosted a regional advisory group that included local government leaders, planning and zoning commissioners, and chambers of commerce. Additionally, a public survey was distributed, and 690 responses were recorded and incorporated into the assessment data.

This housing needs assessment will be available to all businesses, realtors, developers, local governments, who will benefit from its information or find it useful for planning and recruitment. This project is regionally tied to all communities and businesses who are directly impacted by our local housing challenges. The shortage of housing, especially community housing, is constraining the region's ability to attract, grow, and retain business. Not only this, but it now poses a serious threat to public health, safety, and wellbeing. Our housing crisis has made it nearly impossible for police, fire, school districts, and healthcare providers to attract and retain employees to fill vital positions in our communities.

The WCMEDC, through our community work and feedback with all constituents, has identified workforce housing as our current greatest need for the region and the largest impediment to the businesses and communities we serve. Before we can begin to collaboratively strategize smart development, we realized we needed more current data and a better assessment of current conditions. As a recreational and visitor-tied economy, local housing issues are exacerbated compared to a traditional, more diversified market. Valley County's last housing assessment was back in 2005 and the City of McCall's last housing data was from 2018. Since those times, our demographic and economic landscape has greatly changed. Up to date and future data will be key to our regional cities and counties strategic planning, offer crucial market research for developers and, potentially open opportunities for

WCM Regional Housing Needs Assessment Launched: General Information on the Project

grant funding. Understanding the current community housing issues we face is the first step to identifying solutions to move our region forward. Our smaller communities in the region did not have the funds or capacity to undergo their own needs assessment, yet were seeing significant shifts to their communities, so the WCMEDC made the decision, with regional support, to take on the effort as a neutral, regional agent.

Not only is the data critical, but also the innate value in convening regional leaders, sectors associated with the various levels of the housing industry, and the private and public sectors. Before, our region has tended to operate more independently with its own efforts, but we now recognize we are inextricably linked as a rural, high-amenity region, especially with the growth we have experienced in the last three years. There are very rare opportunities to bring these important regional people to the table together and this is being accomplished through this process. This project is evolving into a significant convener and communication tool on regional challenges and helped spread a broader net for regional solutions that perhaps weren't known before. The housing discussion is far more than just about housing; it encompasses all the aspects of economic and community development, which deserve critical attention.

Through the needs assessment process, it became clear that implementation support would be necessary. As a result, in the first quarter of 2025, we will be launching regional round tables for public outreach. These roundtables are a step towards building partnership, creating a shared understanding of regional housing challenges and creating actionable programs with implementation strategies to increase the availability of community housing. These are intended to bring both public and private sectors together for solution-based conversations. Other communities including the City of Boise have effectively leveraged housing roundtables as a foundation for real investment, partnership development and integration of supportive housing services into the housing continuum. If you would like to be a part of those round table discussions and next steps, please reach out to admin@wcmedc.org.

We want to thank our consultants, Agnew::Beck, who worked diligently with our housing team to complete this immense undertaking and we want to thank our funding partners who made this project possible through their financial support:

- Laura Moore Cunningham Foundation
- Valley County
- Perpetua Resources
- Mountain Central Association of Realtors
- City of Donnelly Local Option Tax
- WCM Community Foundation