Red Ridge Village Housing Plan

The approximately 2,250-acre Red Ridge Village Planned Unit Development is proposed to include 722 residential units on approximately 700 acres of developed area. Red Ridge Village residential development is anticipated to add several different housing types to the Valley County Idaho housing market.

Valley County Context

Valley County's housing market has been impacted by the influx of new year-round and part-time residents as well as increased visitation. This influx has resulted in significant pressure on the Valley County housing market.

The McCall Area Local Housing Plan, dated June 2022, identified lack of access to housing at all income levels as an issue. Local housing, for purposes of the study, is defined as "Dwellings of all types, that those who live and/or work in the McCall Area can afford to purchase or rent serving the entire spectrum that are not being met by the housing market."

The graphic below illustrates the concepts in the Plan.



To further access to local housing the city of McCall has implemented a local housing program utilizing a deed restriction to ensure long term access to housing for people living full time in the community.

Red Ridge Village Housing

The Red Ridge Village PUD concept includes a total of 722 dwelling units to be constructed in phases over the next 15 to 20 years. The housing approach at Red Ridge Village includes local housing addressing needs for households of moderate income and above.

The table below outlines the proposed preliminary phasing plan for the mix of townhomes, building lots, and condominiums. Although the units and lots are proposed for entitlement in four PUD application phases, construction will occur in a number of sub-phases.

Unit Type	Total #	Subdivision Phase 1	Subdivision Phase 2	Subdivision Phase 3	Subdivision Phase 4
Townhomes	170	118	0	52	0
3/4 Acre Lots	107	41	20	20	26
1 Acre Lots	67	0	25	23	19
2 Acres + Lot s	113	51	33	29	0
5 Acres + Lots	15	0	0	0	15
Village Center Condominiums	250	0	83	83	84
Total	**722**	**210**	**161**	**207**	**144**

The Townhome neighborhood is proposed to include 170 deed restricted townhome units attainable to a range of households. The table below identifies the proposed phasing plan including preliminary pricing.

Red Ridge Village Comprehensive Housing Plan- Townhomes

Subdivision Phase	Construction Phase	Total Units	Avg. SF/Unit	Rental Units	Lowest Rent % AMI	Highest Rent % AMI	Avg. Rent/Unit	Ownership Units	Avg. Price/Unit
1	A	40	1,110	20	80%	120%	$2,363	20	$578,102
1	B	24	1,158	10	80%	120%	$2,363	14	$619,395
1	C	30	1,190	0			$0	30	$578,102
1	D	24	1,225	0			$0	24	$845,769
2	TBD	40	1,400	0			$0	40	$1,380,000
3	TBD	12	1,400	0			$0	12	$1,380,000
All	**All**	**170**	**1,236**	**30**			**$2,363**	**140**	**$925,965**

The Red Ridge Village deed restriction will be updated and adjusted based on the final pricing at the time of entitlement.