

INFILL HOUSING IN COEUR D'ALENE 2023 Real Estate Market Forum

Hilary Patterson, Community Planning Director City of Coeur d'Alene, ID

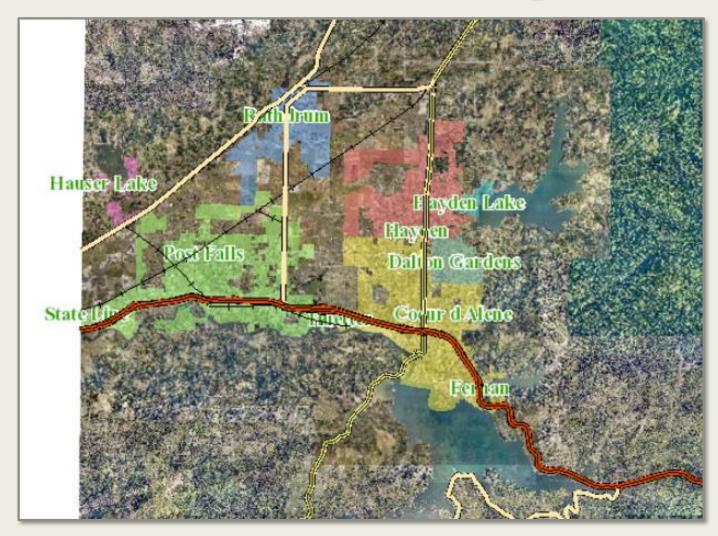


- Context

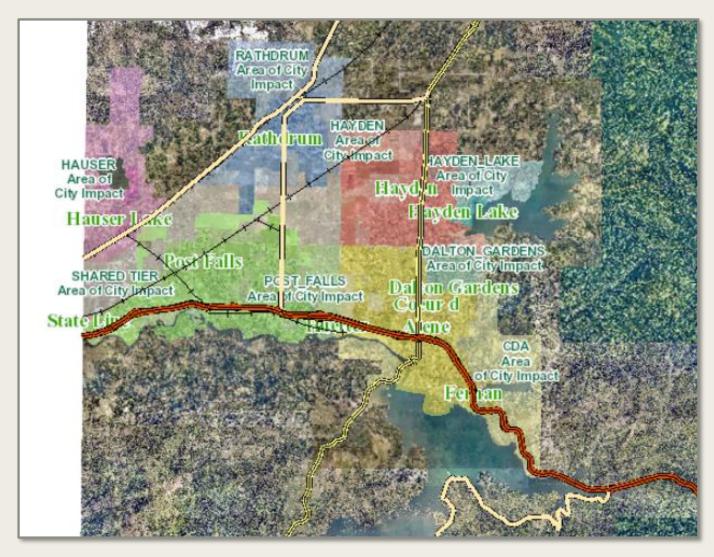
- ADU Codes
- Recent Infill Efforts
- Challenges
- New Initiatives



Coeur d'Alene & Surrounding Cities



Cities with ACI Boundaries



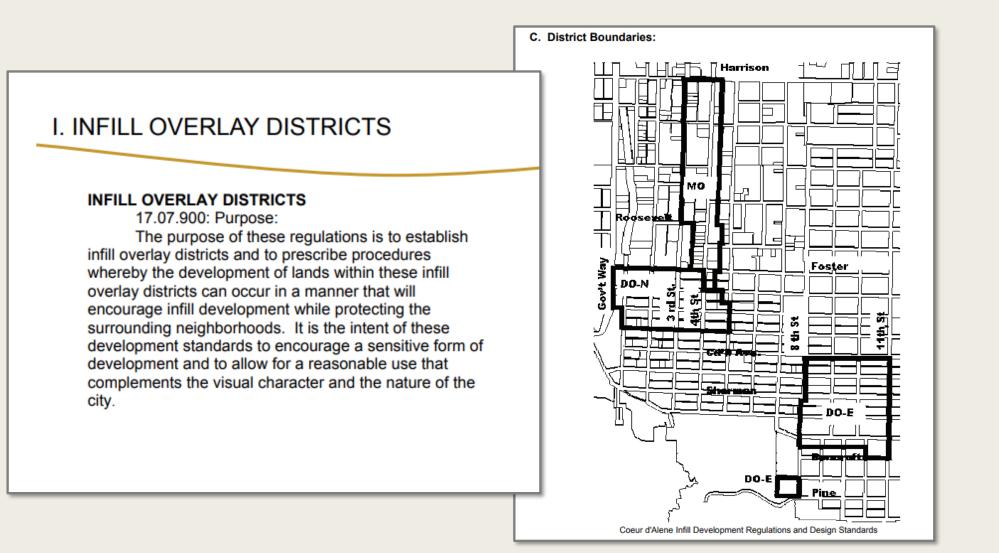
City Limits



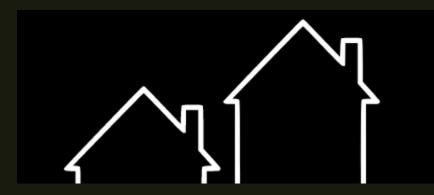
City Limits & ACI

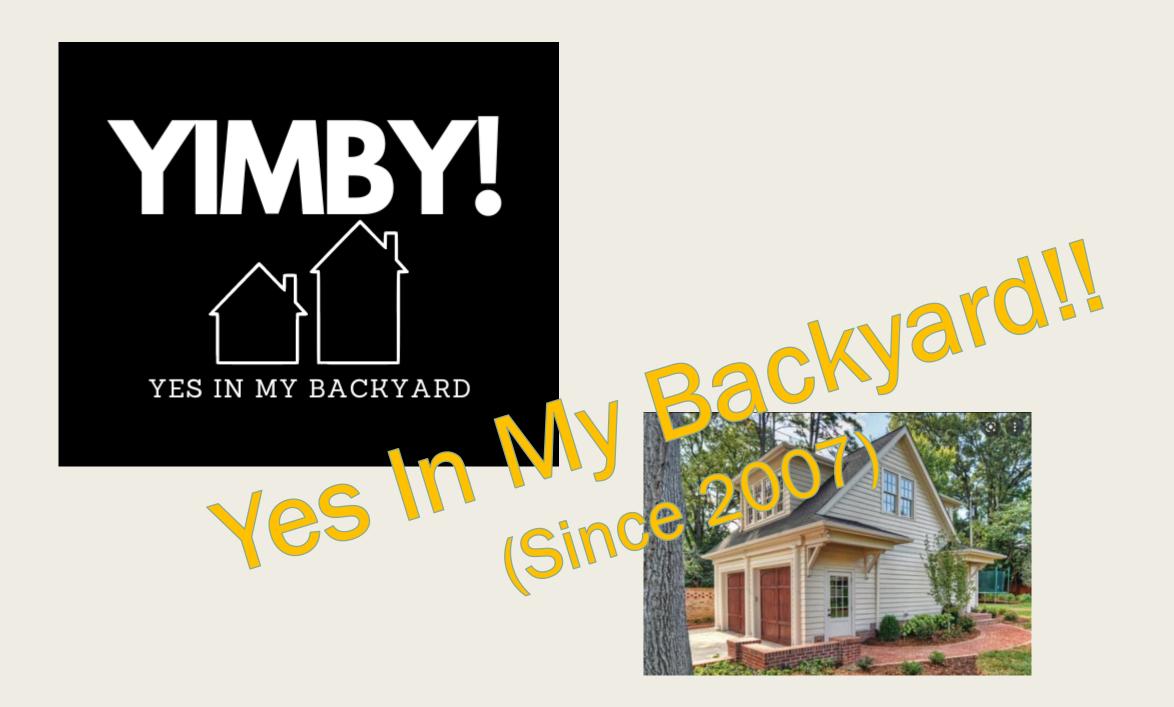


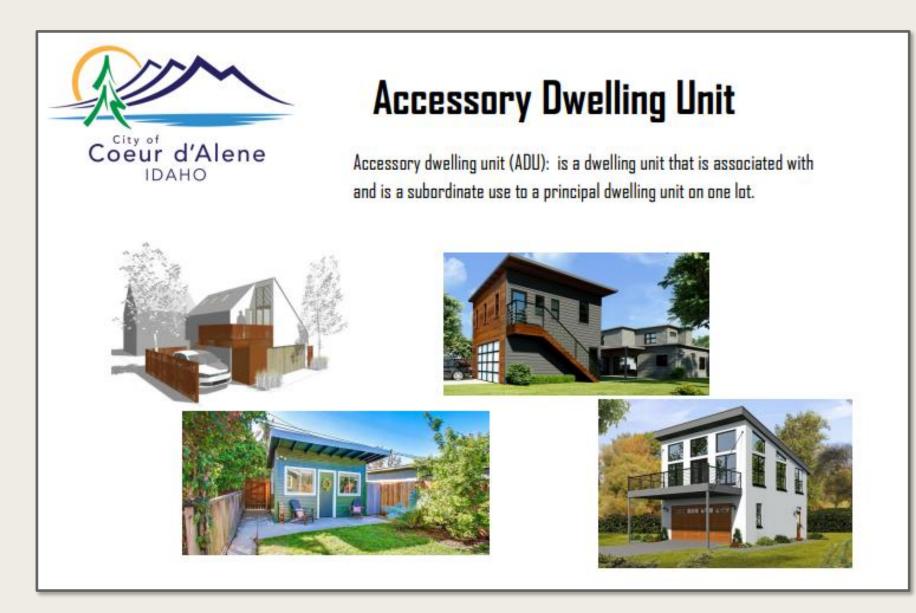
Infill Regulations: DO-N, DO-E, MO



ADU CODE







ADU Code Changes

OLD CODE (2007)

- Max Height: 14 feet (flat roof) or 18 feet (pitched roof)
- 300 SF Min. Size
- 700 SF Max. Size (40%)
- Owner Occupancy Req.
- Only One Could be Rented
- No STR Allowed
- No Parking Req.

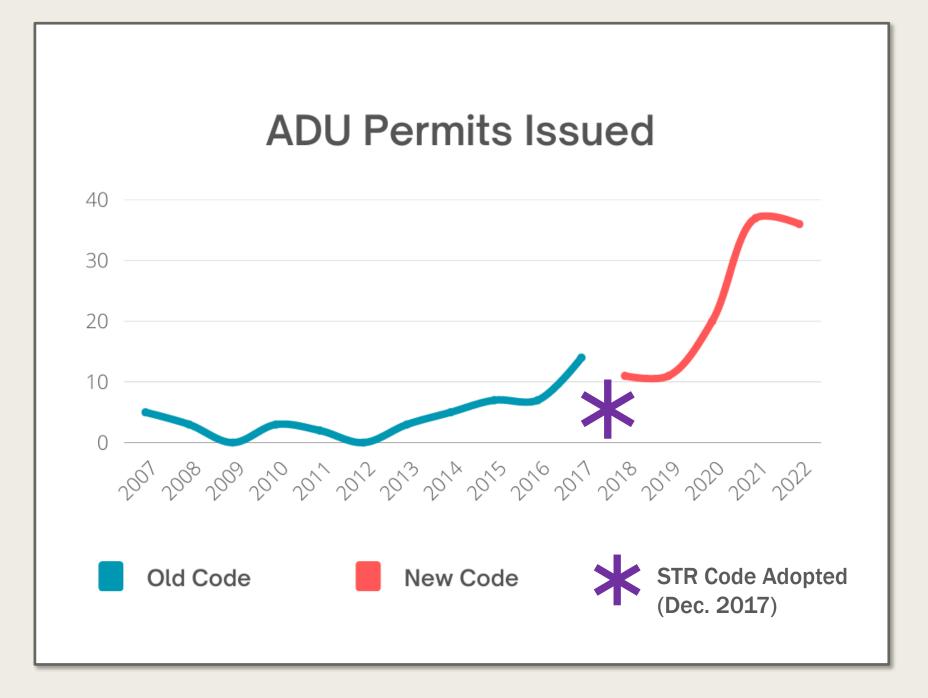


ADU Code Changes

NEW CODE (2018)

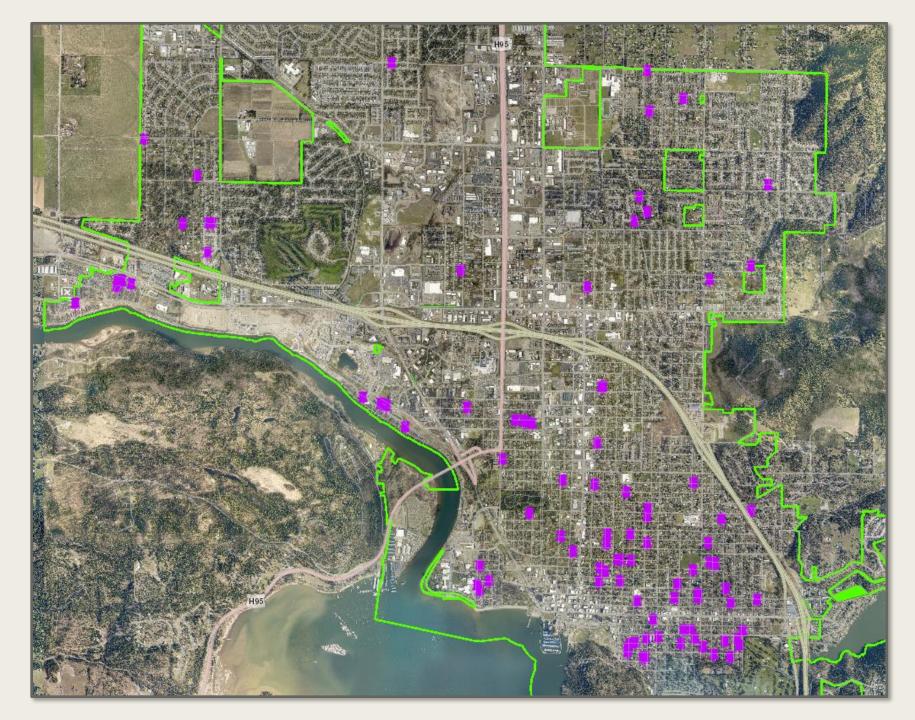
- Max Height: 24 feet over garage (18 feet)
- No Minimum Size
- 800 SF Max. Size (75%)
- Nonconforming Structures OK
- Basements OK*

- Long-Term Rentals OK
- STR OK if Owner Occupied
- Design Element / Stepback Req.
- 30% Pervious Surface Req.
- 1 Parking Stall Req.



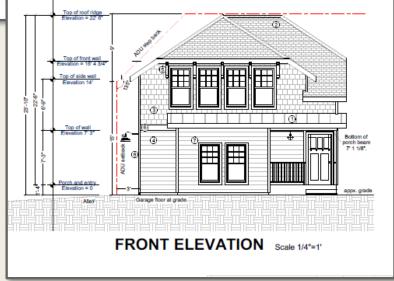
Existing ADUs





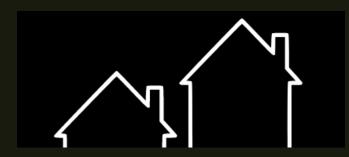








RECENT INFILL EFFORTS





Missing Middle Housing Forum

North Idaho College August 2019



With Tony Perez





Missing Middle Housing Forum

North Idaho College August 2019

Takeaways:

- ✓ Infill/Missing Middle Housing is needed in CDA
- ✓ Not all neighborhoods are appropriate
- ✓ Protect established neighborhoods from negative impacts
- ✓ Good Quality Design is very important
- ✓ Density should decrease further from the downtown
- \checkmark Allow for a variety of housing types and densities
- \checkmark The units should be house-scale





Mission Statement

To create a new Infill Housing code that will allow additional housing units that are quality in design, in areas of the city that are appropriate.



- Tiny House Court
- Cottage Court
- Tri-plex
- Four-plex
- Courtyard Apartment
- Townhouse
- Live/Work
- Multi-Plex: Small
- Multi-Plex: Medium

Coeur Housing Types



Tiny House Court

Units: 4-16



Cottage Court

Units: 4-12

Courtyard Building

Units: 7-18

Coeur Housing Types



Townhouse





Multiplex Small

6-10 units

Multiplex Medium

Units: 11-16

Cottage Court



Tri-plex



Live-Work





Multi Plex



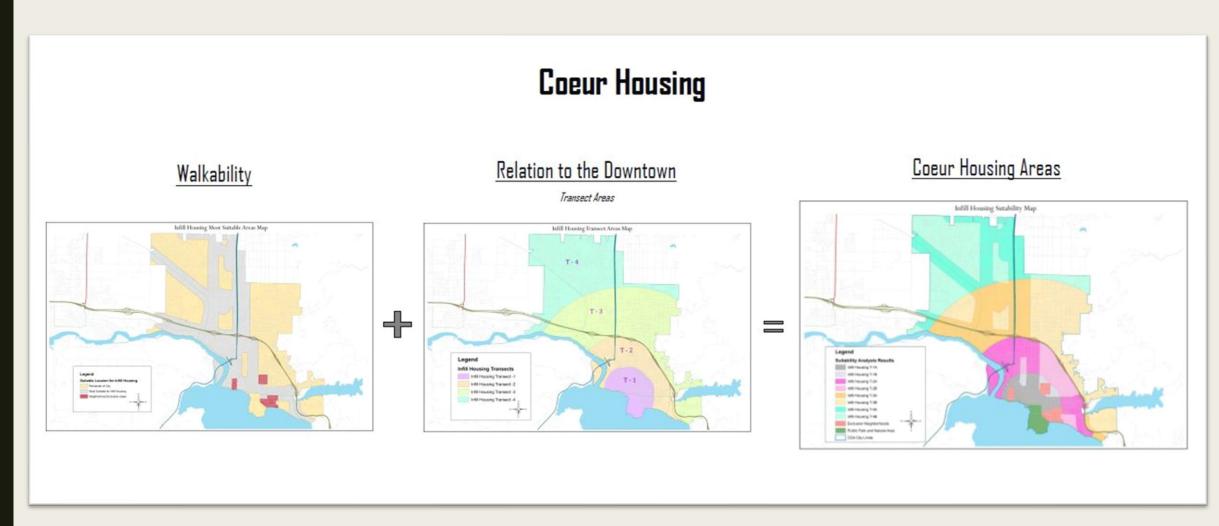
Townhouse



Is this Coeur Housing?



Evaluating Coeur Housing Potential



Coeur Housing Schedule

Coeur Housing Committee Workshop 1: February 2020 Coeur Housing Committee Workshop 2: June 2020 Coeur Housing Committee Workshop 3: July 2020 Coeur Housing Committee Workshop 4: August 2020 Coeur Housing Committee Workshop 5: October 2020 Staff Updated City Council on Progress: October 2020 Public Meeting: November 2020

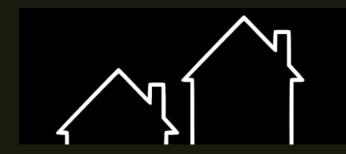
Public Meeting Neighborhood Compatibility: January 2021 Neighborhood Resistance

COVID

Comprehensive Plan and Historic Preservation Plan



RESISTANCE & FEAR OF CHANGE







AFFORDABILITY CHALLENGES





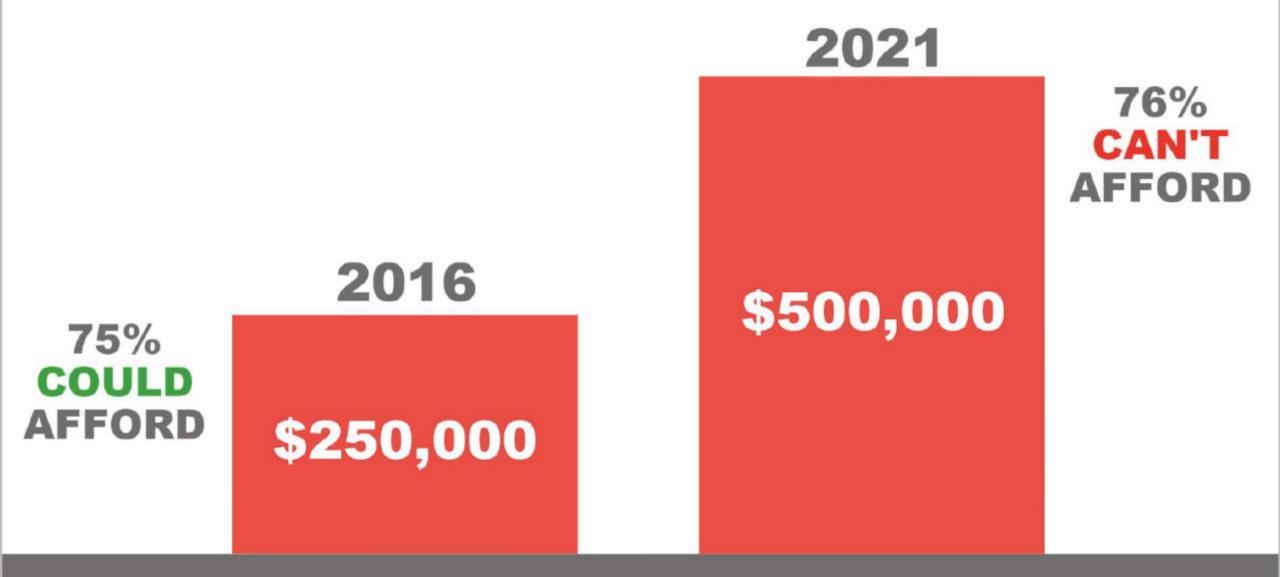
SIGNIN

SUBSCRIBE

Lakeside Idaho City Is America's Hottest Housing Market in New WSJ/Realtor.com Index

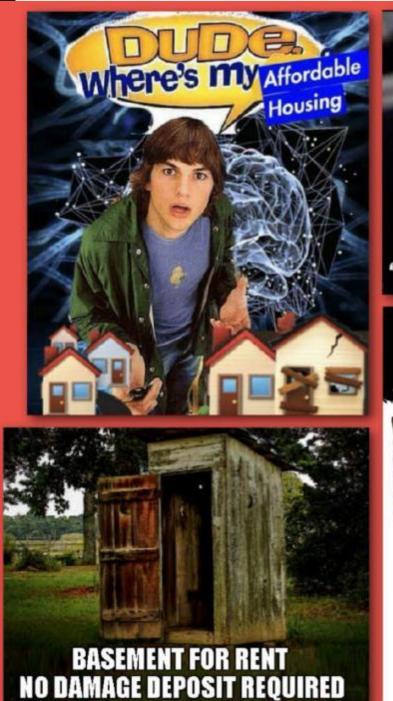
Prices are rising in Coeur d'Alene, and inventory is falling

KOOTENAI COUNTY MEDIAN HOME PRICES INCREASED PRICES, DECREASED AFFORDABILITY





\$48.31 combined hourly wage



"WE DID HAVE ONE PROPERTY IN YOUR PRICE RANGE.."

@i_meme_real_estate

"BUT THAT WAS 37 SECONDS AGO."

AFFORDABLE HOUSING OPTIONS



PER .



NEW INITIATIVES



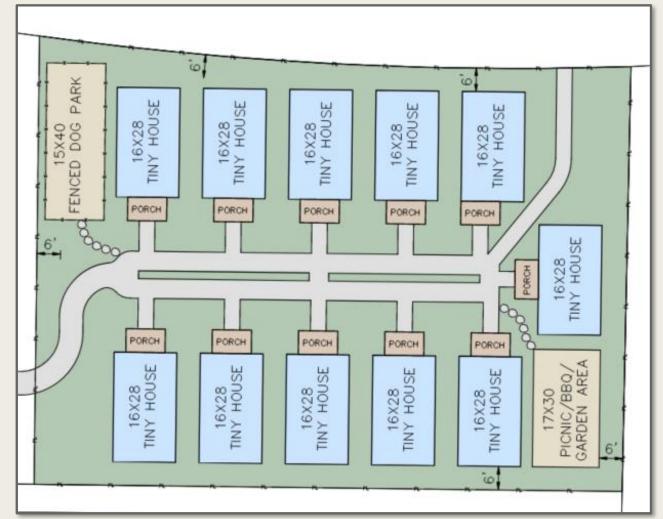
PUD AS A TOOL FOR INFILL HOUSING

Townhouses/Condos

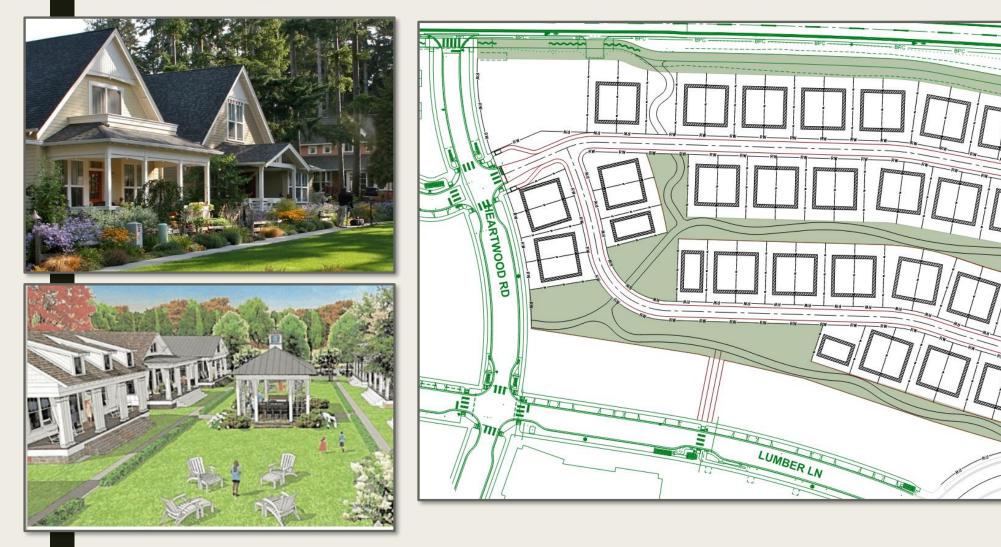


Tiny House Village Concept



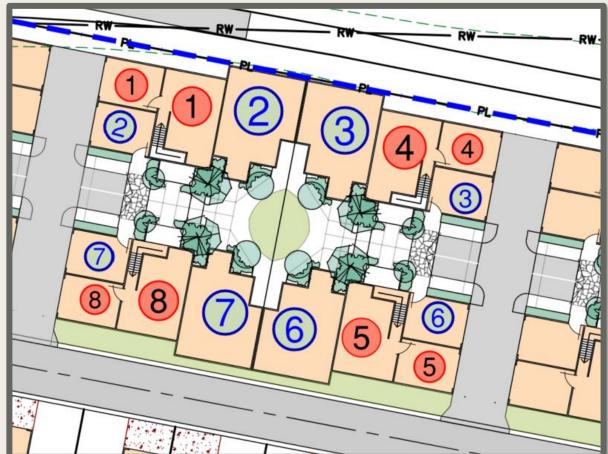


Cottage Court Twin Homes





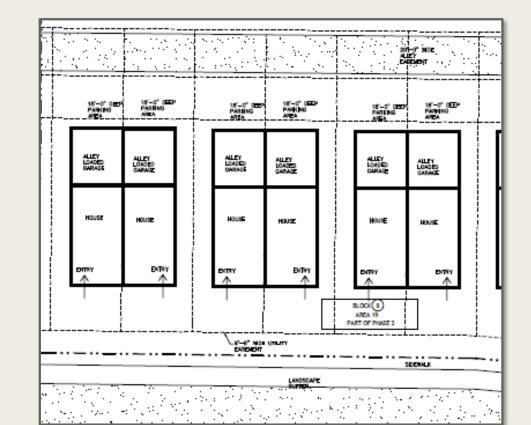
Courtyard Fourplex



COEUR HOUSING *"Light"* CONSIDERATIONS

Twin Homes on Standard SF Lots





Twin Homes on Standard SF Lots





Other Efforts & Considerations

Evaluate Zoning Code

- Min. Lot Size Requirements
- Allowable Housing Types
- Evaluate Current Infill Standards
- Multigenerational Housing
- Other "Gentle Density" Solutions ??





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