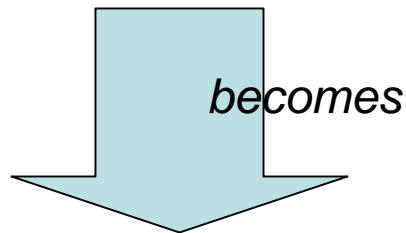


# ARCH

## Advocates for Real Community Housing

2005 - 2006

Education and Advocacy



# ARCH

## Community Housing Trust

2007—future generations

Tools and Solutions

# 2 years of education and advocacy



- Annual Community Housing Week
- Speaking regularly at public meetings, chambers, rotary etc.
- Annual Housing Leadership Awards
- Widely distributed film and local TV spot
- Posters, Opinion pieces
- Advocacy with public leaders for inclusionary zoning and other housing ordinances

Acknowledgment of the Crisis ..... Need for Action.....  
ordinances in place.....Awards.....Accolades.....

Now What?





# Limited Tools

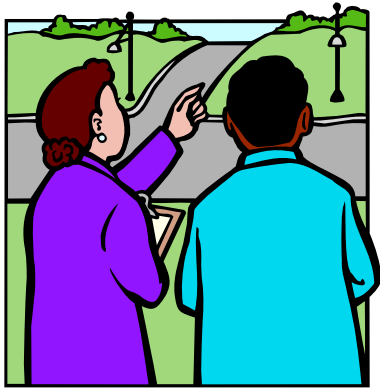
- Impact fees for housing\*
- Public bonds for building housing
- Real Estate Transfer tax\* (1/2 to 1% transaction fees)
- Funded Housing Trust
- LOT usage for housing\*
- Good decision making information

\*Transportation uses also not allowed

# Tools we can use

- ✓ Tax credit & federal programs where the gap in market rate and affordability is not as wide
- ✓ Inclusionary Zoning (working in Blaine, challenged in McCall)
- ✓ Job Linkage Fee (used and challenged in Sun Valley)

Community Land Trust (CLT) challenges residents to help fill the gap



# CLT land..

- ❖ County or City Land
- ❖ Land donations from individuals- tax deductible
- ❖ Bargain Sales- sale at below market- tax deductible
- ❖ Purchase and development of property by the Trust

# CLT Features..

- Community grassroots tool
- Flexibility for local needs
- National network (over 200 nationwide)
- Membership based for local decisions
- Board including low/moderate income residents



# CLT applications (ARCH)

- ❖ Intermediary- retain land control while providing housing  
example: Blaine County School District
- ❖ Tool to retain affordability to other organizations  
Habitat for Humanity
- ❖ Public land dedicated to workforce housing  
City of Hailey
- ❖ Supportive Complex Community Needs  
Advocates for Survivors of Domestic Violence
- ❖ Working with developers & non profits to produce land & housing



# CLT No Silver Bullet....



CLTs can help  
communities with  
housing needs

# Join us....

In bringing the Community Land Trust  
tool to Idaho

and to educate & inform  
Idaho Legislators on the  
Housing Issues and Tools



ARCH Community Housing Trust

[www.archbc.org](http://www.archbc.org) 208-726-4411