Proposed IAC Legislative Resolution Instructions

Legislative resolutions are proposals that express the opinion of IAC in support of a state law change for which the introduction of legislation is necessary. In order to be incorporated in the IAC Legislative Package, legislative resolutions, using the form on page 2, must be submitted electronically to the IAC office no later than September 1 of each year and meet the following criteria:

1. Focus on a single issue within the general realm and scope of county government; and
2. Affect more than one county; and
3. Affect more than one elected office or department; and
4. Affect taxation, spending, revenue generation authority or create significant efficiencies or cost savings; and
5. Be politically feasible.

All proposed legislative resolutions must include the following information:

1. List the county offices and/or departments affected;
2. List the Idaho statutes affected;
3. Clearly state the arguments supporting the resolution including relevant background information;
4. State the fiscal impact of the resolution on counties;
5. Identify the sponsor;
6. List other stakeholders who will be affected by the resolution and the nature of the impact.

All legislative resolutions received electronically by the IAC office before September 1 shall be assigned a resolution number based on order of submission and shall be placed on the agendas of the assigned standing or steering committees.

The sponsor, or his or her designee, shall present the resolution to the assigned steering committee. The assigned steering committee shall evaluate the resolution and submit its recommendation to the IAC Legislative Committee for final recommendation to the membership. Legislative resolutions that fail to meet the criteria listed above will not be considered by the IAC Legislative Committee.

**2022 RESOLUTION NO. \_\_\_\_\_\_\_**

*If you are unsure of what to enter in a certain field, enter your best estimate. Feel free to reach out to any of the IAC policy staff for assistance.*

**TITLE:** Affordable and Workforce Housing

**SPONSOR:** Valley and Blaine County

**STATUTES AFFECTED:** IS 67-8101 For Affordable; No Statute for Workforce Housing

**COUNTY OFFICES or DEPARTMENTS AFFECTED (*Must Affect at least 2*):** All departments are impacted. Lack of housing which is affordable hampers retention and attraction of employees for the County and private enterprises. It impacts the tax base and limits revenue collection.

**COUNTIES AFFECTED (*Must Affect at least 2):*** All Counties in Idaho. This is a Statewide issue impacting every Region of the State.

**ISSUE/PROBLEM: Explain what the problem is**. Land costs, cost of construction, density regulations, low inventory have all contributed to pricing out service workers, nurses, law enforcement officers and those in lower income categories. The market is interested in profits and capital will flow to where the greatest profit margin exists. Mark Bolduc, Commissioner from Gooding County expressed that his children couldn’t afford to live in the County they grew up in. Every member of the community is important. From those at the lower end of the income bracket to the more affluent. They all contribute to the fabric of our communities. Housing stock is declining and being absorbed into the 2nd home and short-term rental markets. Valley County is between 75%- 80% 2nd homeownership and short-term rentals. Wages are not keeping up with the cost of housing for our local residents. Our nurses, firefighters, police officers, service and hospitality industry all require additional workforce however, our youth are leaving due to the lack of housing available.

**BACKGROUND & DATA: Provide a history of the issue and any prior proposals that have been put forth, successfully or otherwise. Also, because legislation often requires data and supporting research to become law, attach any relevant data and research (e.g. surveys, qualitative studies, costs).** The Blaine County Housing Authority has a waiting list of over 250 people. Employers are telling us that they have hired people who can’t find housing and back out of the job offer. Local realtors tell us that available inventory is less than three months. Valley County housing inventory is less than 30 days.

**PROPOSED POLICY: Explain your suggested solution to this issue. Attach draft legislation if available.** County LOT, State Subsidy with Deed Restrictions, Real Estate Transfer Tax, Property Tax Exemptions for Property owners willing to rent for over 12 month contracts. Listed Properties, reconsideration of restriction on banning short term rentals and a Governors Task Force to address the housing issue. ARPA funds are available for Housing. Request that the Governor consider utilizing those funds to fund the State Housing Trust Fund established in 1992 to address this issue.

**ARGUMENTS & ENTITIES IN SUPPORT: List potential arguments and entities in support of your proposed policy.** Blaine County has been dealing with this issue for decades. The County recently donated land and funds to have a non-profit obtain financing from IHFA to build sixty units for low-income seniors and families. It simply is not enough. The County invited community stakeholders to a housing roundtable and to form an advisory committee. Others in the community heard about it and wanted to join. Those involved included St. Luke’s, Blaine County School District, Sun Valley Realtors, Sun Valley Economic Development, The Hunger Coalition etc. Everyone is impacted by the lack of affordable housing. Valley County has been working on this issue for over 5 years. Summits have been held with the development community to identify possible solutions. Housing surveys have been completed with employees to learn about their current and future housing needs. [Housing-Analysis-2020-2.pdf (wcmedc.org)](https://wcmedc.org/wp-content/uploads/2020/09/Housing-Analysis-2020-2.pdf) There is housing insecurity which is forcing many of our families to leave the area creating not only lack of workers but also an aging population in Resort Communities that require high levels of service employees. The West Central Mountains Economic Development Council has this as the main scope of work and is currently hiring a housing PRO to identify solutions.

**ARGUMENTS & ENTITIES AGAINST:** **List potential arguments and entities against your proposed policy**. Those who may be opposed are potential neighbors who don’t want development near their homes. The Idaho Real Estate Association may be opposed to a Real Estate Transfer Tax although thirty-eight sates who have one show no evidence that it has impacted real estate sales. In fact, to the contrary, since those taxes are used to create more housing inventory and result in more sales. VRBO type companies will be against Counties collecting LOT Local Option Tax funds. Many feel the housing crisis is being amplified however are unwilling to do the full research to prove the crisis is real and exists. Realtors maybe concerned that Government is competing in private industry and providing housing that isn’t market driven.

**FEASIBILITY:** During a recent IAC session with the Governor, he reveled that this issue is prevalent in many of our Idaho Counties but as many things go, unless we make our voices heard that this is a priority for Idaho Counties it may not get the immediate attention it requires.

With the Legislators focused on property tax relief this could be a win for property owners looking for income while providing property relief to those willing to help solve this crisis.

**OTHER STAKEHOLDERS AFFECTED & NATURE OF IMPACT:**

**FISCAL IMPACT: In the event the proposed policy becomes law, address 1) whether there will be a fiscal impact on the state or any local governments; 2) if so, the size of the fiscal impact; and 3) whether there will be any cost shifting.** There will be no negative fiscal impact. There may be a potential increase in property tax revenue depending on the solution. LOT funds would be a huge mitigating factor for Counties that have a large number of VRBO properties. The Cities of resort communities already collect these funds and are able to offset costs associated with providing services to the properties. The sheriff is often called to these units with problem renters.