



WeCAN Housing Discussion:

1.13.22 Keynote Presentation



Origin, Mission + Values

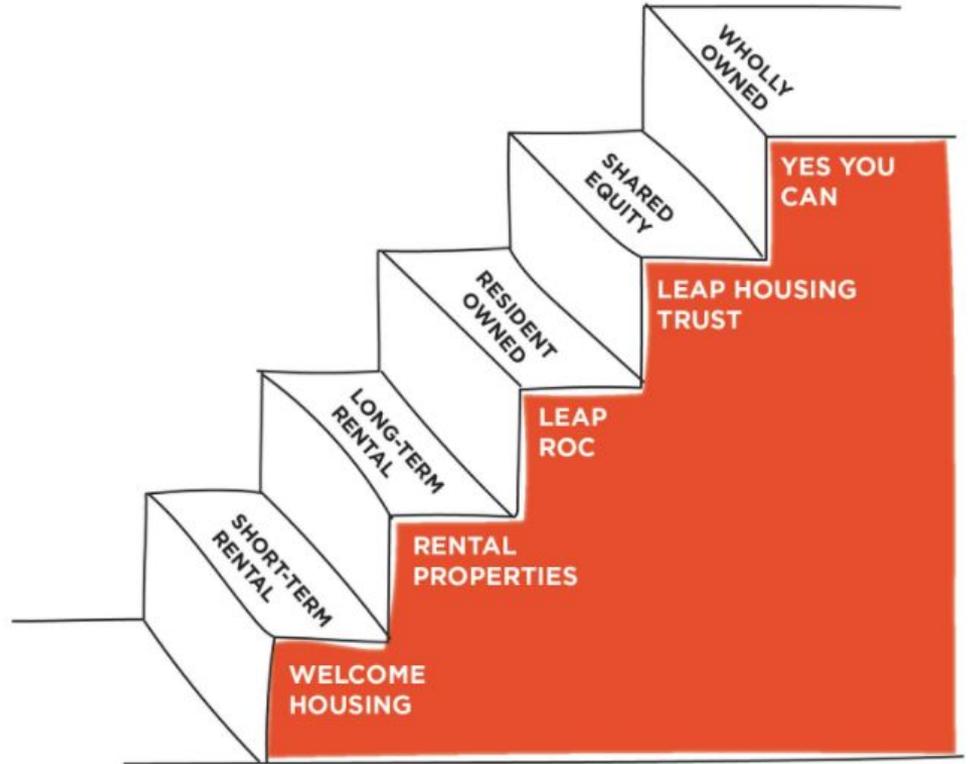


- **Founded:** in 2008 by Bart Cochran
 - 2016 Housing Focus
- **Mission:** Develop and preserve affordable housing while providing empowering services that lead to greater housing stability.
- **Values:**
 - Empowerment
 - Stewardship
 - Collaboration
 - Faith
 - Inclusion

About LEAP

We are an Idaho-based nonprofit focused on decreasing the affordable housing deficit through creation of innovative and out-of-the-box affordable housing communities. **Our belief is that all people deserve opportunity access to affordable homes.**

LEAP works as one with the community to provide solutions for all Idahoans across the spectrum of housing, using love, equity, and partnership to see the change we see as necessary for strong and healthy communities.



How we accomplish our mission:

1. Operate temporary housing as a soft landing
 2. Connect renters to home buying resources
 3. Research affordable housing trends & solutions
 4. Develop & own affordable housing (rent & purchase)
 5. Preserve existing affordable housing
- 

38%

The number of Idaho households experiencing housing burden by paying more than 30% of their income on rent.

22,287

The total amount of affordable housing units that are needed in order to combat the housing shortage across the state of Idaho.

\$377

What affordable rent would need to be per month for full-time workers earning Idaho's minimum wage of \$7.25 per hour.

22.1 %

The number of low-income Wyoming households experiencing housing burden by paying more than 30% of their income on rent.

7,749

The total amount of affordable rental housing units that are needed in order to combat the housing shortage across the state of Wyoming.

19,215

The number of renter households that are extremely low income in Wyoming.

23.6 %

The number of low-income Montana households experiencing housing burden by paying more than 30% of their income on rent.

17,697

The total amount of affordable rental housing units that are needed in order to combat the housing shortage across the state of Montana.

32,774

The number of renter households that are extremely low income in Montana.

Yes You Can



Hashem and Bibi's family, YYC Homeowners

The only homebuyer navigation program in the Treasure Valley to assist potential buyers in accessing the multitude of community resources available to homebuyers.

-64 new homeowners

-\$5+ million in equity created

Resident Owned Communities (ROC)



First ROC in Idaho, Pleasant View Manor in Caldwell

The sole affiliate for Southern Idaho of national program ROC USA, which works to preserve naturally-occurring affordable housing through resident ownership of mobile home communities.

-2 communities

-87 homes preserved

Affordable Housing Development



1 of 8 indieDwell built homes in the Windy Court Community

The most innovative affordable housing developer in Idaho, using out-of-the-box approaches to combat the affordable housing deficit.

-10 homes constructed

-28 in development

LEAP Housing Trust



The Otts, prospective homebuyers at Caritas Commons

Community Land Trust or Shared Equity Model creates perpetually affordable housing, maximizes public investment, minimizes buyer costs, and builds wealth among lower income and disadvantaged families.



LEAP's finished homes are bought & owned by individuals. They pay only for the structure, and not the underlying land. Purchasing just the building is more affordable.



Land is owned by the LEAP Housing Trust, which is governed by the LEAP Housing Solutions nonprofit board.



A 99 year ground lease between the LEAP Housing Trust and the owner ensures owner-occupancy and responsible use and outlines fees paid to the Housing Trust.



A resale formula built in to the ground lease is designed to keep homes affordable for subsequent buyers.



LAND TRUST

1.

Provide greater likelihood of attaining and sustaining homeownership.

3.

Ensure public investments go further and do more.

2.

Build wealth among lower income and disadvantaged families.

4.

Build strong, safer and higher-quality neighborhoods.

CARITAS COMMONS

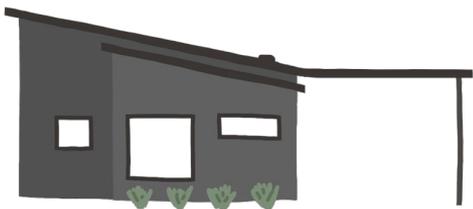


1.

Made possible through a lead donation from St Alphonsus and a mission minded seller.

2.

14 single family homes located in NW Boise.
80% AMI or below.



WHITNEY COMMONS



1.

Made possible through a lead donation from the Whitney Foundation and mission minded seller.

2.

11 homes to be built in West Boise. 80% of AMI or below.



FALCONS LANDING

1.

Made possible through a lead donation from the Blue Cross Foundation and a mission minded seller.

2.

20 single family homes located in Mountain Home. 80% AMI or below.

LEAP & WICHC:

The Western Idaho Community Health Collaborative (WICHC)

is a ten-county, multisector collaborative aligning healthcare, social services, and public health to work together to improve community health and address the social influencers of health.

The purpose of this partnership was for the WICHC taskforce **to inform and advise LEAP on opportunities to address the social influencers of health** through their development in Mountain Home, ID.



The WICHC Taskforce developed implementable recommendations that are prioritized below:

Establish Resident Board

Community Coordinator

Partner with CHWs

Community Pantry

Culturally inclusive colors and designs

Enhanced intake form & welcome packet



HOUSING ROAD TRIP

OCTOBER 18 - 22, 2021

OROFINO

Bart and Jerry toured a historic building with rehab potential, then visited a ghost subdivision.

The subdivision was developed in the 70s but was never completed. The Development Team is going to see if we can bring the ghost back to life, providing affordable housing to area workers.

MCCALL

McCall is facing a shortage of workforce housing, not unlike many resort towns in Idaho. While it's rapidly growing, there is increased urgency to innovate in order to respond. A key project was identified and vetted over a few hours in McCall.

CROUCH

It was great to meet up with Tim, Scott and Rich and hear about their exciting resort development in the area. They are not only thinking about how to build an exciting opportunity for people to recreate but how we can also house the workforce and the community at large. We thank them for considering affordable housing as part of their master plan and considering LEAP.

AT THE INVITATION OF COMMUNITIES,

BART AND JERRY BRADY HIT THE ROAD TO DISCUSS SOLUTIONS TO THE HOUSING CRISIS IMPACTING TOWNS UP NORTH.

RATHDRUM

Jerry and Bart got to tour a factory with Modular Builder Stratford Building Corp. in Rathdrum, Idaho. LEAP was also joined by our friend in affordable housing Maggie from the Panhandle Affordable Housing Alliance.

KELLOGG

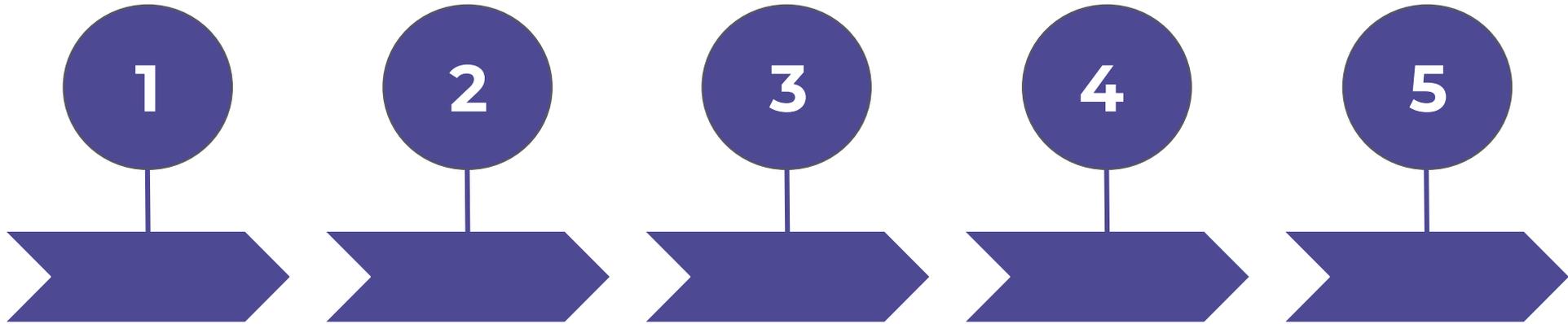
The final day of the trip was spent scoping potential projects with our partners in the Silver Valley. Thanks to Colleen and friends for showing us around the many opportunities. 80,000 sq/ft of a former middle school now has the possibility of being transformed into affordable housing!

PLUMMER

Bart and Jerry met with the leader of the Coeur d'Alene Tribe Development Corporation to discuss--guess what--much needed affordable housing! A handful of opportunities exist to provide hope in mitigating the housing crisis in the area.



The Process



Identify a parcel of land for the next phase of the LEAP Housing Trust.

Obtain the financing needed to complete the project, donations and loans.

Go through the necessary steps of Planning and Zoning as well as City Council approval.

Begin the construction process of homes available for affordable homeownership.

New homes are created for the LEAP Housing Trust, ensuring they are affordable forever.

Where community leaders can make a difference

QUESTIONS?





HOUSING

info@leaphousing.org

(208) 391-2823

Leaphousing.org

1220 S. Vista Ave.

Boise, ID 83705

1 in 3

Ratio of Boise households considered low income according to the City of Boise's Consolidated Plan.

75% v 18%

Increase in median sales price of a single family home in the Treasure Valley vs. median family income.

\$15.64

The increase in home prices within the past hour, rapidly pricing individuals out of the market.