



August 26, 2022

KayLeigh Miller
Planning Director/Project Manager
City of Ponderay
(208) 265-5468
klmiller@ponderay.org

Re: Rezone request narrative

Dear KayLeigh,

Kaniksu Land Trust (KLT) is seeking a rezone of Lots 1 and 2 located south of Hawthorne Ave behind Diedrich Roasters. The rezone from industrial to commercial will support the eventual request to develop a residential community with density greater than the 7,100 SQFT lot size minimum.

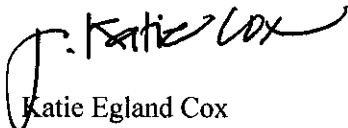
KLT desires to create a Community Land Trust (CLT) in Ponderay to create workforce housing based on the Adjusted Medium Income (AMI) for Bonner County. CLTs are community-based organizations whose missions include permanent stewardship of land for community benefit and perpetual preservation of the affordability of homes located on that land. CLTs make it possible for limited-income households to own homes on land that is leased from the CLT through long-term (typically 99-year), inheritable renewable ground leases. In CLT homeownership, the homeowner owns and holds the deed to his or her home and leases from the CLT the land parcel on which the home is located.

The proposed Hawthorne development will have a mix of workforce rate and market rate price points. Workforce pricing will be offered to qualifying applicants based on a lottery points-based system. Workforce homes and market rate homes will have the same look and feel. The design intent of the neighborhood is high quality homes with a mix of single family and multi family in the form of duplexes, triplexes and quadplexes.

The CLT neighborhood will integrate with the surrounding existing industrial development using a mix of street scape, landscaping, and fences. Additionally, future expansion of the community will be thoughtful to connect future neighborhood expansion. The neighborhood plans to be a walkable community with centralized parking, walking pathways with connection to future trails to connect the community with Ponderay.

KLT is excited to partner with the City of Ponderay. As we all know, cost of housing in our community has risen significantly the CLT concept is a tool we can use to help strengthen our community housing affordability for all residents. Thank you for your partnership to move this important initiative forward.

Sincerely,

A handwritten signature in black ink that reads "Katie Egland Cox". The signature is written in a cursive style with a large initial "K" and a long, sweeping underline.

Katie Egland Cox
Executive Director
Kaniksu Land Trust
208-263-9471
Katie@kaniksu.org