

## Stanley Workforce Housing

### Project Scope

In 2015, four acres of federal land was transferred by Congress from the Sawtooth National Forest to the City of Stanley through Public Law 114-46, the Sawtooth National Recreation Area and Jerry Peak Additions Act. This Act directed that the land be used for the Stanley Workforce Housing Economic Development Initiative. The purpose is to provide affordable workforce housing to the community of Stanley and immediate surrounding area at the location of Township site 10N, Range 13 East, B.M. Section 3, Stanley ID, Custer Co.

Preliminary housing plans for this site include water rights for up to 80 people. There will be development of infrastructure for water, sewer, electrical, broadband and access road improvements, this road may or may not be moved, depending on future housing developer plans. Drilling for well water and ground preparation (trenching) for sewer and broadband are also planned. All the planned infrastructure will be started upon environmental clearance that includes ESA phase 1, Wetlands delineation, and neighborhoods standards checklist by the local fire department. As well as other environmental studies such as floodplain, endangered species and historic buildings.

On the project site is an existing barn that was part of the Ranger Station for the Stanley Ranger District of Challis national Forest from 1933-1971. The exact time it would have been constructed is unknown. This barn is not a designated historic structure, nor is it planned to be. It is possible that it could be made into a storage unit and is not planned to be torn down.

The new construction proposed would be a mix of studio, 1–2-bedroom apartments to small homes. As well as sperate space for RV hook-ups, access to bathroom/laundry facilities, open space, some storage and adequate parking are desired. By making year-round affordable housing available there will be more opportunities for economic growth within this community that provides exceptional recreation in one of the most beautiful places in Idaho.

The creation of new wilderness areas surrounding the City of Stanley, which include Stanley being part of the Central Idaho Dark Sky Reserve, the rapid increase in the Idaho population and other social factors such as publicity about the quality of recreation in the area continues to bring visitors by the thousands. Each year the number of visitors only grows. One of the City of Stanley's biggest challenges is that it is mostly surrounded by federal land, Stanley has not much room to grow, there is a low inventory of homes, and the value of real estate remains high. This makes it difficult for local businesses to prosper,

especially in the busy summer tourist season. Often, it is nearly impossible for many workers, like river guides, outfitters, retail, restaurant, teachers to first responders who come to the Stanley area to find an affordable place to live.

The economy of Stanley depends highly on recreation and tourism, but without adequate housing those looking for jobs that make the local economy and city services run often must turn them down without a prospect of affordable housing.