

Welcome to the Coeur Housing (Virtual) Community Meeting!

November 19, 2020



Meeting Overview

- Welcome & Meeting Purpose
- Staff Presentation
- Comments by Coeur Housing Committee Members
- Live Polling Questions ★
- Q&A



Polling Question 1



Who do you represent? (check all that apply)

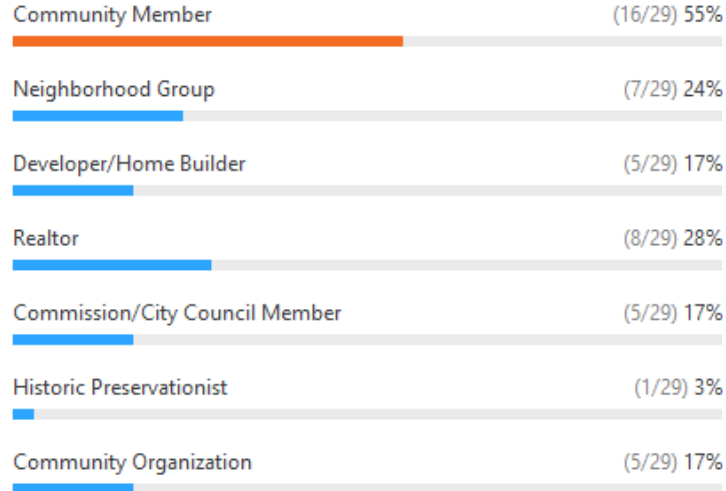
- Community Member
- Neighborhood Group
- Developer/Home Builder
- Realtor
- Commission/City Council Member
- Historic Preservationist
- Community Organization



Results: Polling Question 1



1. Who do you represent? (check all that apply) (Multiple choice)



What is the Coeur Housing Code?

Mission Statement

To create a new Infill Housing code that will allow additional housing units that are quality in design, in areas of the city that are appropriate.

What is Infill Housing & Coeur Housing?

- Infill housing is defined as new housing units constructed on vacant or underused lots, generally in existing neighborhoods.
- Allows for additional housing product types on existing lots.
- Utilizes existing infrastructure.
- Is the repurposing of obsolete or underutilized sites within the existing city limits.

Coeur Housing Examples



Missing Middle Housing is the basis of Coeur Housing



Missing Middle Housing Forum

North Idaho College August 2019

Recap/Takeaways:

- ✓ There is a need for Infill/Missing Middle Housing in the City.
- ✓ Not all neighborhoods should be designated for infill development.
- ✓ Ensure that established neighborhoods won't be negatively impacted.
- ✓ Design of units is very important (Good Quality of Design).
- ✓ Density should decrease as you move away from the downtown core.
- ✓ Allow for a variety of housing types.
- ✓ Various densities and styles within residential neighborhoods.
- ✓ The units should be house-scale if they are in a residential neighborhood.

History of CDA Infill Housing Codes:

Cluster Housing: 1988 – 2007

Pocket Housing: 2007 – 2017

ADU Code Development: 2019

Missing Middle Housing Forum: August 2019

ADU Code Adopted: September 2019

Coeur Housing Code Development: 2020

Coeur Housing: 2021 – 2035

Estimated Code viability = 15 years

Coeur Housing Committee:

- **Kevin Jester** – Architects West (Architect)
- **Shauna Clark** – First Light Properties (Builder & Designer)
- **Josh Suhr** – CDA Association of Realtors (Realtor)
- **Jef Lemmon** – JL Design Build Group (Architect /Builder/Design Review Commissioner)
- **Dennis Cunningham** – Activewest Builders (Developer/Builder)
- **James Caper** – Habitat for Humanity of North Idaho (Executive Director)
- **Chad Oakland** – Northwest Realty Group (Realtor/Builder /Developer)
- **Greta Snodgrass** – Tomlinson Sotheby's International Realty (Realtor /Design Review Commissioner)
- **Rob Orth** – Tomlinson Sotheby's International Realty (Broker/Realtor)
- **Tom Messina** – City of Coeur d'Alene (Planning Commissioner/Design Review Commissioner)
- **Woody McEvers** - City of Coeur d'Alene (Council Member)
- **Nick Granier** – North Idaho College (Marketing Director/Developer)
- **Nicole Kahler** – CDA 2030 (Executive Director)

Committee Discussion Overview:

1. Naming/Branding of the new infill Code - [Completed](#)
2. Where? Protect some existing single family residential neighborhoods? - [Completed](#)
3. Transect Planning Area - [Completed](#)
4. Livability and Walkability Infill Housing Best Practices - [Completed](#)
5. Housing Types & Unit Counts? - [Completed](#)
6. What is the appropriate Building height? - [Completed](#)
7. 2nd / 3rd Story Stepback? - [Completed](#)
8. Lot Size to allow for Infill Housing: Minimum and Maximums? - [Completed](#)

Committee Discussion Overview continued

9. Parking Requirements and Size of Parking Spaces? - Completed
10. Design Standards / Form Based Codes? – Completed
11. What are the appropriate Setbacks? - Completed
12. Lot Coverage / Open Space? - Completed
13. Coeur Housing Unit Size: *Square foot Minimum?* – *Maximum?* - Completed
14. Number of Units *per Coeur Housing type?* - Completed
15. Lot sizes per Coeur Housing type: *Minimum?* – *Maximum?* - Completed
16. Should a Survey be required? - Completed



What are the minimum & maximum lot sizes for Coeur Housing?



Minimum Lot Size

1. 5,500SF (1 City Lot)
2. 8,250SF (1.5 City Lots)
3. 9,625SF (1.75 City Lots)
4. 11,000SF (2 City Lots)



Maximum Lot Size

1. 20,000SF (4 City Lots)

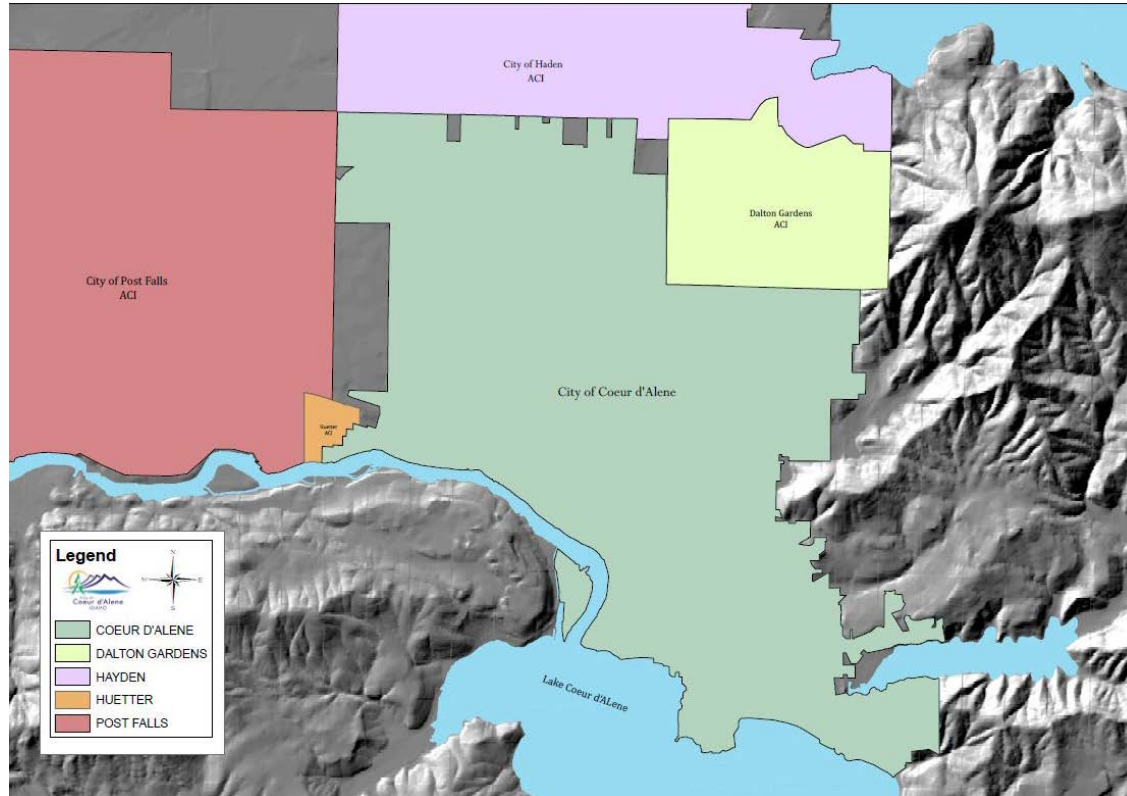
2. 27,500SF (5 City Lots)

3. 33,000SF (6 City Lots)

4. 38,500SF (7 City Lots)



Surrounding Conditions:



Housing Needs & Population:

Census Data				KMPO Projections		
1980	1990	2000	2010	2020	2035	2040
19,913	24,563	34,514	44,137	51,849	75,081	84,943



Cluster Housing



Pocket Housing

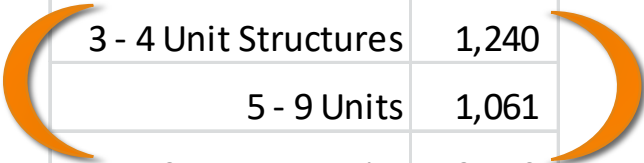


Timeframe planned for
Coeur Housing

2018 Housing Characteristics



Total Housing Units 21,854	
Single Family	14,478
Duplex	1,025
3 - 4 Unit Structures	1,240
5 - 9 Units	1,061
10 or more units	3,142
Mobile Homes	908
Total	21,854



Coeur Housing



Coeur Housing Committee Member Input

Josh Suhr – CDA Association of Realtors (Realtor)

Speaker on Housing Needs and the Real Estate Market

Polling Question 2



We heard at the Missing Middle Housing Forum that more housing types/choices are needed in Coeur d'Alene to meet our current and future housing needs.

Do you agree?

- Yes
- No
- Unsure

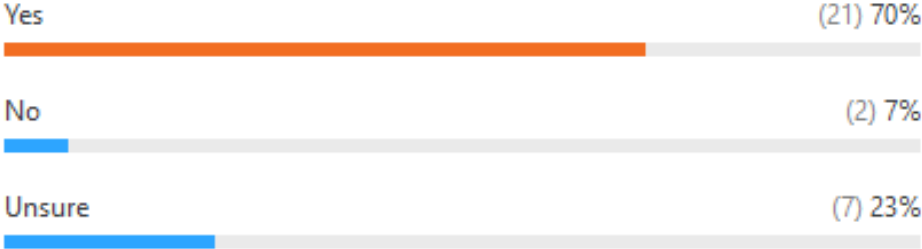


Results: Polling Question 2



1. We heard at the Missing Middle Housing Forum that more housing types/choices are needed in Coeur d'Alene to meet our current and future housing needs.

Do you agree?



Planning Principles for Livability and Walkability

- Livability focuses on place making
- Placemaking = the design of public spaces to encourage public gatherings and engagement
- Walkability is vital in the livability aspect of a city
- A five-minute walking distance (~900 feet) is the radius a person would likely walk as a primary means of transportation for frequent trips

NOTE: A typical block in the downtown is 300'

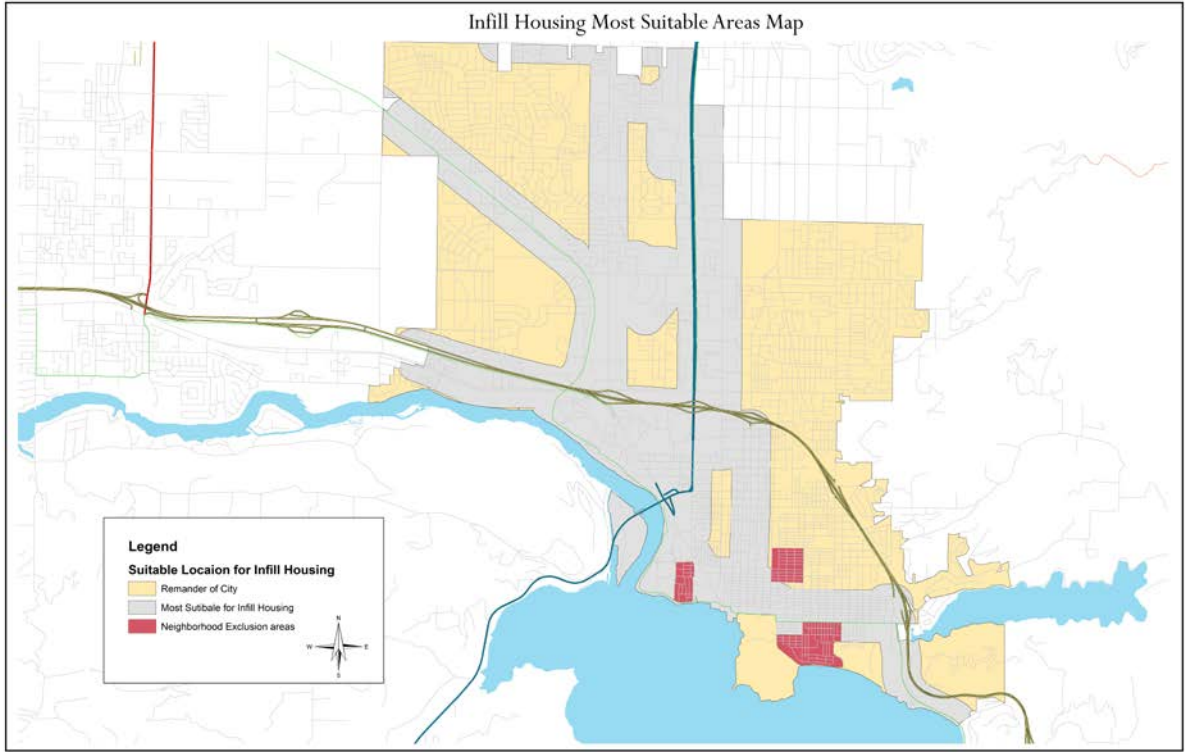


Best Practices - Coeur Housing Suitability Criterion

- Preserve and protect existing historic single-family neighborhoods
- Quality design of the infill housing units increases the livability aspect
- Coeur Housing proximity principles:
 - Pedestrian and bike trails
 - Public transportation routes
 - Employment centers and commercial nodes
- Coeur Housing should allow for densities decreasing as you move away from the downtown core (*Transect Map*)



Walkability



Polling Question 3



What do you think are the most important aspects for determining appropriate locations for Coeur Housing?

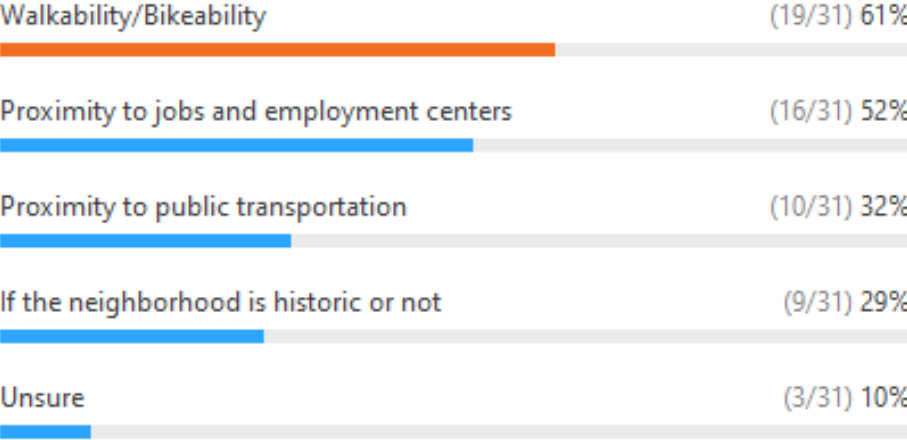
- Walkability/Bikeability (ability to walk and/or bike to services and employment)
- Proximity to jobs and employment centers
- Proximity to public transportation
- If the neighborhood is historic or not
- All of the Above
- Unsure



Results: Polling Question 3

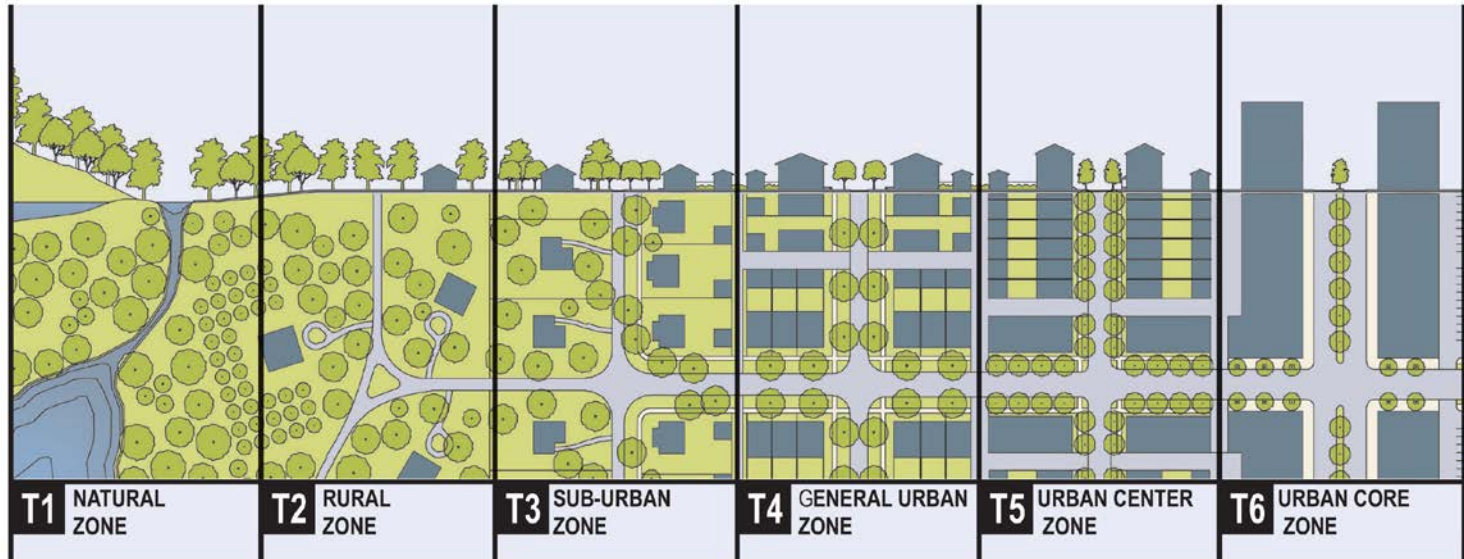


1. What do you think are the most important aspects for determining appropriate locations for Coeur Housing? (check all that apply) (Multiple choice)



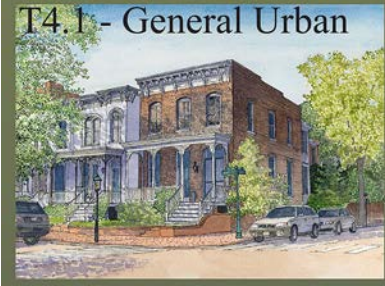
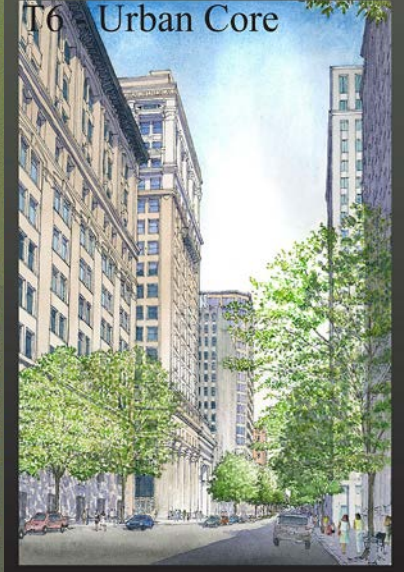
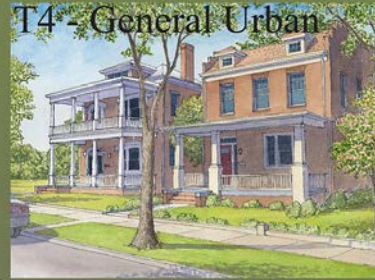
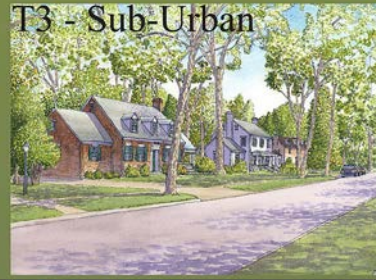
Introduction to the Transect Planning Model

The rural-to-urban Transect is divided into six zones:

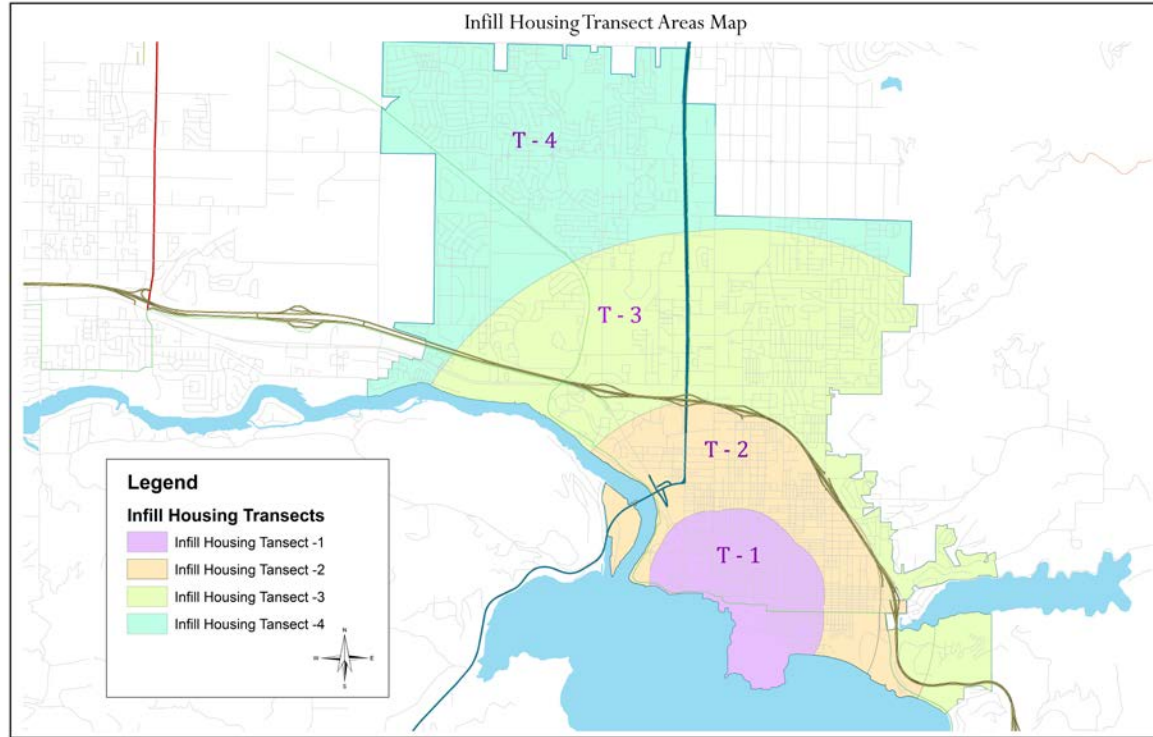




Coeur Housing Transect



Relation to Downtown



Polling Question 4



Do you agree that the allowable housing types and the size (number of units) of a Coeur Housing project should generally increase as you get closer to Downtown?

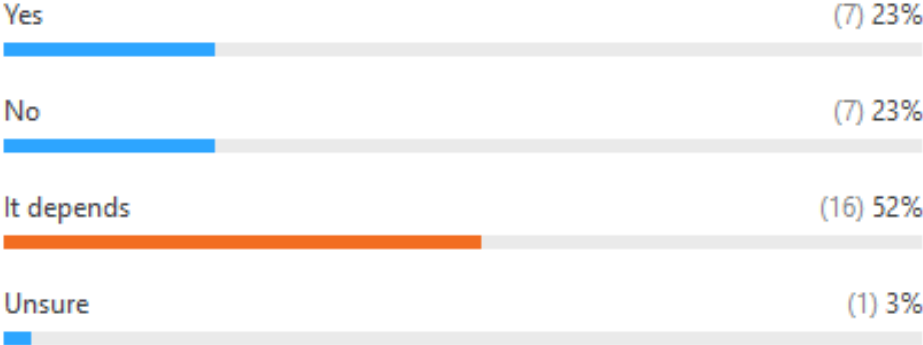
- Yes
- No
- It depends
- Unsure



Results: Polling Question 4



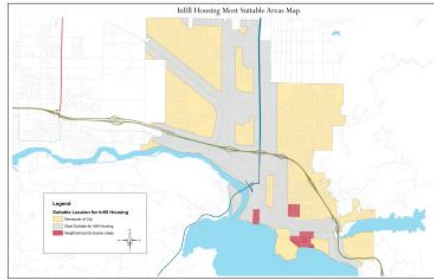
1. Do you agree that allowable housing types and the size (number of units) of a Coeur Housing project should generally increase as you get closer to Downtown?



Coeur Housing Mapping

Coeur Housing

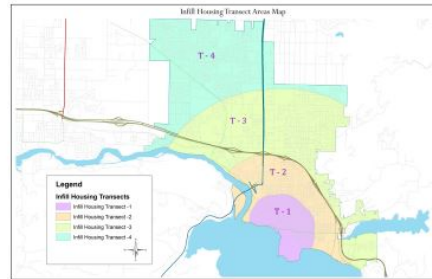
Walkability



+

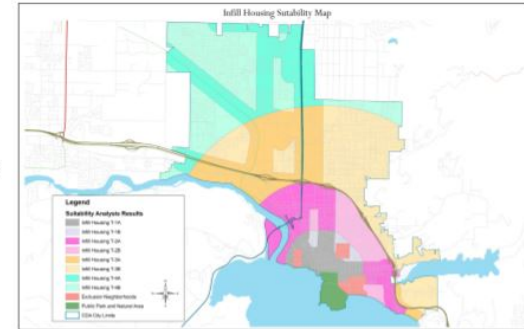
Relation to the Downtown

Transect Areas



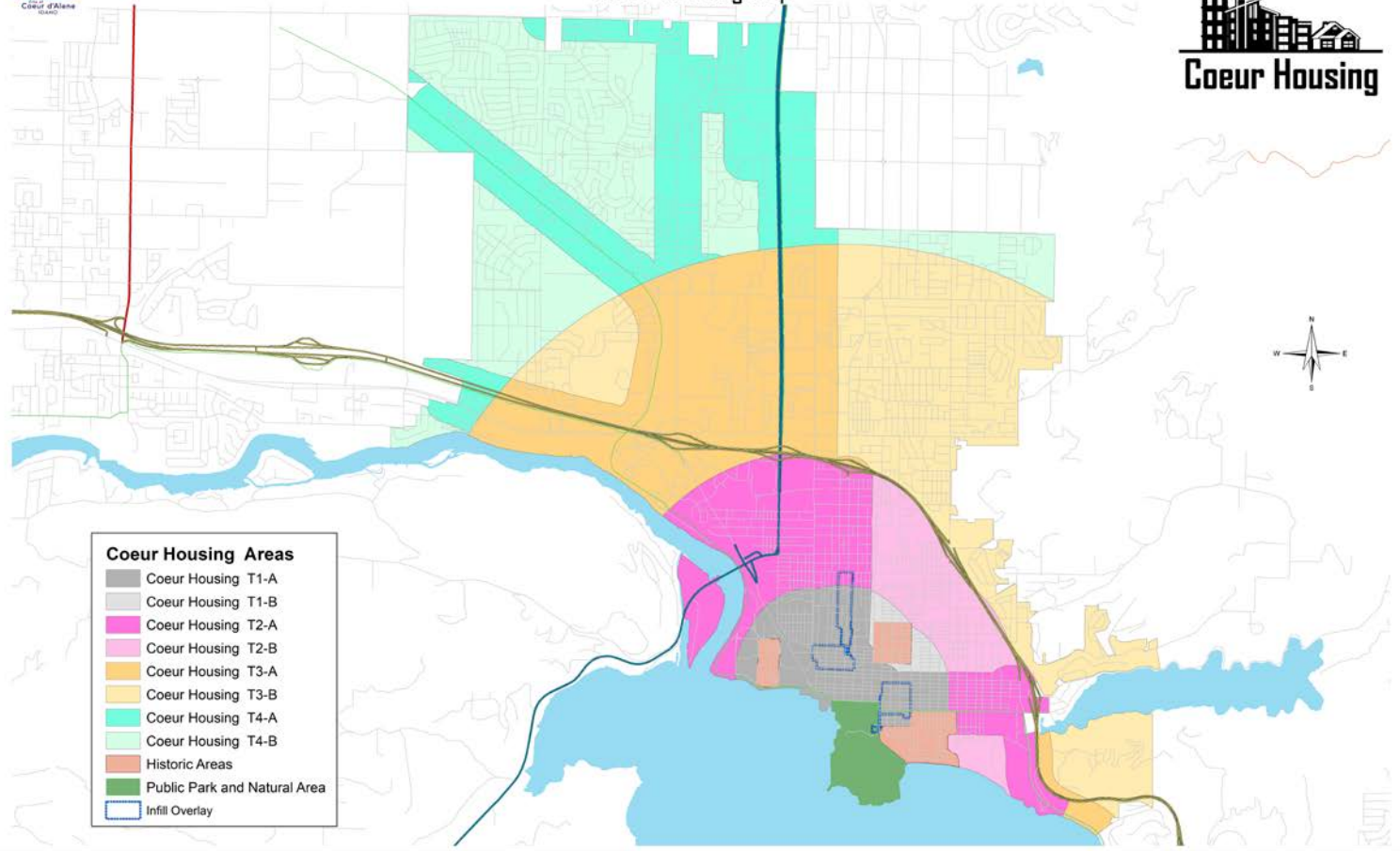
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Coeur Housing Areas





Coeur Housing Map



Coeur Housing Types



TRIPLEX

Triplex
3
Tr
800 - 1400 SF



COURTYARD APARTMENT

Courtyard Apt
4+
Co
600 - 1200 SF



GARDEN CLUSTER

Garden Cluster
3+
Gc
800 - 1400 SF



ROWHOUSE

Rowhouse
3+
Rh
800 - 1800 SF



MULTIPLEX

Multiplex
4+
Mu
500 - 1400 SF



LIVE-WORK

Live Work
4+
Lw
1200 - 2000 SF

Coeur Housing Types

- *Tri-plex*
- *Four-plex*
- *Cottage Court*
- *Tiny House Court*
- *Courtyard Apartment*
- *Townhouse*
- *Live/Work*
- *Multi-Plex: Small*
- *Multi-Plex: Large*

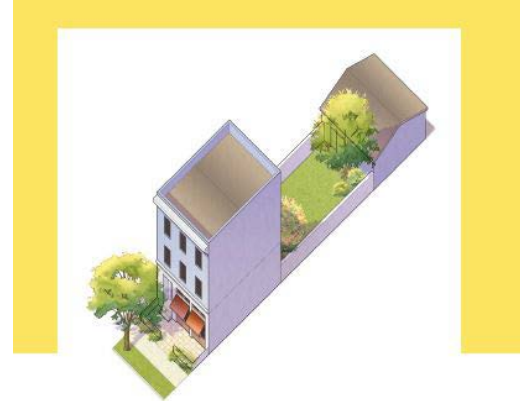


Coeur Housing Types



Tri-Plex & Four Plex

3-4 units



Live/Work

1 unit

Coeur Housing Types



Cottage Court

Units: 3-16



**Courtyard
Building**

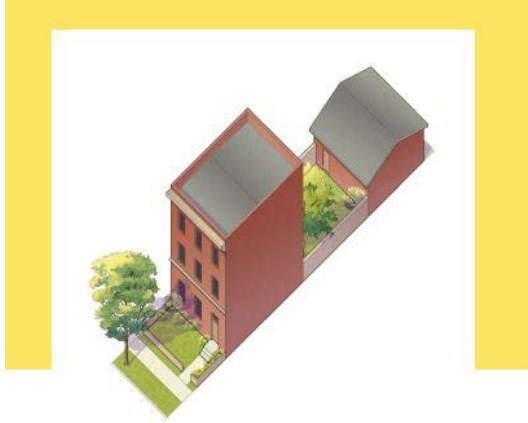
Units: 7-20



Tiny House Court

Units: 4-16

Coeur Housing Types



Townhouse

1 unit



**Multiplex
Large**

Units: 11-20



Multiplex Small

6-10 units

Coeur Housing Committee Member Input

James Caper – Habitat for Humanity of North Idaho
(Executive Director)

Speaker on Housing Needs & Options

Polling Question 5



Do you think that allowing more housing choices within the city is important for current and future residents?

- Yes
- No
- Unsure



Results: Polling Question 5



1. Do you think that allowing more housing choices within the city is important for current and future residents?



Cottage Court



Cottage Court



Cottage Court

Ideal Specifications

Lot	
Width	110 feet
Depth	150 feet
Area	16,500 sq. ft. 0.4 acres
Units	
Number of Units	8 units
Typical Unit Size	840 sq. ft.
Density	
Net Density	21 du/acre
Gross Density	16 du/acre
Parking	
Parking Ratio	1.625 per unit
On-street Spaces	5
Off-street Spaces	1 per unit max.
Setbacks	
Front	15 feet
Side	5 feet
Building	
Building Size	
Width	24 feet
Depth	35 feet
Height (to eave)	15 feet
Floors	1 story



Four-plex



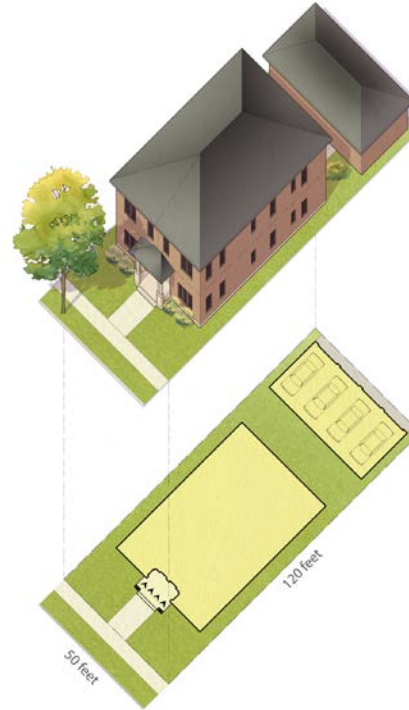
Four-plex



Four-plex

Ideal Specifications

Lot	
Width	50 feet
Depth	120 feet
Area	6,000 sq. ft.
	0.138 acres
Units	
Number of Units	4 units
Typical Unit Size	1,200 sq. ft.
Density	
Net Density	29 du/acre
Gross Density	22 du/acre
Parking	
Parking Ratio	1.5 per unit
On-street Spaces	2
Off-street Spaces	4
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	40 feet
Depth	60 feet
Height (to eave)	21 feet
Floors	2 stories



Live-Work



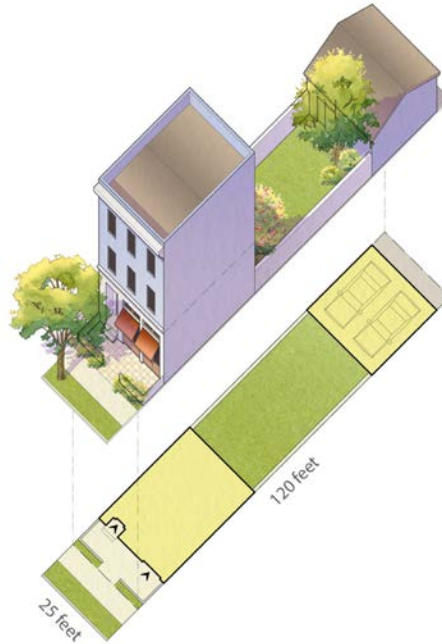
Live-Work



Live-Work

Ideal Specifications

Lot	
Width	25 feet
Depth	120 feet
Area	3,000 sq. ft.
	0.069 acres
Units	
Number of Units	1 unit
Typical Unit Size	1,750 sq. ft
Density	
Net Density	15 du/acre
Gross Density	11 du/acre
Parking	
Parking Ratio	3.0 per unit
On-street Spaces	1
Off-street Spaces	2
Setbacks	
Front	10 feet
Side	0 feet
Building	
Width	25 feet
Depth	35 feet
Height (to eave)	38 feet



Multi Plex



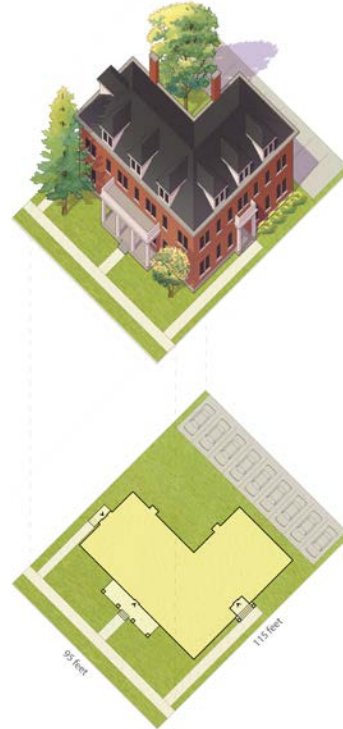
Multi Plex



Multi Plex

Ideal Specifications

Lot	
Width	95 feet
Depth	115 feet
Area	10,925 sq. ft.
	0.251 acres
Units	
Number of Units	12 units
Typical Unit Size	765 sq. ft.
Density	
Net Density	48 du/acre
Gross Density	35 du/acre
Parking	
Parking Ratio	1.08 per unit
On-street Spaces	4
Off-street Spaces	9
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	75 feet
Depth	65 feet
Height (to eave)	28 feet
Floors	2.5 stories



Townhouse



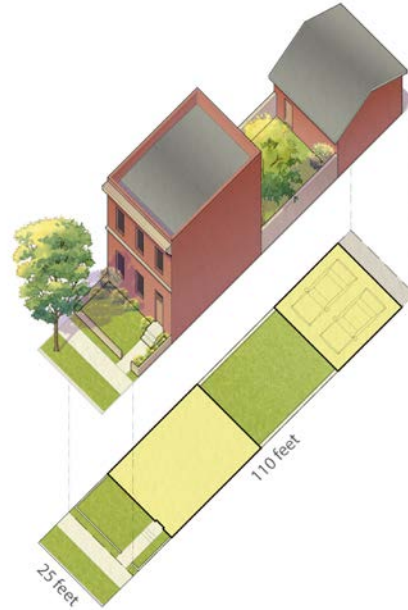
Townhouse



Townhouse

Ideal Specifications

Lot	
Width	25 feet
Depth	110 feet
Area	2,750 sq. ft.
	0.063 acres
Units	
Number of Units	1 unit
Typical Unit Size	1,750 sq. ft.
Density	
Net Density	16 du/acre
Gross Density	12 du/acre
Parking	
Parking Ratio	3.0 per unit
On-street Spaces	1
Off-street Spaces	2
Setbacks	
Front	10 feet
Side	0 feet
Building	
Width	25 feet
Depth	35 feet
Height (to eave)	28 feet
Floors	2 stories



Polling Question 6



Would you (or a family member) consider living in one of the proposed Coeur Housing types now or in the future?

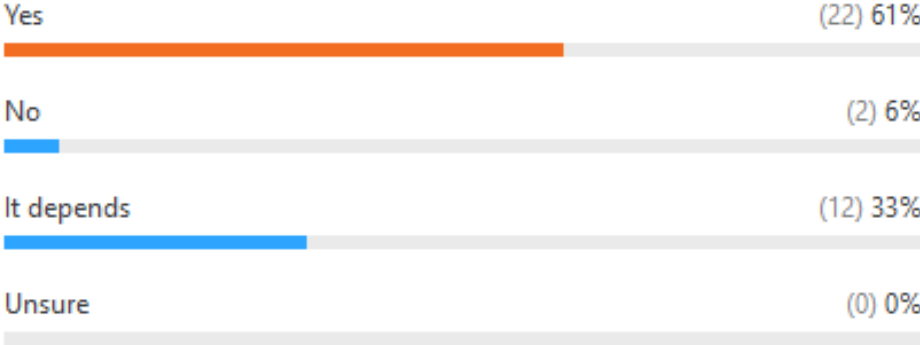
- Yes
- No
- It depends
- Unsure



Results: Polling Question 6



1. Would you (or a family member) consider living in one of the proposed Coeur Housing types now or in the future?



Neighborhood compatibility:

There are already examples of existing Coeur Housing in our older neighborhoods.

- Large single-family homes have been converted into multiple units.
- Some older mixed use buildings have been converted into apartments.

Neighborhood compatibility:

Some of the older neighborhoods in the downtown area have historic designations, or are in the process of becoming a historic district.

- Such neighborhoods are the Fort Grounds and soon-to-be Garden District. Other neighborhoods with historic merit are East Mullan Historic District and Sanders Beach, and could become future historic districts. There may be others too.

The City's Historic Preservation Plan is just beginning and historic buildings, districts and neighborhoods will be evaluated, as well as the Zoning Code to see how zoning may impact historic properties.

Neighborhood compatibility:

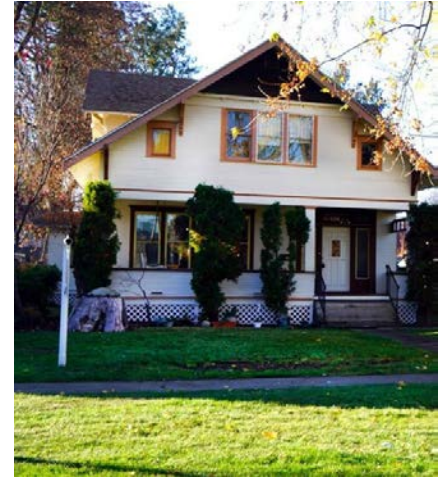
Coeur Housing planning considerations:

- Should there be restrictions on the types of infill housing that are appropriate in neighborhoods with a historic designation/district?
- Should historic neighborhoods be exempt from Coeur Housing?

Neighborhood compatibility:



Neighborhood compatibility:



Neighborhood compatibility:



Coeur Housing Committee Member Input

Kevin Jester – Architects West (Architect)

Speaker on Neighborhood Compatibility
& Historic Neighborhoods

Polling Question 7



Should the Coeur Housing Code apply differently to historic neighborhoods? (Check all that apply)

- Coeur Housing should be excluded from neighborhoods with historic designations.
- There should be restrictions on the types of Coeur Housing that are allowed in historic neighborhoods.
- This should be studied further with input from neighborhoods, the City's Historic Preservation Commission, and the Historic Preservation Plan consultant.
- Unsure



Results: Polling Question 7



1. Should the Coeur Housing Code apply differently to historic neighborhoods? (check all that apply) (Multiple choice)

Coeur Housing should be excluded from neighborhoods with historic designations (7/34) 21%



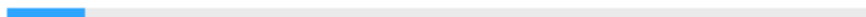
There should be restrictions on the types of Coeur Housing that are allowed in historic neighborhoods (19/34) 56%



This should be studied further with input from neighborhoods, the City's Historic Preservation Commission, and the Historic Preservation Plan consultant (23/34) 68%



Unsure (3/34) 9%



Design Elements under consideration

- Change/Mix of Materials
- Roof Pitch Modulation
- Scale
- Massing/Modulation
- Landscaping
- Lighting
- Garbage/Trash Screening
- Garage Door Design
- Street Frontage Façade
- Dispersion Requirement
- Ground Level/Rooftop Equipment
- Town Home/Cottage Home Variation
- Ground Level Entrance/Front Porch
- Blank Wall Treatments

Previous examples under pocket housing:



Previous examples under pocket housing:



Previous examples under pocket housing:



Design Elements

Change/Mix of Materials

Example Code:

A change of materials, colors, or textures on building elements is encouraged to provide further articulation and additional variety and craftsmanship

—City of Bellingham



This building is a good departure example. Its two clear articulation features are the window patterns and the entry/building modulation feature (3 minimum are required). However, the overall effectiveness of these articulation features combined with the high quality of materials and detailing and the relatively small width of the building help it meet the intent of the standards.

Design Elements

Roof Pitch Modulation

Example Code:

Roofline modulation. In order to qualify as a façade articulation feature, rooflines must employ one or more of the following:

1. For flat roofs an extension of the parapet or a break in the parapet of at least one foot measured from the adjacent roof or adjacent parapet. If no parapet is present a horizontal roof edge/eave extension of at least two feet.

2. A pitched roofline segment(s) scaled appropriately to the façade.

3. A combination of the above.

Departures will be considered provided the roofline modulation design effectively reduces the perceived scale of the building and adds visual interest

—City of Bozeman



The left building illustrates a pitched roof example and the right building includes a combination of flat and gabled rooflines.

Design Elements

Scale Example Code:

Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors, and windows—City of Spokane



Design Elements

Massing/Modulation Example

Code:

Buildings must be modulated along the public street at least every 30 feet. Building modulations must step the building wall back or forward at least four feet

—City of Bellingham



Design Elements

Landscaping Example Code:

A certain % of the area between the front lot line and the front building line must be landscaped. At a minimum, the required landscaped area must be planted with living ground cover

—City of Spokane

**Most likely would vary between Coeur Housing types*



Design Elements

Lighting Example Code:

To diminish the amount of glare and spillover from lighting, the following standards shall apply:

- i. Intensity: Exterior lighting fixtures shall not exceed one foot-candle in intensity*
- ii. Cutoffs required: Lighting fixtures shall comply with the standards of
*Insert other muni. code here**

—City of Spokane



Design Elements

Garbage/Trash Screening

Example Code:

Each dwelling unit must provide an enclosure area for trash and recycling or a common receptacle area must be provided. Common receptacles must be screened on at least three sides with a solid fence or wall of not less than 6' in height and must be located for easy access by trash pick-up vehicles

—City of Bend



Design Elements

Garage Door Design Example

Code:

Buildings should minimize the impact of garages on the streetscape by utilizing garage doors with windows or other architectural features

—City of Bellingham



**Would apply to garages fronting a street*

Design Elements

Street Frontage Façade

Design Example Code:

*Building Orientation; All building elevations adjacent to a street right-of-way shall provide doors, porches, balconies, and/or windows. A minimum of 40 percent of front (i.e., street-facing) elevations, and a minimum of 30 percent of side and rear building elevations, shall meet this standard. **Percent of elevation** is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. The standard applies to each full and partial building story.*

—City of Bend



Design Elements

Ground Level Equipment

Screening Example Code:

Service areas (loading docks, trash dumpsters, compactors, recycling areas, electrical panels, and mechanical equipment areas) must be located for convenient service access while avoiding negative visual, auditory, olfactory, or physical impacts on the streetscape environment and adjacent residentially zoned properties. Service areas must be sited for alley access if available.

—*City of Bozeman*



Place utility meters in less visible locations. The upper and lower left examples are successfully tucked away in a less visible location and/or screened by vegetation. The right images are poorly executed and would not be permitted in such visible locations. Such meters must be coordinated and better integrated with the architecture of the building.



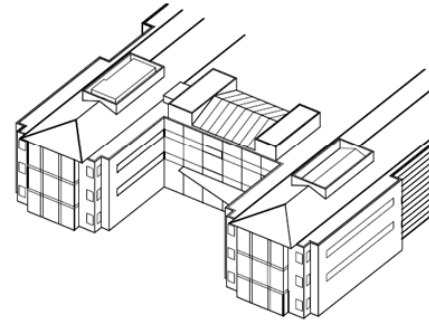
Design Elements

Roof-top Equipment Screening

Example Code:

All rooftop mechanical equipment, including air conditioners, heaters, vents, and similar equipment must be fully screened from public view both at grade and from higher buildings with the exception of solar panels and roof-mounted wind turbines. Screening must be located so as not to interfere with operation of the equipment.

—City of Bozeman



The top illustration and the East Main Street building aerial and street view illustrate examples of rooftop mechanical equipment that has been screened by walls (top illustration) or parapets (East Main Street building).

Design Elements

Townhome/Cottage Home

Variation Example Code:

Buildings should employ a variety in orientation, design, and layout between cottages while maintaining a similar character to help distinguish units and support a neighborhood feel. Changes in materials, colors, or textures and colors to add visual interest and character to the development are encouraged.

—City of Bellingham



Design Elements

Visible Ground-Level Entrance/Front Porch

Requirement Example Code:

Each dwelling unit must have a separate, ground-related entrance. Units that front the public street shall have entrances facing the public street.

Each dwelling unit shall have a covered front porch no less than 50 SQ FT with no dimension less than five feet.

—City of Bellingham



Design Elements

Blank Wall Treatment

Example Code:

Untreated blank walls visible from a public street, pedestrian-oriented space, common usable open space, or pedestrian pathway are prohibited.



—City of Bozeman

Coeur Housing Committee Member Input

Dennis Cunningham – Activewest Builders
(Developer/Builder)

Speaker on Housing Design Principles

Polling Question 8



Do you agree that the design and the quality of housing are important aspects that should be incorporated into the Coeur Housing Code?

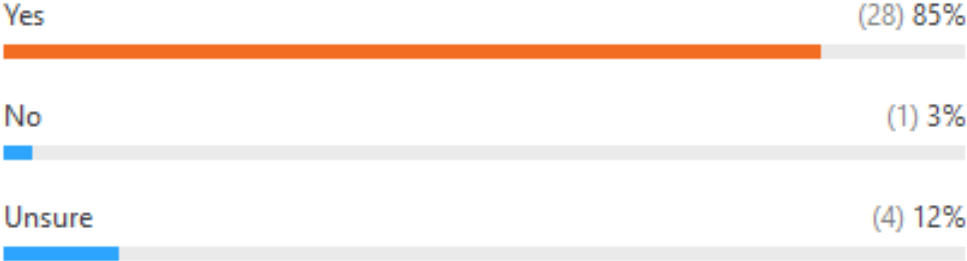
- Yes
- No
- Unsure



Results: Polling Question 8



1. Do you agree that the design and quality of housing are important aspects that should be incorporated into the Coeur Housing Code?

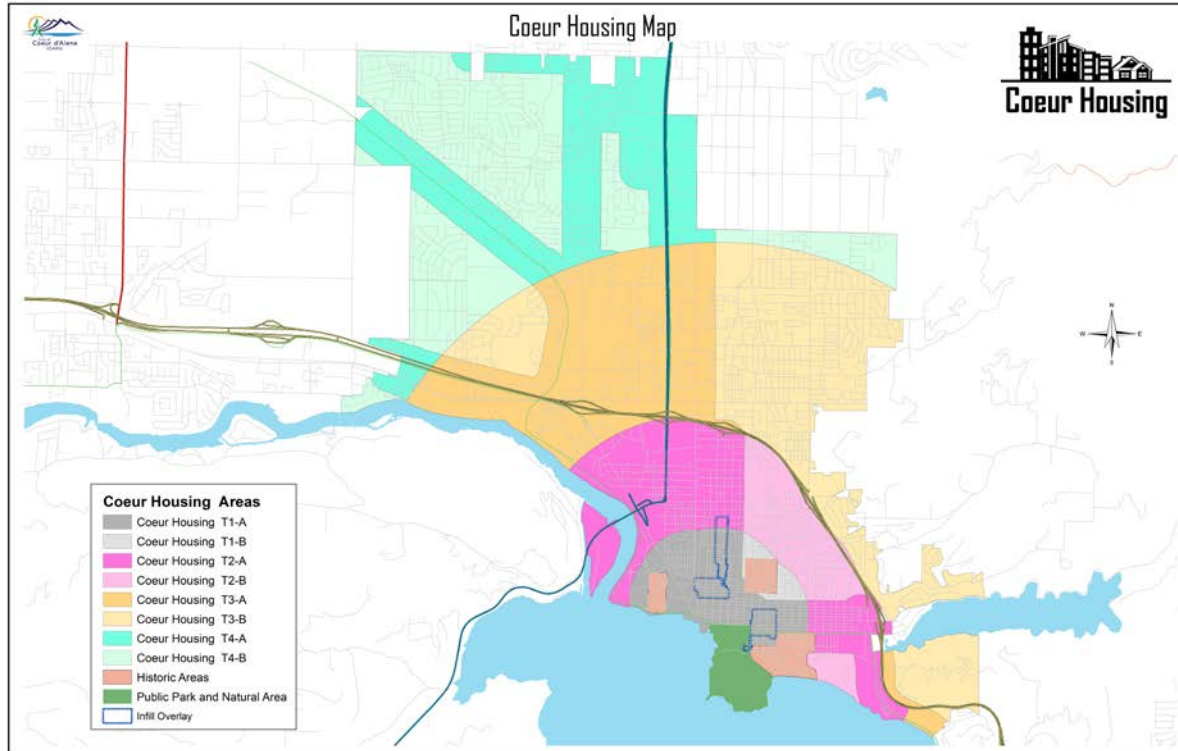


How will it work?

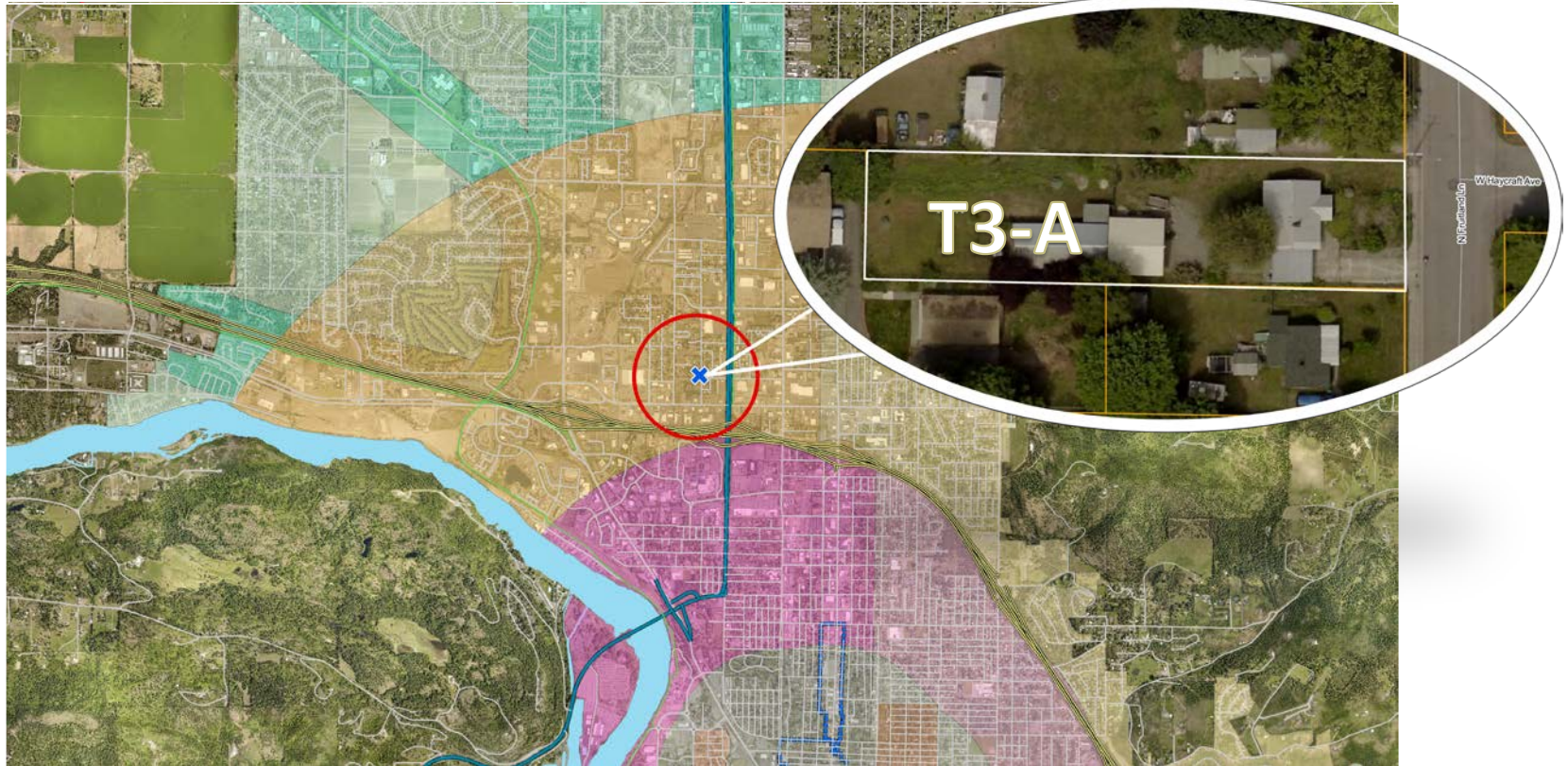
The Building Permit Process



Coeur Housing Areas



Coeur Housing: GIS Map & Address



Coeur Housing Matrix

	T-1A	T-1B	T-2A	T-2B	T-3A	T-3B	T-4A	T-4B
Tri-plex	X	X	X	X	X	X	X	X
Four-plex	X	X	X	X	X	X	X	X
Cottage Court	X	X	X	X	X	X	X	
Tiny House Court	X	X	X	X	X		X	
Courtyard Apartment	X	X	X	X			X	
Townhouse	X		X		X			
Multiplex – Small	X		X					
Multiplex – Large	X							
Live/Work Units	X		X					

Coeur Housing Handout



Coeur Housing: Four-plex: Overview

Planning Department | P: 208-769-2274

Definition

Four-Plex: Four separate living units, including separate kitchen, sleeping, and bathroom facilities, attached within one structure. There are from the primary residential unit, on a single-family lot. Also known variously as: apartments,*or*units.*

What zones can this tool be used in?

Zoning	R-1	R-3	R-5	R-8	R-12	R-17	MH-8
Four-Plex	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Parking Requirements:

	T1	T2	T-3	T-4
Units	1	1.25	1.5	1.75
3	3	4	5	5
4	4	5	6	7
5	5	6	8	9
6	6	8	9	11
7	7	9	11	12
8	8	10	12	14
9	9	11	14	16
10	10	12	15	18
11	11	14	17	19
12	12	15	18	21
13	13	16	20	23
14	14	18	22	25
15	15	19	23	26
16	16	20	24	28

Parking: require one additional parking space. Existing required parking for the house(one space) must be maintained or replaced on-site.

Site Development Standards

Min. Lot Size: 6850 SF
 Max Unit Floor Area: 1000 sf.
 Max. First Floor Size: > 50% of Units should be ≤ 650 sf.
 < 50% of Units should be ≤ 1,000 sf.

Max. Building Coverage: 40%
 Max. Building Height: 45 ft.*
 * Pitched Roofs may extend to 25 ft. with min. slope of 6:12.

Areas not included in the total floor area calculation:

- * Unheated storage space under the main floor
- * Architectural projections, such as bay windows, fireplaces;



The left building illustrates a pitched roof example and the right building includes a combination of flat and gabled rooflines.

Four Plex Design Requirements:

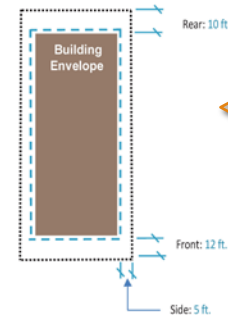
	Min. Size	Max. Size
Internal *	250 sf.	800 sf.
Detached ADU	N/A	600 ft.

*The footprint of the principal structure, excluding an attached garage, must be not less than 800 sf. Detached ADUs may not exceed 50% of the total square footage of the principal structure's floor footprint.

	Max. Wall Height	Max. Roof Height
Detached ADU	10	20 ft.
Detached ADU Over Accessory Building	16	23 ft.

Setback Requirements:

Min. Side Setback: : 5 ft.
 Min. Rear Setback: 10 ft.
 Min. Front Setback: :12 ft.





Coeur Housing

Where have we been?

Coeur Housing Committee Workshop -1: [February](#)

Coeur Housing Committee Workshop -2: [June](#)

Coeur Housing Committee Workshop -3: [July](#)

Coeur Housing Committee Workshop -4: [August](#)

Coeur Housing Committee Workshop -5: [October](#)

Staff Updated City Council on Progress - 6: [October](#)

* Coeur Housing Community Meeting - 7: [November](#)

Where are we going?

Tentative Schedule

Coeur Housing Committee Workshop – 8 **January**
(Coeur Housing Draft Code Review)

Joint Workshop – 9 **February**
(Joint Workshop with Coeur Housing Committee, Planning Commission, and City Council)

Planning Commission Hearing: **March**

City Council Hearing: **April** **“Coeur Housing” Anticipated Adoption**

Questions & Answers



Additional information on the planning process and Coeur Housing is available on the City's website at the following address.

<https://www.cdaid.org/coeurhousing>

For more information about the proposed Coeur Housing Code please contact:

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