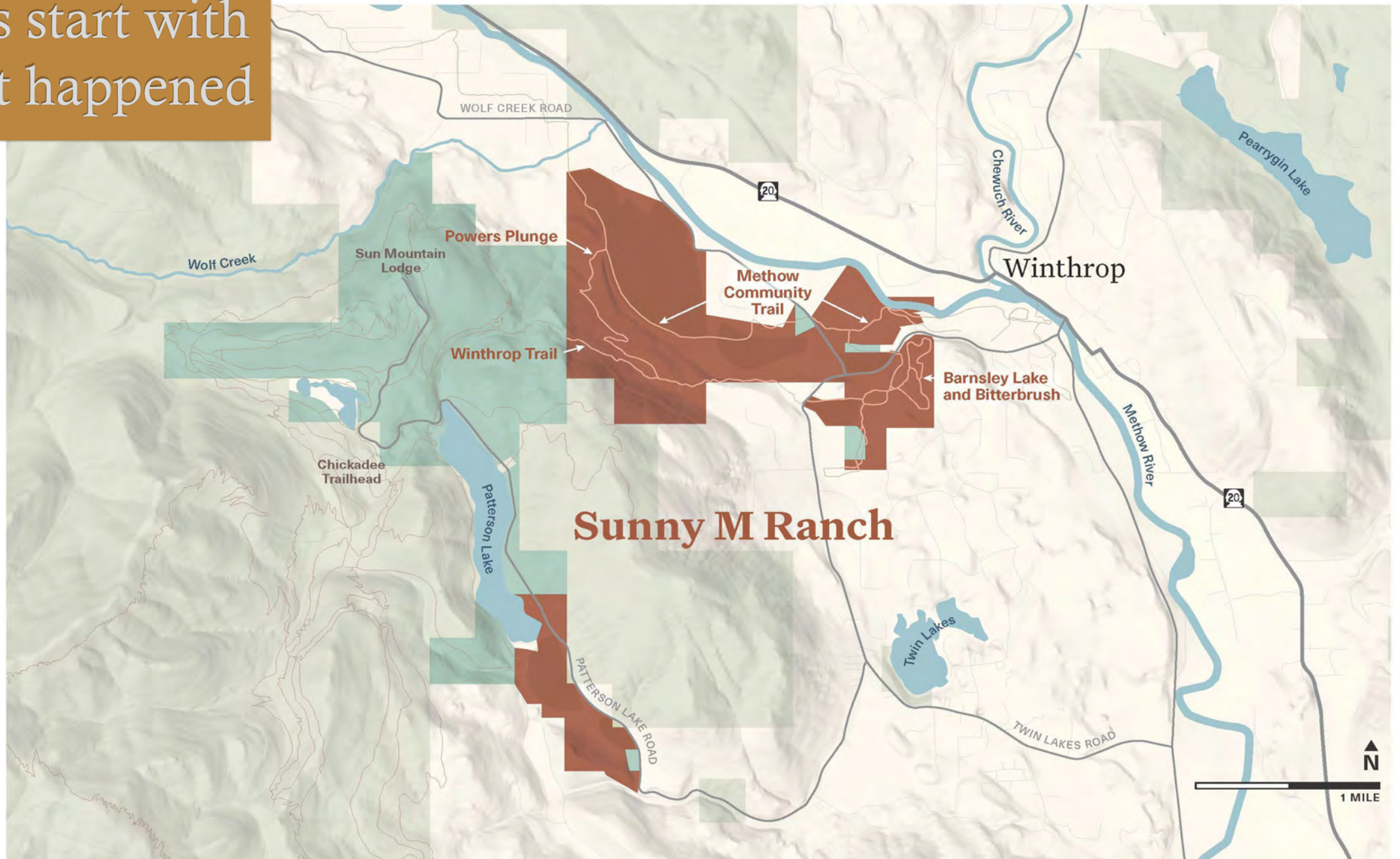


# Affordable Housing & Sunny M Ranch

Methow   
Conservancy



Let's start with  
what happened





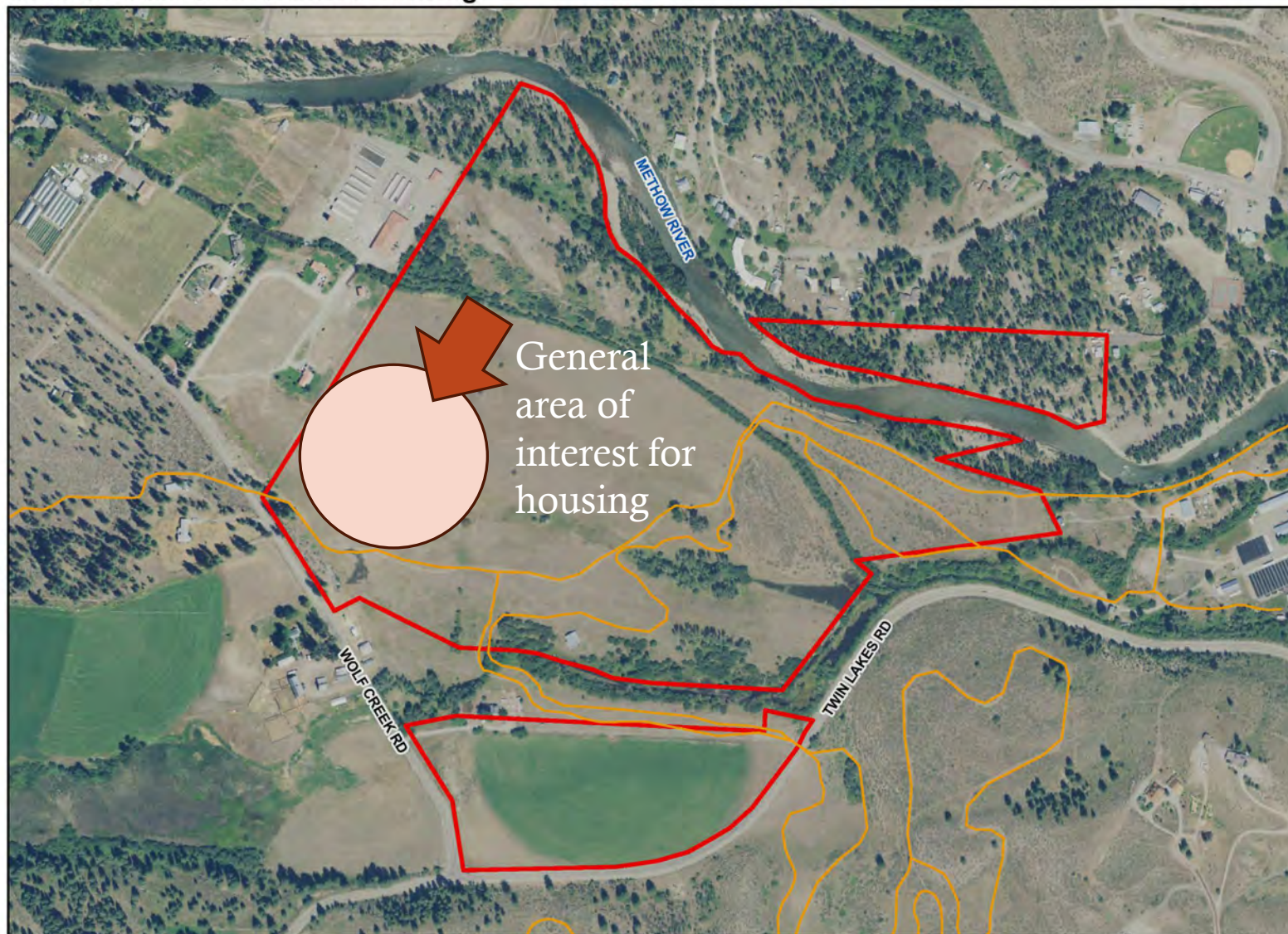




## Our Goals for Sunny M

- ◆ Preserve key wildlife corridors and habitats that otherwise could be prime for development
- ◆ Protect the core farmland – the largest irrigated ag holding in the Valley
- ◆ Work with Methow Trails to make trail systems permanent
- ◆ Provide land for affordable housing close to town



## General Area for Affordable Housing



-  Parcel of interest
-  Trail

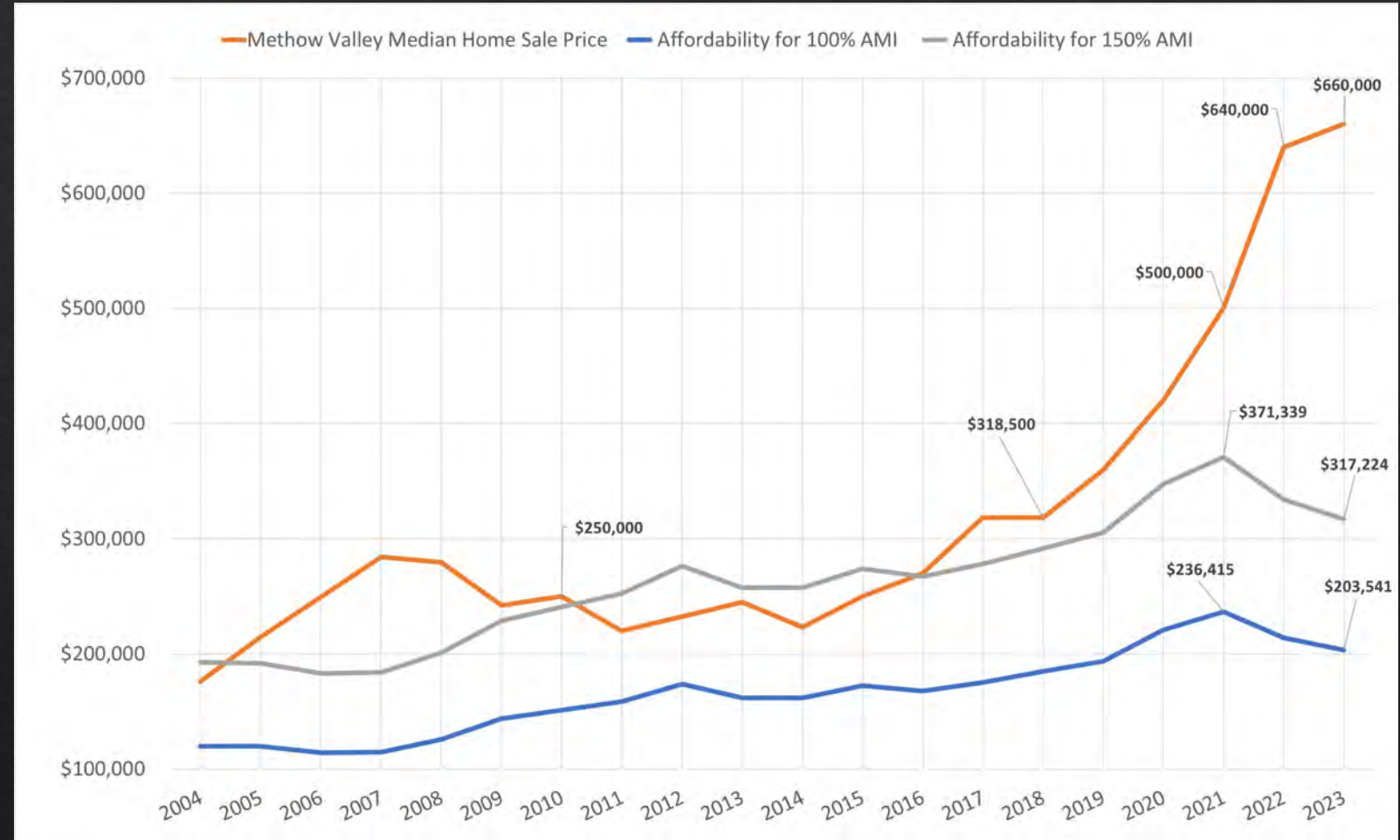


1:7,000  
Aerial: NAIP 2021  
1/26/24  
Methow Conservancy



# Why Affordable Housing? – You are a Conservation Organization!

- ◆ We believe it is possible to balance the needs of people, wildlife, and the local economy.
- ◆ Clustering housing close to town is a basic conservation principle.
- ◆ The Methow Valley, like many mountain valleys, does not have enough housing that is affordable for local workers.
- ◆ According to data from Winthrop's Housing Action Plan and the Methow Housing Trust:
  - ◆ To afford the current median home price, a household needs to make at least 2.5x median income
- ◆ This has real impacts we all feel:
  - ◆ Businesses can't find enough workers.
  - ◆ Teachers, firefighters, medical workers, USFS workers, small business owners and so many others who make this Valley work are being priced out.



“Affordable:” Defined as “housing on which the occupant is paying no more than 30 percent of gross income for housing costs”



A few guiding principles:

- ◇ This is a complicated piece of land. It will take time to figure it all out.
- ◇ Remain humble – we have much to learn.
- ◇ We want to create an affordable neighborhood that fits all the values of Sunny M AND that people will want to live in.
- ◇ The neighborhood will serve the identified needs of the community –to ensure the local business community has the employees it needs to sustain, and that people who live here can stay here.
- ◇ The mix of housing types (both in terms of size, ownership vs. rental, and configuration freestanding single family versus duplex, etc.) will be justified by the best data available at the time.
- ◇ We're going to need trusted partners – we don't intend to be the developers or do the building.

## Our Approach to Affordable Housing at Sunny M



# What We've Done So Far

- ◆ Held two public meetings specifically on housing at Sunny M and a third general update.
- ◆ Spent more than 18 months learning with Navigate LLC about land trusts and affordable housing – getting ourselves up to speed.
- ◆ Researched lessons learned from other communities in the West.
- ◆ Initiated the due diligence required for a residential neighborhood.
- ◆ Realized this will take some time.







# Where We Are Now

- ◆ We have questions to answer before we come back to the community for your input.
  - ◆ How will basic infrastructure work?
  - ◆ What is our vision for this entire parcel, not just the acreage we have stated would be available for housing?
    - ◆ We want housing to “fit” with all the values of Sunny M. This is different than many other housing parcels, which have existing nearby neighborhoods to reference.
    - ◆ We’ve seen some interesting examples: Madison, WI and Bozeman, MT.
- ◆ We intend to partner with the Methow Housing Trust. We may also need additional housing partners.
- ◆ We will be focusing internally on these questions and will host another public input session in 2025 when we have answers.
- ◆ All this is to say that we are taking the time we need to figure out infrastructure complexities and what the vision is for the entire parcel. This means we are quite some time from a conceptual design to share.



- ◇ The Methow Valley needs affordable housing now. Housing at Sunny M is still a long-term project.
- ◇ We recognized we could be a part of helping with the Valley's housing crisis with the 6 acres we owned on Larkspur Flats (near Meadowlark Natural Area).
- ◇ We donated the 6 acres to the Methow Housing Trust and have now passed the baton to them. They will take that project through from conceptual design to completion.
- ◇ Sunny M is different.
  - ◇ More complicated in water, infrastructure.
  - ◇ Not in an existing town neighborhood.
  - ◇ More to balance.

Where does  
Larkspur Flats  
Fit Into This?



# Larkspur Flats





# Back to Sunny M

We know the foundation for success will be built before any shovels hit the ground

- ◊ We remain committed to sharing updates when we have them and getting community input. We will continue to host public sessions as more info becomes available through our due diligence/internal research.
- ◊ We know the needs of the community are changing as more housing projects emerge. We remain committed to using data to tell us what/how much is needed and when the time is right.
- ◊ We know we will not be builders or developers, but we remain committed to making sure we remain involved in conceptual design to ensure all the Sunny M values are balanced.







Questions?