Housing Product Types and Density: What is Right for Downtown Boise?

Tuesday July 15, 2014
Boise, Idaho
The Current Demographics that Define Downtown Boise

Census Tract 1
*Population: 4,210
*Households: 2,541
*Employment: 32,752
**Median Age: 31.7
**Median Household Income: $23,981

Review:
- Population
- Jobs
- Age
- Commute

Sources: *COMPASS 2014
**Census 2010
Downtown Population Comparison

Source: Census 2010

<table>
<thead>
<tr>
<th>City</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boise</td>
<td>3,897</td>
</tr>
<tr>
<td>Portland</td>
<td>19,895</td>
</tr>
<tr>
<td>Denver</td>
<td>8,703</td>
</tr>
<tr>
<td>Salt Lake City</td>
<td>7,452</td>
</tr>
<tr>
<td>Reno</td>
<td>3,236</td>
</tr>
</tbody>
</table>
Downtown Population as Share of MSA Comparison

Source: Census 2010
Downtown Jobs Comparison

Source: Census 2010

- Boise: 31,197
- Portland: 77,488
- Denver: 109,241
- Salt Lake City: 44,995
- Reno: 11,396
Downtown Jobs as Share of MSA Comparison

Source: Census 2010
Downtown Median Age Comparison

Source: Census 2010
Downtown Age Distribution Comparison

Source: Census American Community Survey, 2012 (5-year estimates)
Downtown Households Work Commute Comparison

Source: American Community Survey (2012)
Findings from Realtors Survey (May-June 2014)

235 responses (10% return rate)

Less than 10% looking downtown
• Most or singles or couples
• All ages
• Most from Boise and out of state

What most attracts them to downtown living
• Walkability
• Proximity to arts, entertainments, restaurants, out of doors
• The urban environment

What dissuades them from living downtown
• Lack of parking
• Housing costs
• Lack of housing choices.

Full survey results found at www.Idaho.uli.org
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THE NEXT 1000
Stimulating Housing in Downtown Boise

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Bar chart showing the population comparison between five cities.
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