ULI Idaho
Healthy Community Initiative Council
Report Out on Downtown Housing

Tuesday June 17, 2014
Boise, Idaho
<table>
<thead>
<tr>
<th>Presenter</th>
<th>Topic</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bob Taunton, The Taunton Group</td>
<td>Introductions and Overview</td>
</tr>
<tr>
<td>Dr. Amanda Ashley, Boise State University Community and Regional Planning Program</td>
<td>Lessons Learned from other downtowns</td>
</tr>
<tr>
<td>Stan Cole, Cole Architects</td>
<td>Housing zones and products</td>
</tr>
<tr>
<td>Bryant Forrester, Urban Concepts</td>
<td>Inventory and market</td>
</tr>
<tr>
<td>Matt Brookshier, The Brookshier Group</td>
<td>Housing prototypes and proforma model</td>
</tr>
<tr>
<td>Gary Allen, Givens, Pursley</td>
<td>Regulations and parking</td>
</tr>
<tr>
<td>Scott Schoenherr, Rafanelli &amp; Nahas</td>
<td>Major findings and action steps</td>
</tr>
</tbody>
</table>
A Healthier Lifestyle

- Reducing vehicle trip lengths and commute times.
- Reducing dependence on the automobile.
- Providing opportunities for walking and cycling.
- Creating opportunities for a higher level of social interaction.
- Stimulating and sustaining downtown economic vitality.
- Reducing infrastructure costs.
- Optimizing economic development.
Replied on federal tax incentives and existing public development incentives while others created new incentives to make development easier.
Varied in their definition or identification of downtown and often included nearby neighborhoods to overcome limitations of pure downtown housing.
The narrative mattered and was constructed through repeated, ongoing initiatives and educational outreach.
Downtown housing education engaged local citizens through hands-on visual communication.
Ongoing marketing and promotion took a decade and persistence was key.
Built diverse types of housing products to meet different market segments.
Capacity building required partnerships rather than a single leader or responsible party.
Stan – Housing Types

- **Duplex**
  - 1-3 stories
  - 4-10 du/ac

- **Row house Townhouse**
  - 3-4 stories
  - 8-24 du/ac

- **Low Rise**
  - 3-4 stories
  - 15-25 du/ac

- **Mixed Use**
  - 5-15 stories
  - 15-40 du/ac

- **Mid Rise**
  - 5-20 stories
  - 40-120 du/ac

- **High Rise**
  - 20-50+ stories
  - 60-200+ du/ac
1. Civic Plaza
2. Royal Plaza
3. Idanha
4. 10th/Main
5. Owyhee Plaza
6. CW Moore
7. Idaho Building
8. Grove Hotel Condos
9. River Plaza
10. City Site Lofts
11. Grand Ave
12. Aspen
13. 8th Street Condos
14. Imperial Plaza
15. Jefferson
16. Gem Noble
17. Tower Plaza
18. Valley Building Condos
19. Shoreline Riverwalk
Bryant – Inventory (proposed housing projects)

9th & River
Mixed use
65 units
(condos / live-work)

One Nineteen Tenth
Mixed use
26-28 units
(condos)

Owyhee Plaza
Mixed use
36 units
(apts)

951 Front
Mixed use
68 units
(apts / live-work)

River’s Edge
175 units
(student apts)

Boise Heights
130 units
(student apts)

Lusk Place
126 units
(student apts)
Bryant – Recent listing and sale prices
Matt – Prototypes

- 90 units
- Density – 106 units/acre
- 1 bedroom – 950 sf
- 2 bedroom – 1200 sf
- Blended sales price - $300/sf
- Avg. sales rate – 2 units/mo.
- Retail – 4000 sf
  - Lease rate - $15 NNN
- Parking – 126 spaces
### Mixed Use For Sale: IRR Sensitivity Comparison

<table>
<thead>
<tr>
<th>Scenario</th>
<th>IRR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base</td>
<td>0.46%</td>
</tr>
<tr>
<td>Reduce Land Price 10%</td>
<td>0.88%</td>
</tr>
<tr>
<td>Increase Land Price 10%</td>
<td>0.04%</td>
</tr>
<tr>
<td>Sales Price Increases 10%</td>
<td>9.51%</td>
</tr>
<tr>
<td>Sales Price Decreases 10%</td>
<td>-9.68%</td>
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<tr>
<td>Sell 1 Extra Unit per Month</td>
<td>-7.79%</td>
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<tr>
<td>All Hard Costs Decrease by 10%</td>
<td>8.81%</td>
</tr>
<tr>
<td>All Hard Costs Increase by 10%</td>
<td>9.32%</td>
</tr>
<tr>
<td>No Cost Associated with Parking</td>
<td>12.96%</td>
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<tr>
<td>IMPROVED MARKET (Prices +10%, Absorb +1)</td>
<td>20.45%</td>
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<tr>
<td>SCALE BACK PROJECT (65 units + surface pkg)</td>
<td>16.1%</td>
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</tbody>
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Matt – Tax Impacts

**Property Taxes**
- Undeveloped Land: $16,234
- Scaled Back Project - 65 Units: $310,147
- Base Project - 90 Units: $436,646

**Net Tax Gains Due to Development (1-year % gain & 5-year Total)**
- Undeveloped Land: $0%
- Scaled Back Project - 65 Units: 1811%
- Base Project - 90 Units: 2558%

Net Tax Gain over 5 years (no inflation) and Single Year % Increase from Base Taxes.
Mixed Use Prototype

- 150 units
- 8,000 sf retail
- Structured parking
- $25 million construction

FEES = $1.193 MILLION

- ACHD: 28%
- Sewer: 32%
- Park Impact: 11%
- Fire Impact: 7%
- Police Impact: 2%
- Permit: 20%
Gary – Regulations and parking

- 13 base zoning districts
- 3 parking reduction overlay districts
- 3 historic districts
- 1 conservation overlay district
- 1 specific plan area
- 1 design overlay district.
Scott - Major findings and action steps

**Short term**
(6 months)

- Action Group
- Active transportation investments
- Market research
- Impact fee analysis

**Mid –term**
(12 months)

- Alignment of investments with vision
- Communications Plan
- Residents’ needs assessment
- Remove regulatory barriers
- Employer assisted housing
- Parking strategy
Scott - Major findings and action steps

** Longer term (36 months) **
- Metrics to measure outcomes
- Branding
- Measure effectiveness
- Condominium law changes
- Tax- abatement

** Longer term (36 months) **
- Investment capital
- Database
- Master plans
- Financial assistance
- Wi-fi
Local Leaders Response Panel

- Maryann Jordan, Boise City Council Member
- John Franden, Ada County Highway District Commissioner
- John Brunelle, Capital City Development Corporation Executive Director
- Kâren Sander, Downtown Boise Association Executive Director
- Brad Barker, Group One, Inc. President
- Wes Jost, Zions Bank Senior Vice President Idaho Regional Director of Real Estate
- Moderator Jeremy Malone, Oppenheimer Development Corporation Vice-president