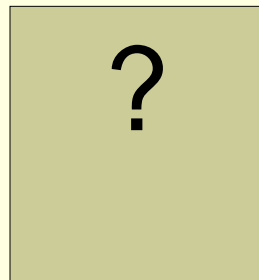


# “Ahead or Behind the Curve?”

## *Workforce Housing Task Force Report for Downtown Boise*



AFFORDABLE



WORKFORCE



MARKET RATE



LUXURY

# Who was the Task Force?

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- **Boise City** – Bruce Chatterton, Jim Birdsall
- **Boise City/Ada County Housing Authority** – Deanna Watson
- **Boise School District** – Dr. Stan Olson
- **CCDC**- Phil Reberger, Dave Eberle, Phil Kushlan,
- **Downtown Boise Association** – Kâren Sander, Tom Ryder
- **Fannie Mae** – Craige Naylor
- **Idaho Housing & Finance Association** – Gerald Hunter, Julie Williams, Susan Semba
- **Idaho Power** – Roy Hillman
- **M&T Mortgage** – Brett Adler
- **Neighborhood Housing Services** – Tom Lay
- **St. Alphonsus Regional Medical Center** – Mary Beth Cooper
- **St. Luke's Regional Medical Center** – Maureen O'Keefe
- **Thomas Development Company** – Thomas Mannschreck
- **Tomlinson & Associates** – Jim Tomlinson
- **WRG Design** – Jerome Mapp

# Why was the Task Force Created?

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- *A significant portion of the city's working population is excluded from living downtown*
- *Few current or planned units are affordable to the workforce*

# Who is the workforce?

*Individuals who earn between:*

- *\$16 and \$28 an hour*
- *\$32,240 and \$56,420 annually*
- *80% - 140% of area median income*

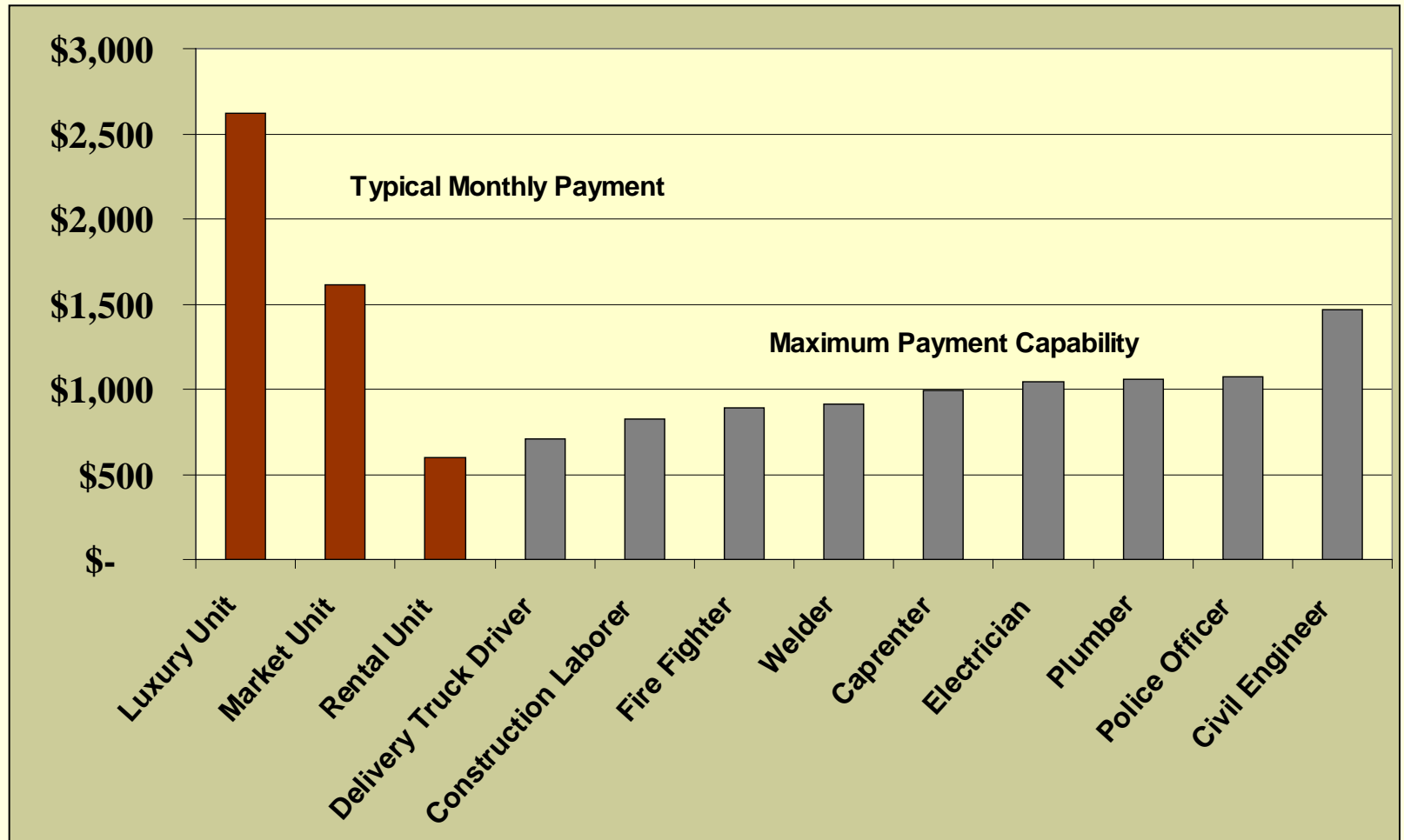
**2006 Area Median Income (AMI)  
Boise City-Nampa Metropolitan Statistical Area (MSA)**

<b>% of AMI</b>	<b>1-person</b>	<b>2-person</b>	<b>3-person</b>	<b>4-person</b>
<b>80%</b>	\$32,240	\$36,800	\$41,440	\$46,080
<b>100%</b>	\$40,300	\$46,000	\$51,800	\$57,600
<b>120%</b>	\$48,360	\$55,200	\$62,160	\$69,120
<b>140%</b>	\$56,420	\$64,400	\$72,520	\$80,640

*Department of Housing and Urban Development (HUD)*

# Who is the workforce?

*Example workforce occupations*



# What is Workforce Housing?

- *Monthly mortgage or rent payments between \$806 to \$1,411*
- *Home prices between \$110,000 and \$190,000*

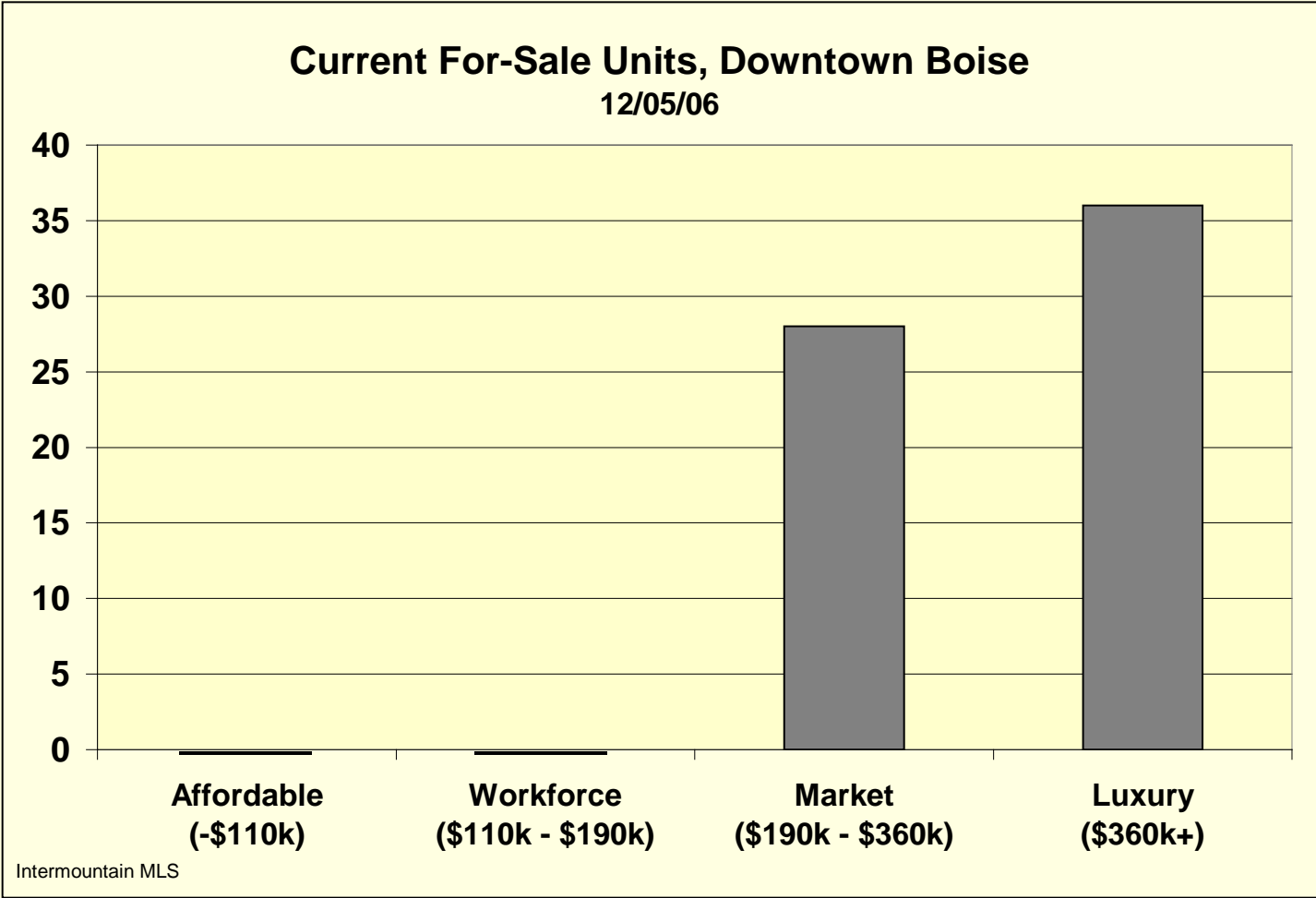
Range	AMI %	Annual Income	Max Rent Payment	Max Mortgage
Affordable	60%	\$ 24,180	\$ 605	\$ 90,000
Workforce	80%	\$ 32,240	\$ 806	\$ 110,000
	100%	\$ 40,300	\$ 1,008	\$ 140,000
	120%	\$ 48,360	\$ 1,209	\$ 160,000
	140%	\$ 56,420	\$ 1,411	\$ 190,000
Market	160%	\$ 64,480	\$ 1,612	\$ 220,000
	180%	\$ 72,540	\$ 1,814	\$ 250,000
	200%	\$ 80,600	\$ 2,015	\$ 280,000
	220%	\$ 88,660	\$ 2,217	\$ 310,000
	240%	\$ 96,720	\$ 2,418	\$ 340,000
Luxury	260%	\$ 104,780	\$ 2,620	\$ 360,000
	280%	\$ 112,840	\$ 2,821	\$ 400,000
	300%	\$ 120,900	\$ 3,023	\$ 420,000

# What is the problem?

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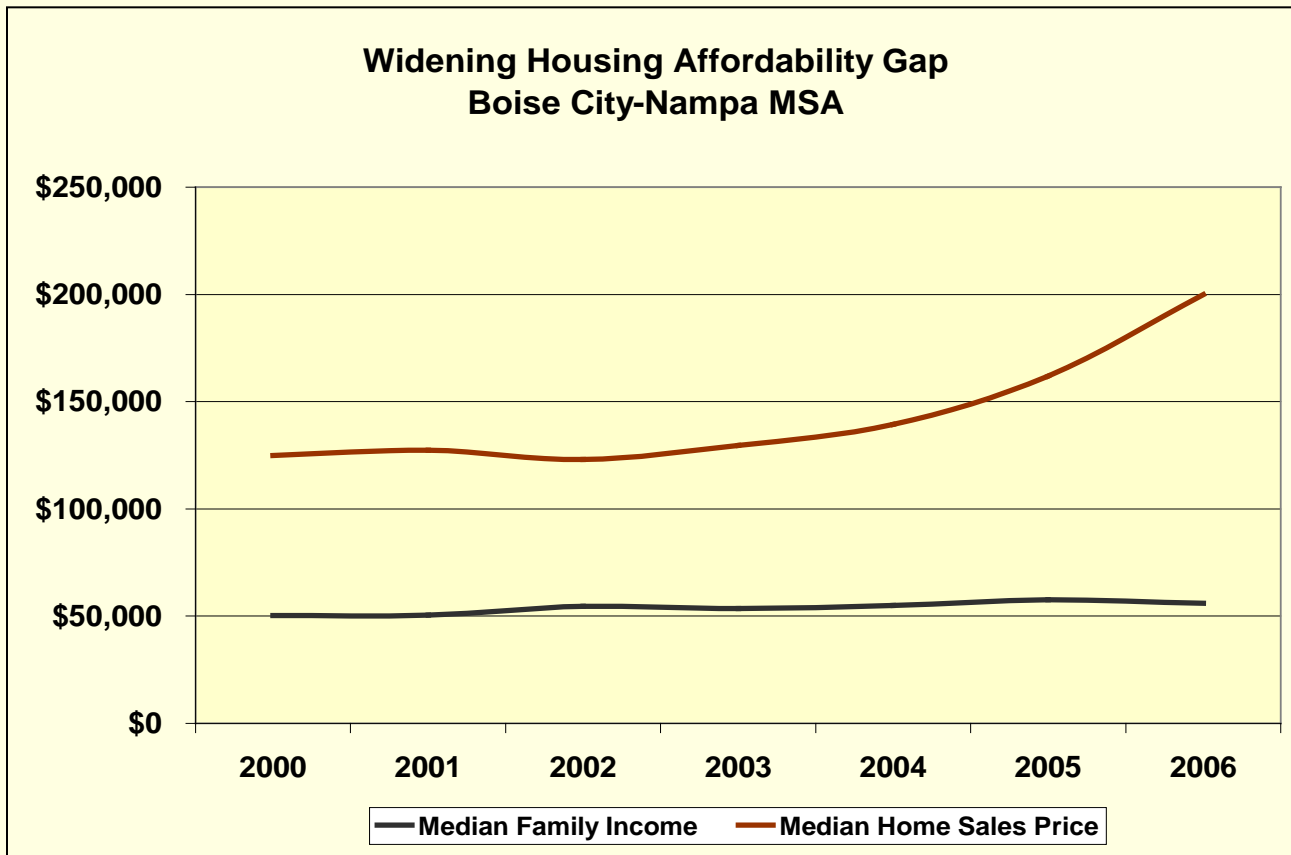
- *No workforce housing units being built*
- *Few economic incentives for developer*
- *Workforce unable to live downtown*

# Current for-sale units downtown



# Gap between income & home prices

- *Incomes increased 7.2% last year*
- *Housing appreciated 26.48% last year*



# Why is this a problem?

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- *Successful downtowns are economically diverse*
- *Economic growth/livability*
- *Stable workforce*
- *Meeting market demands*
- *Maintaining livability*

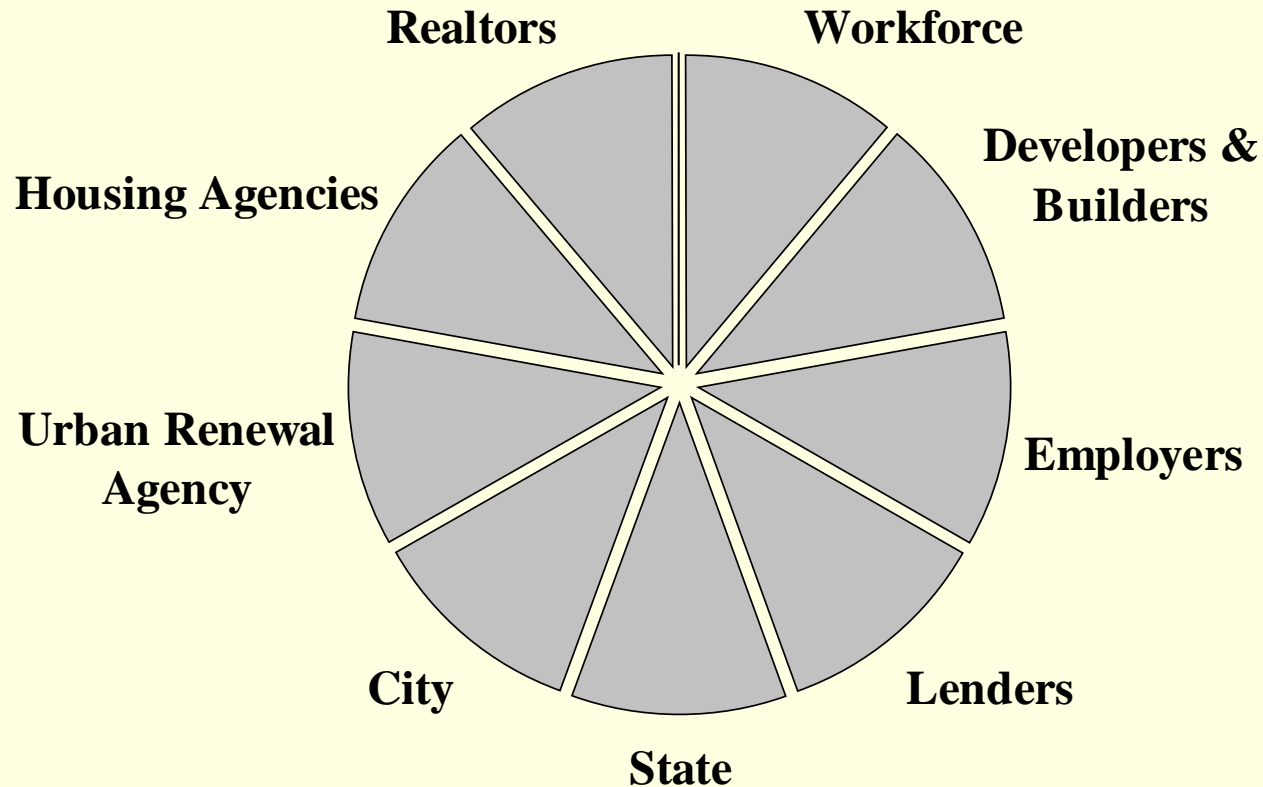
# Who should care?

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- *Boise City - “Most Livable City”*
- *Local and State Government*
- *Downtown employers*
- *Downtown retailers*
- *Real estate community*
- *Boise State University*

# Bridging the affordability gap is a shared responsibility

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# Taskforce recommendations

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- *Reduce the cost of developing workforce housing*
- *Increase the supply of workforce housing options*
- *Increase the financial strength of the workforce*
- *Ensure long-term supply of the workforce house*

# Reduce the cost of developing workforce housing

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- *Reduce the cost of land*
  - Seek creative acquisition of land and air space
  - Promote using available public land and air space for workforce housing
  - Identify public and private land and air space available for workforce housing
- *Reduce the cost of development*
  - Provide subsidies for public infrastructure improvements
  - Facilitate reuse projects
- *Reduce the cost of capital*
  - Provide lower cost construction capital and long term financing
  - Research a funding mechanism for a housing trust fund

# Increase the supply of workforce housing options

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- *Encourage the development of WFH units*
  - Provide incentives to developers
  - Ensure a diversity of workforce housing options
- *Facilitate the development of WFH units*
  - Improve processes at Boise City Planning & Development Services
  - Consider zoning changes to encourage multi-family developments
- *Mandate the development of WFH units*
  - Require workforce housing components in housing projects
  - Investigate the use of inclusionary zoning

# Increase the financial strength of the workforce

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- *Facilitate home purchases*
  - Provide assistance with down payment and closing costs
  - Promote existing loan programs
- *Decrease monthly housing*
  - Reduce monthly rent or mortgage payments
  - Reduce housing expenses
- *Improve buyer's ability to buy a home*
  - Provide credit counseling and homebuyer education
  - Encourage employer assistance programs

# Ensure long-term supply of the workforce house

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- *Attain community support for WFH*
- *Entrust responsibility to an ongoing organization*

# How will CCDC help?

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- *Adopt the workforce housing policy (January 2007)*
- *Continue to educate and raise awareness*
- *Build a workforce housing coalition*
- *Transition workforce housing to a dedicated organization*
- *Continue to encourage developers to consider workforce housing*

# How can you help?

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- *Is workforce housing an issue?*
- *What do you think should be done?*
- *Do you want to be a part of the coalition?*