

BOISE CITY – DESCRIPTION OF BOISE

Government

Boise City was chartered under the laws of the State of Idaho in 1866 and is positioned as the largest city in Idaho, the capital of the Gem State, and the county seat of Ada County. Boise is located in Southwest Idaho, 430 miles from the seaport terminal of Portland, Oregon; 360 miles northwest of Salt Lake City, Utah; and 384 miles south of Spokane, Washington. Boise's location serves as a conduit to provide highway, air and rail access to the Northwest.

Demographics

Land area

Boise City limits covers an area of 68.7 square miles (as of January, 2004). The City's "area of impact" contains approximately 118.3 square miles. The "area of impact" is the planned potential size of the City urban service area approved by the county commissioners.



Population

The City includes 59.7% of the population of Ada County, the most populous county in Idaho. The County includes 24.1% of the population of the State. The population of Boise increased from 34,481 in 1960 to 185,787 in the 2000 census. The Bureau of the Census designates Ada and Canyon counties as the Boise Standard Metropolitan Statistical Area (SMSA).

The City's estimated population for 2002 is 193,085 and is projected (with an estimated annual growth rate of 1.1%) to reach 195,200 in 2003, and 197,400 by 2004. The City's population increased 47.8 % from 1990 (125,738) to 2000 (185,787), at a compounded annual rate of 4.0%. Ada County grew at a fractionally lower rate over the same period.

The State of Idaho reports that the largest population increase in Ada County from 1990 to 2000 was in the "20 to 44" category with a 36 percent increase. Followed by the "45-64" category with an increase of 29 percent and the 19-year-old-and-under age group with an increase of 28 percent. The "65 and older" category increased by 6 percent during the decade. Historical population statistics for Ada County and the City of Boise City are shown below:

POPULATION

<u>Year</u>	<u>Ada County</u>	<u>Boise City</u>
2002 ⁽¹⁾	323,161	193,085
2001	311,400	192,290
2000 ⁽²⁾	300,904	185,787
1990 ⁽²⁾	205,775	125,738
1980	173,036	102,451
1970	112,230	74,990
1960	93,460	34,481

(1) Estimated. Source: Community Planning Association

(2) Source: Bureau of the Census

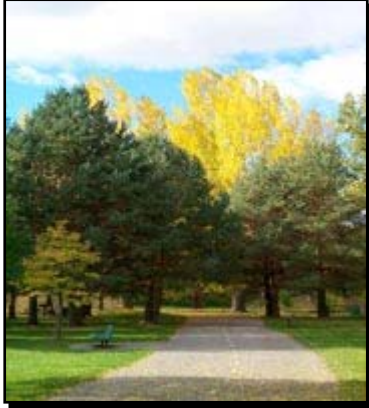
Population rank

The Census 2000 ranked the Boise City Metropolitan Area as the 7th fastest growing in the U.S for percent population change (1990 to 2000). As the availability of land for residential development has diminished in Boise over the last few years, population growth has moved into other Ada County cities and west into Canyon County.

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Climate

Boise's geography and elevation (2,842 ft. above sea level), result in a moderate climate. It lies along the Boise River in the southwestern part of the state. The City's backdrop includes heavily forested mountains and peaks to the north and high desert rangeland to the south. The Boise area's "Treasure Valley" includes some of the states most productive agricultural land.



The Boise area's climate is pleasant year-round, with just enough variation to make the change of seasons enjoyable. A typical winter day includes chilled air (average 29.1° F/0° C) and blue skies. During the summer, the temperature rises into the mid 90's, with an average temperature of 90.6° F (32.2° C).

Average annual precipitation - 12.1 inches;
Average annual snowfall - 21.4 inches

In the Boise area, occasional extreme temperatures of cold and hot are still comfortable because of the typically low humidity, sparse snowfall in the winter, and frequent mild breeze.

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Economics

Employment

Boise is the center of business and government activity within the State of Idaho, serving as the economic hub the City provides financial, medical and commercial services for southern Idaho and portions of eastern Oregon.

Corporate headquarters of several major firms contribute to the Boise economy with a mix of business, technology, education, healthcare, retail, manufacturing, government and the military and professional communities - all working together to provide stability and promise for more than 450,000 residents.

Boise also has two regional hospitals and extensive associated medical services, and is the center of governmental facilities, which comprise significant portions of the City's market value, but which are exempt from ad valorem taxation under Idaho Code. Also important to the city's economy are the activities of the federal and state government including the National Interagency Fire Center, which coordinates fire fighting on public lands throughout the United States.

Boise's two largest employers are Micron Technology and Saint Luke's Regional Medical Center. The severe downturn in the high tech industry and the overall slowing of the economy forced some of the major area employers to layoff employees. The Boise MSA was hit harder than the rest of the State due to its reliance on the high tech, manufacturing, and service industries.

In 2001 total nonagricultural employment growth in the Boise MSA slowed to the lowest level since 1987 at 1.5%. The Boise MSA fared even worse in 2002, with an overall loss of 1.5% or 3,300 jobs in nonagricultural employment. Nonagricultural employment is expected to slowly turn around with a 1.9% increase in 2003 ramping up to a 2.5% increase by 2005.

As of 2001, the per capita personal income in Boise was \$29,100 for an individual wage earner.

The Boise MSA is home to over 18,000 businesses including over a dozen corporate headquarters, of which four are Fortune 500 companies.

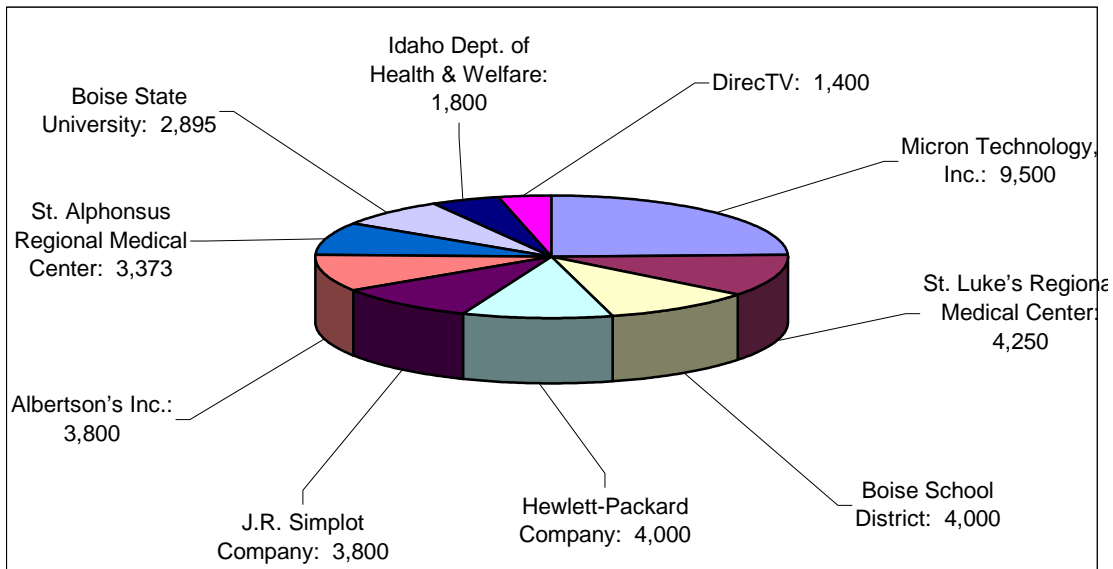
Unemployment rates

Boise experienced remarkable growth through economic development and annexation during the 1990's and into 2001; however, that changed in 2002, with Boise experiencing an economic slowdown. In 2002, Boise's unemployment rate was 5.3 percent compared to just 3 percent in 2000. The unemployment rate in the Boise MSA was 0.8 percent below the national average.

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Boise MSA Major Employers [Top 10] (as of 12/2002)

<u>Employer</u>	<u>Business</u>	<u>Number of Employees</u>
Micron Technology, Inc. (incl. Subsidiaries)	Electronics/Technology	9,500
St. Luke's Regional Medical Center	Hospital	4,250
Boise School District	Education	4,000
Hewlett-Packard Company	Electronics/Technology	4,000
J.R. Simplot Company	Agribusiness Corporation	3,800
Albertson's Inc.	Supermarket Chain	3,800
St. Alphonsus Regional Medical Center	Hospital	3,373
Boise State University	Higher Education	2,895
Idaho Dept. of Health & Welfare	Government	1,800
DirecTV	Digital Television	1,400

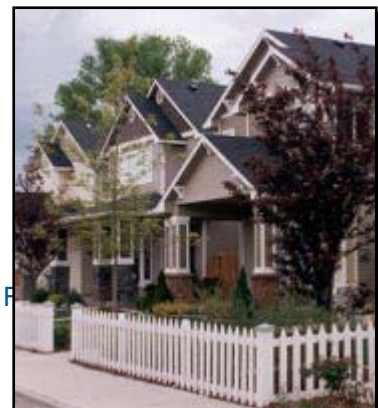


Community Development

Building permits issued

During the five years preceding 2001, Boise experienced sustained economic and commercial development. In 2002, the number of building permits issued remained steady, however the value of the permits is significantly lower. Construction growth in 2002 totaled \$224 million dollars in value.

Business development and Urban Redevelopment have changed the look and skyline of Boise. Retail sales development, clean industrial growth and major construction in the downtown area highlight recent commercial development.



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The demographics of the MSA are changing because of the significant shift of single-family housing starts from Boise City to other areas within the MSA. The total number of households in the MSA increased from 108,759 in 1990 to 158,426 in 2000 an increase of 49,267 households. Between 2000 and 2005, total households within the MSA are expected to increase from 158,426 to 182,416 a net increase of 24,390.

Higher Education

Boise is the home of Boise State University, which provides educational opportunities for approximately 17,800 students and a broad range of education and cultural experiences for the community. A number of colleges and universities are available to residents within the Boise City MSA: Boise State University, the Seland College of Applied Technology at Boise State University, George Fox University, Idaho State University - Boise Center and the University of Idaho Boise Center for Higher Education and Boise Bible College, ITT Technical Institute. Other colleges located near Boise include Albertson College in Caldwell and Northwest Nazarene University in Nampa.

Vitality

Forbes magazine ranked Boise number two in its 2003 report of Best Places for Business and Careers. The study considers the income and job growth, the cost of doing business, regional attractiveness as factors to rank US cities. The fifth lowest cost of doing business, a low crime rate, and a steady net migration were among the attributes that bumped Boise into the number two slot. Since Forbes began its Best Places study in 1999, Boise has ranked among the top seven "best" places in four of the five years.

Culture

Boiseans enjoy a variety of special events that celebrate the community's "live-ability." They include Art in the Park, Kids for Art, Western Idaho State Fair, Boise Music Week, The Race to Robie Creek, Women's Fitness Challenge, Beaux Arts Christmas Sale, and the Festival of Trees; as well as summer weekly events such as Alive after Five and The Farmers Market.

The community reflects considerable "Quality of Life" attributes as reflected in its extensive urban forest, large park system, a unique Greenbelt along the Boise River and a downtown river, whose high water quality supports multiple recreational uses. The city has 9 acres of parks for every 1,000 residents, which is almost twice the national average.

Art and cultural experiences are highly valued by Boiseans and include a resident ballet company, theater organizations including the Idaho Shakespeare Festival, the Boise Philharmonic, the Boise Art Museum and many other arts associations. The Boise State University Pavilion (which seats 12,042), the state-of-the-art Morrison Center and the Bank of America Centre provide venues for entertainment.

The state of Idaho is reported to have the highest concentration of persons of Basque descent outside of their native region of Spain. Boise has also experienced an influx in the population of persons from Eastern Europe, primarily from the Bosnian and Croatian regions of the former Soviet Union. Nevertheless, Boise's population remains relatively homogenous in terms of race and ethnicity with approximately 93 percent of households/persons described as White, Non-Hispanic. Even with the high rate of population growth experienced during the 1990's, these percentages are not expected to change significantly.



Entertainment/Recreation

Abundant entertainment and recreation opportunities and a low crime rate make Boise an ideal place to live and raise children. Residents can ski, run rivers, camp, hunt or fish, and enjoy many outdoor activities within an hour's drive.

The Boise River runs through downtown Boise, inviting fly fishermen and rafters to its waters, and the scenic beauty of the 25-mile Greenbelt along the river's edge attracts those who enjoy biking, running, walking and observing wildlife. In 2003, Bike magazine once again ranked Boise as the number one place in the United States to mountain bike.

Boise Airport provides exceptional accessibility to the recreational and business activities of the region. Out-of-state visitors fly to Boise to reach well known recreating areas at Sun Valley, Cascade and McCall Resort areas, Bogus Basin Ski Resort, the Sawtooths, Seven Devils, White Clouds, Bighorn Crags Wilderness areas, and the "River of No Return" Salmon River all of which feature a rich variety of outdoor experiences.