



City of Boise Community Development Analysis

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Executive Summary

Rapid growth, increasing housing costs, and overall City of Boise goals to promote more active and healthy living compelled the City of Boise to undertake a more health-focused Housing Needs Analysis. This required document is the Community Development Analysis (CDA).

Health is a complex state of being that describes a multitude of elements that comprise basic human needs for living. Health is not simply access to health care or avoiding chronic diseases such as cancer or heart disease.

Access to quality, affordable, and stable housing are key factors of an individual's, family's, and a community's health. When any one housing component—quality, affordability, or stability—is compromised, human health is shown to decline. When more than one occurs, the results can lead to degradation of individual and population health. These are issues that are not addressed through an analysis based solely on housing unit needs.

Healthy housing means a home is structurally sound and free from hazards, is accessible to a variety of income levels, and people not forced to move against their wishes or experience homelessness due to housing costs, wages, or housing integrity.

Figure ES-1: Connections Between Housing Quality, Affordability, and Stability



Over the past 120 years, the leading causes of death in the U.S. have changed dramatically. Conditions in cities related to clean water access, sanitary sewers, and overcrowding led to many health epidemics in the 1800s and early 1900s. A variety of city-focused planning laws (zoning being one of them) has resulted in nearly wiping out communicable diseases as a leading cause of death in the United States.

In 2020, chronic diseases such as diabetes, heart disease, and cancer, are now leading causes of death. Evidence-based research demonstrates a correlation between chronic disease and housing. This is why City effort to merge housing and health themes in this CDA is the start of a multi-year effort to define projects, programs, and policies that further address housing access and affordability through a slightly different lens.

Figure ES-1 highlights the three dimensions of interconnectedness: housing quality, affordability, and stability. A central point of this graphic is how changes in any of these spheres creates stress, which contributes to chronic illnesses.

This stress arises from events such as having to forego medical appointments in order to pay rent or from children experiencing behavioral health challenges due to unstable housing conditions.

This CDA injected a fourth dimension into this connection: Neighborhood. A neighborhood is categorized by the built and natural environment in which someone lives, works, and plays, in consideration of the prevailing population characteristics, as well as the many organizations and institutions part of a person's immediate location.

By looking at neighborhood factors, such as socioeconomic and health-specific data along with field observations and interviews with community stakeholders, we can identify areas where a neighborhood's quality, affordability, and stability are already challenged or at risk.

This report highlights the methods and findings of that effort to inject neighborhood level considerations into the paradigm of quality, affordability, and stability.

Trends

The City of Boise is constantly working independently and with partners to improve housing conditions. As conditions change, it is critical to stay ahead of challenges and prevent new ones from emerging. Several themes emerged through the CDA process when data was aligned with field observations and dozens of interviews with individuals and organizational representatives. These themes are included below and examined with further detail in Chapter 6, Field Review & Input.

Overall Themes

- **Housing Costs are Relocating Residents.** Increases in rents, mortgages, and property taxes are forcing Boise residents to relocate to find less expensive housing options.
- **Housing Costs Mean Vouchers are Not as Effective.** For those seeking financial help for housing expenses like federal Section 8 Vouchers, the increase in rent has meant vouchers are not covering as much of costs and fewer property management companies accept them.
- **Tenants Fearful of Reporting Unhealthy Issues.** More renters are tolerating unhealthy living conditions due to fear of reporting problems leading to lease termination.

What is Working

- **Housing Efforts.** The City embarked on several housing initiatives over recent years. One project, Adare Apartments, has provided a reduced lease on City-owned property. There is still a demand and need for similar projects.

- **Crime Control & Prevention.** Boise has low crime rates compared to similar-sized cities.
- **School Support.** Boise and West Ada School Districts provide much needed support and services for residents, particularly children. The services offered, such as the Community Schools model, extend well beyond academics and can include offering rent and utility support options, counseling, and essentials such as food and housewares.

Needs

- **More Spectrum Based Housing.** “Spectrum based housing” refers to housing options that align with the income spectrum of area residents. As wages lag housing costs due to a lack of supply, prices for existing housing soars resulting in misalignment. As more homes are built, housing prices should lower allowing more access to all wage earners.
- **Mental Health Services.** Across the board, all interviewees felt mental health services were in great need. An example of a success story was the Boise School District contracting to provide behavioral health services to students and student families.
- **Housing Policy.** The City of Boise, Ada County, and the numerous partners within the region continue to work towards common goals in the housing arena. Continuing these endeavors is vital for helping the private sector grow housing options for all residents along the income spectrum.
- **Mobile Home Improvements.** For many, the costs to maintain their property is either prohibitive or determined by a property manager. In order for such affordable units to remain viable, repair programs and financing options should be explored.

Figure ES-2: Household Survival Budget Estimate

Source: United Way ALICE Report, 2018

Household Survival Budget, Ada County		
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$487	\$789
Child Care	\$-	\$1,126
Food	\$177	\$586
Transportation	\$346	\$692
Health Care	\$196	\$728
Technology	\$55	\$75
Miscellaneous	\$149	\$449
Taxes	\$224	\$489
Monthly Total	\$1,634	\$4,934
ANNUAL TOTAL	\$19,608	\$59,208
Hourly Wage	\$9.80	\$29.60



It is cost-prohibitive to maintain or upgrade a mobile home, leading many to defer improvements. This creates public health hazards and makes residents more vulnerable to displacement.

- **Explore Adaptive Reuse.** Big box development continues to struggle across the U.S. Boise has also seen its fair share of large retailers shutter, leaving behind structures with square footage exceeding 75,000-100,000 and parking lots to accommodate a commercial use that far exceed residential trip generation rates. This, along with pending moves like Idaho Transportation Department leaving its State Street headquarters property, offer opportunities outside the norm to address housing needs.

Concerns

- **Housing Costs.** The ramifications and ripple effects from increases in median housing price and rent means many area residents are having to spend more of their income on housing costs and forgoing other household expenses.
- **City Outreach and Methods.** Desire by those interviewed for more inclusion from organizations, such as those serving the homeless, food pantries, and other non-profits. There are partnership opportunities and an overall willingness of these organizations to help the City better understand the needs of who they serve.
- **Family Homelessness.** Interviewees pointed to refugee programs as a model of a limited support network and that non-refugee low-income families need similar support networks.
- **Labor Shortages.** One reason new housing construction has not kept up with demand is an on-going skilled labor shortage. Numerous factors contribute to the shortage of labor but Idaho is not immune and contractors are struggling to fill positions both newly created or replacements.

1. Introduction

A person's living conditions, home, and neighborhood have profound effects on their overall health. Health is a complex state of being that describes a multitude of elements that comprise basic human needs for living. Health is not health care or avoiding chronic diseases such as cancer or heart disease. Simply put, it is one thing to live and another to live well.

The U.S. Department of Housing and Urban Development (HUD) requires communities receiving entitlement funds to complete a comprehensive planning and citizen engagement process every five years. This process is started by conducting a *Housing Market Analysis*. The housing market analysis requires a description of key features of the housing market, such as the supply of housing, demand for housing, and the condition and cost of housing. The last *Housing Market Analysis* was completed in 2015 and succinctly

“Your genetics load the gun, the built environment pulls the trigger.”

—Larry Cohan,
The Prevention Institute

found Boise had low supply and high demand for all types of housing. This finding is still relevant in the current housing market. That said, the City of Boise chose to weave together the *Housing Market Analysis* with a *Health Conditions Assessment*. This approach allows for broader community development analysis to inform citizen engagement for how to invest federal and local funds. Given timelines for constructing housing for incomes that are less than 80% Area Median Income, this approach fosters an ability to work on projects that improve overall health and sustainability as housing is developed.

Because of the complex understanding of health, in combination with growing needs and pressures to address housing access and affordability, Boise is undertaking a new model of evaluation for its Community Development Analysis (CDA).



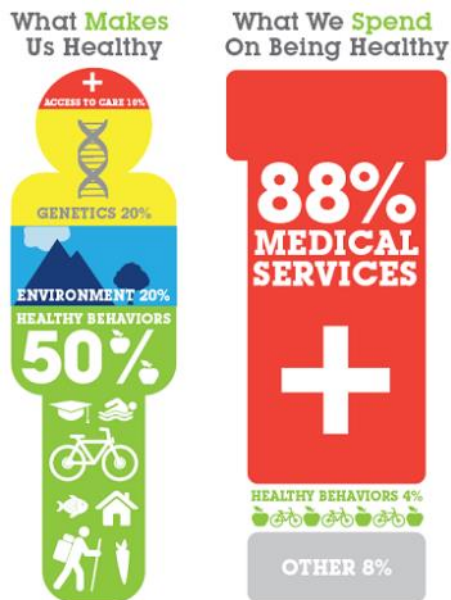


Figure 1-1: The Disconnect in What We Spend on Being Healthy Versus What Makes Us Healthy

The CDA process examines the relationship between information and data, how it represents people, and how it relates to the built environment conditions in which they live. To accomplish this, over 30 data sets are applied, some of which are required to meet the federal requirements for the Five-Year Consolidated Planning process, and will not necessarily align with the current calendar year. This comprehensive approach has been used to assist other Idaho cities in delving deeper into public health at a more localized level—the Census tract in this instance. The CDA allows cities to take an honest look at themselves, capture the local perspectives, and make determinations as how best to move forward and tackle the conditions confronting area residents.

The goal is to understand the unique population challenges at the neighborhood level, and identify housing strategies to improve public health by accentuating positive features of the built environment and ensuring negative influences are prohibited or mitigated. Completing this process allows the City to better know where issues exist, what those issues are, and how to address them and help improve housing and neighborhood conditions, which will ultimately mean the lives of citizens.

A Home & Its Environments

A person's geography is the most important of health factors and Boise's residents are not immune to the conclusions reached by countless research definitively proving this correlation.

A "home" can mean any number of scenarios. Living in a house, apartment, mobile home, or group

home, are a few ways we describe someone's living conditions. For most, a home is a place where many hours are spent, where someone rests, spends time with friends or loved ones, and is the hub of life.

If a home is secure, comfortable, free of toxic substances or conditions, provides the necessities of living; then its occupants will likely be experiencing a life with many indications of positive health. Beyond the actual home, another layer of overall health exists when the surrounding neighborhood is considered through a lens of how it influences a person's behaviors (Figure 1-1). If a neighborhood is largely free from crime, considered peaceful, is in close proximity to goods and services, fosters interaction with neighbors, and has natural features that tap into a basic human need, then it generally delivers the fundamental elements we associate with having a high "quality of life."

This is challenging in a social and political context. Our perspective on what makes us healthy and how we invest our resources in pursuit of overall health is disconnected, as Figure 1-1 shows. Despite increases in spending in community based interventions, built environment strategies, access to preventive care and more, our nation continues to spend a vast majority of its funds and energy on medical services. Such an approach means we collectively treat the effects and not the causes.

To illustrate, we are a society willing to spend money on medication and personal treatment for a person who has been inactive and sedentary. We are much less willing to spend on improving our nearby park spaces, trail systems, street environment, and recreational outlets to make being

Figure 1-2: The Seven Dimensions of Health and Wellness



physically active not only more available, but also more appealing and likely.

Health is Multi-Dimensional

The dimensions of health range from connecting with other people emotionally and spiritually, to having a strong financial and vocational base resulting in economic health (Figure 1-2). It is important that not only each of the dimensions of health are understood and optimized, but also that they are strongly intertwined with each other. This is especially true while we are in our homes, neighborhoods, or other places we value and patron. Once a thorough understanding is gained regarding the current living conditions of Boise residents, a multitude of decisions, interventions, policies, and strategies can be made to further positively impact people's lives.

In some cases, this means the City itself can take actions that could bolster critical missing elements to certain neighborhoods in need. In other instances, partners may be better positioned to implement improvements. Still in other cases, preventing a neighborhood from falling into a state of need is most important.

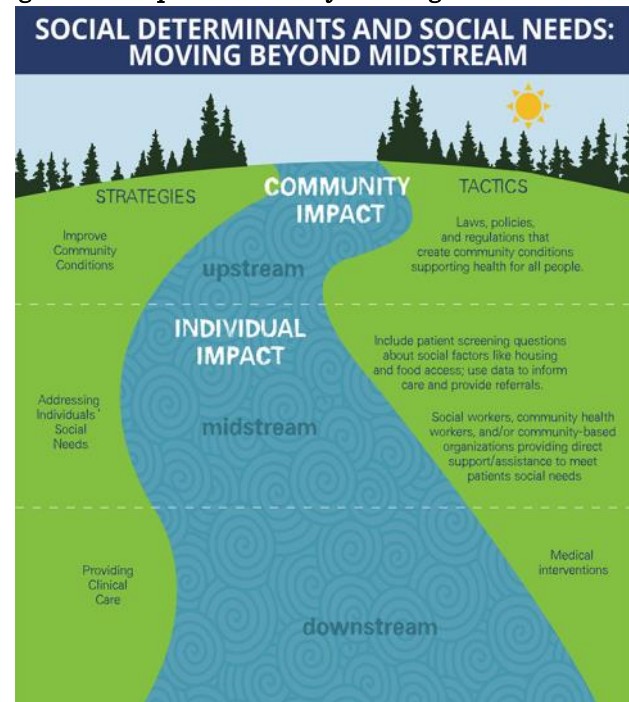
Getting Upstream

Another major tenet of the CDA approach is to recognize the potential result of interventions. For decades, organizations focused largely on the individual level, conducting one on one consultation, addressing one property at a time, and directing messaging campaigns hoping that people make better and more informed decisions as individuals.

In recent years, this process has been reviewed and researched. The conclusions are that such tactics have limited influence over the collective health of populations. Instead, more significant changes can be had by moving up the decision making chain and into community policy, design, system changes, and other more impactful elements of society. The notion of “community impact” has been described as “going upstream.”

This means getting ahead of disease and chronic illness before they have to be treated in a healthcare setting (Figure 1-3). Such a paradigm shift takes time to implement as many organizations and entities have been established to intervene at the individual level rather at the community level. The City understand the varying models and is proactively changing their approach to the housing discussion.

Figure 1-3: Upstream Policy Making



This assessment is intended to not only illustrate conditions, but highlight local perspectives, identify meaningful approaches to housing issues and conditions surrounding the built environment, and should be used by community partners to help determine actions they too can take to continue to make Boise one of the most desired places to live.

Health Determinants

The Centers for Disease Control and Prevention (CDC) states “conditions in the places where people live, learn, work, and play affect a wide range of health risks and outcomes.” These are commonly referred to as health determinants, or social determinants of health. Human factors such as poverty, access to healthy foods, safe neighborhoods, and education are strong predictors of health.

This led to a common refrain that one's zip code is more of determinant of health over a lifetime than someone's genetic code. This CDA deviates from that philosophy and rather than examining population health in Boise's nine zip codes, it examines population health through the 49 Census tracts contained wholly or in part within city limits.

The reason to deviate from zip codes are that more refined geographies lead to more refined outcomes and zip codes in the Boise area are much larger than zip code geographies in older east coast cities. For example, the zip code 83714 covers portions of northwest Boise, as well as some of the most economically-challenged areas of Garden City and the most affluent areas of Eagle.

2. Boise Demographics

To help determine the future and start to understand citywide and neighborhood dynamics, it is helpful to look at how Boise has changed.

The most recent Census information is available via the American Community Survey (ACS), which is updated annually. For this assessment, most of the data came from the 2017 and 2018 versions of ACS. It is recommended that once the 2020 Census is completed and information released, this assessment be updated to get a more accurate portrayal of particular counts, trends, and themes in order to compare with 2010 data.

Figure 2.1 demonstrates how demographic and housing conditions changed since 2010. Boise's population has not only grown, but the characteristics of the population has changed with growth.

Though an increase of 0.7 years in the median age of Boise's population may not seem significant, considering that happened over a short period of time is notable. There has been an increase of nearly 6,000 residents over the age of 65—an age cohort whose needs for housing, transportation, and healthcare can change rapidly as they age.

The neighborhood-level field evaluations conducted as part of this project found several communities designated for older adults, primarily limited



Boise's population is getting older. Although there are several senior housing developments like mobile home parks, the threat of redevelopment due to land costs is becoming more and more of a concern.

to people age 55 and over. Some of these are mobile home parks that are under increasing pressure to redevelop, especially when residents rent their lot and do not own it.

Boise's Hispanic population has also grown during the past decade as the proportion of the city's white, Asian, and African American population have decreased. Idaho-specific studies show that the state's Hispanic population has very different needs and challenges when it comes to population health. For example, accidental death is the sixth leading cause of death for Idaho's non-Hispanic population but the second leading cause of death among Hispanics.

Figure 2-1: Demographic Changes in Boise, 2018 ACS

Category	2017/2018	2010 Census
Total Population	220,859	205,671
Median Age	36.0	35.3
Under 18 Years Old	22%	23%
18 - 65 Years Old	65%	67%
65 Years Old and Over	13%	11%
White	89%	92%
Hispanic	8.7%	7.1%
African American	1.8%	2.1%
Asian	3.3%	4.3%
Median Income	\$54,547	\$50,402

Source: US Census, American Community Survey

Boise Housing at a Glance

According to Intermountain Multiple Listing Service (IMLS), average monthly home rents in Boise increased from \$990 in 2011 to \$1,520 in 2020—a 35% a month increase. Apartment rent between 2016 to 2020 increased from \$971 to approximately \$1,200 per month or a 19% increase.

Outside the rental market, IMLS data shows the median housing sales price increased 222%—from \$147,000 in 2012 to \$335,000 in 2020.

The increases in home and apartment rents are outpacing wage growth. From Q3 of 2012, to Q3 of 2019, Ada County weekly wages increased from \$791 to \$970. This equates to an 18.5% wage growth, \$9,000 annual increase, and \$776 monthly

increase. However, the monthly change of \$776 has been consumed by the changes to rent, mortgage, and multiple other cost of living changes.

Figure 2.2 includes other key housing data based on ACS and Census estimates. Notable changes in this data include:

- Substantial decrease in vacancy rates, which impacts affordability and stability.
- Decrease in overall multi-family housing between 1 and 9 units in size.
- Marginal increase in overall number of owner-occupied units but a decrease in housing units that are owner-occupied.

Figure 2-2: Housing Changes in Boise, 2018 ACS Estimates and 2010 Census

Category	2017/2018	2010 Census
Total Housing Units	94,136	92,700
Vacancy Rate	5.5%	7.5%
Single Family Units, Detached	66%	64%
Multi Family 1-9 Units, Attached	18.8%	20.8%
Multi Family >10 Units	12%	12%
Owner-Occupied	61%	62%
Renter-Occupied	40%	38%
No Vehicle Access	5.3%	5.7%
Owner Occupied, Median Value	\$206,800	\$205,000
Owners Paying >\$1,500 Monthly	35%	39%
Owners Paying >30% for Mortgage	24%	31%
Renters Paying >\$1,000 Monthly	33%	18%
Renters Paying >30% for Rent	48%	47%
Average Sale Price (2019)	\$373,753	\$174,688
Median Rent	\$875	\$743

Source: US Census, American Community Survey

Overall Housing Conditions

Housing changes are occurring amidst Boise being one of the fastest growing metropolitan areas in the nation. With growth comes increased housing pressures that can weaken affordability and stability.

Reasons for price increases are numerous. Continued inward migration to central cities, demand from Millennials now seeking to enter the home market, historically-low existing homes sale inventories, lack of ample construction-related workers, and a low interest rate environment are just some of the causes of increased property values.

With increased prices comes fears of displacement, transition of multi-family rental units to condominiums, and the already-noted development pressures on mobile home communities.

Figure 2.3 illustrates other key overall citywide conditions when it comes to housing and factors that influence stability, affordability, and quality.

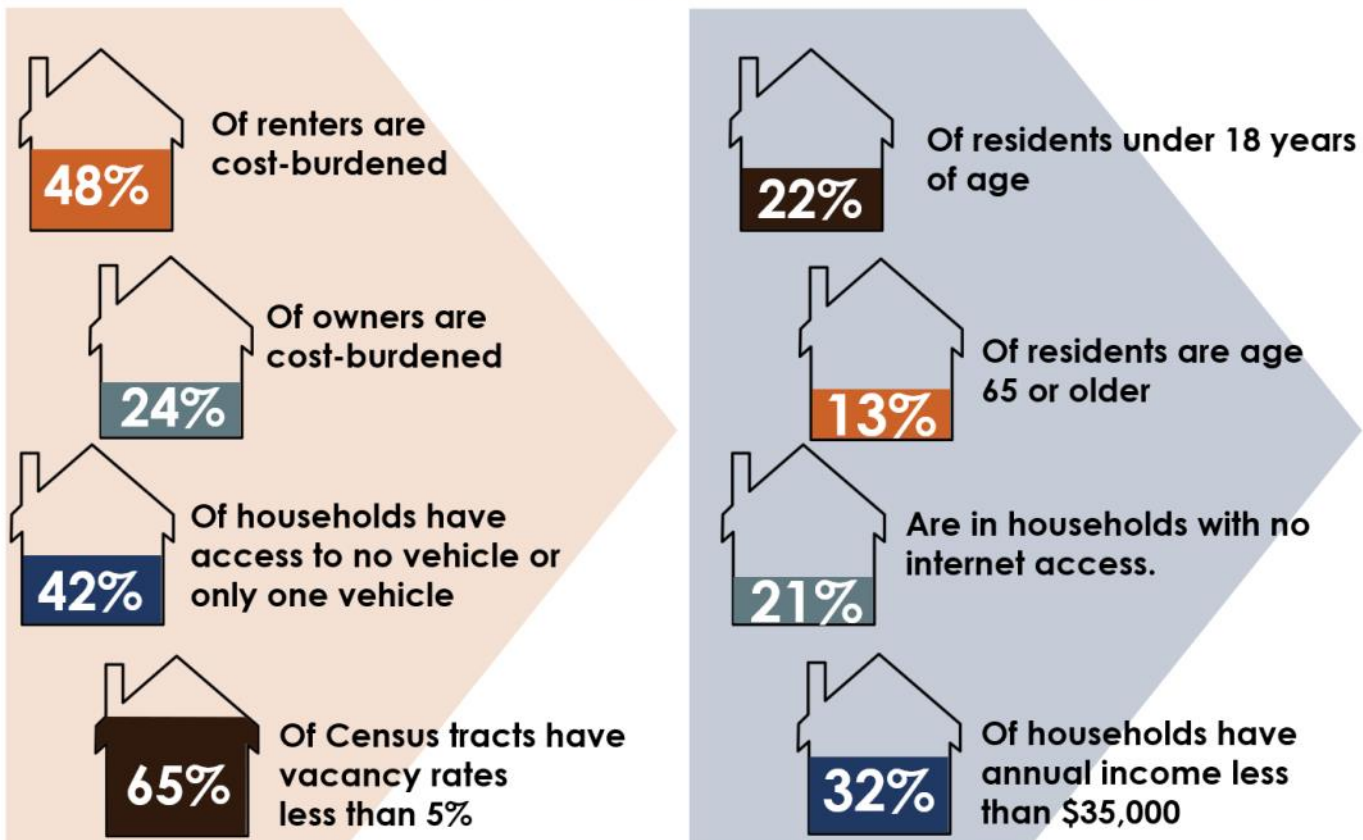
Of particular note is the finding that 48% of renters are cost-burdened. HUD defines cost-burdened families as those “who pay more than 30 percent of their income for housing” and “may have difficulty affording necessities such as food, clothing, transportation, and medical care.”

Compounding this is the finding that 65% of Boise’s 49 Census tracts have vacancy rates less than 5%. If a renter is cost-burdened to the extent that they have to seek other housing options, a low vacancy rate means they are less likely to find that housing in their current neighborhood. This can lead to instability in transportation options for work and access to healthcare, disruption in schools children attendance, and may lead renters to have to settle for reduced quality housing or move out of the city completely.

Homeowners can also be cost-burdened when their mortgage payments exceed the 30% of overall income threshold. Local organizations indicate they are receiving more and more calls from people in owner-occupied situations who are stressed about their abilities to make their mortgage pay-

Figure 2-3: Key Census Indicators on Boise Housing Conditions (2017/2018)

Boise Housing Conditions



Change in Rental Units

Since the previous housing needs assessment, (2015) Boise's housing market has seen significant changes. Figure 2.4 (right) shows what a tenant, based on Area Median Income (AMI), could pay based on the changes in available units. One note of caution: these are not units sitting vacant, they are a snapshot of units and rents charged. This represents the change in unit rents from 2015; not that the units have physically been removed from the market. For example, households earning 0-30% AMI, over 6000 units are now charging rents that no longer meet the definition of "affordable" (no more than 30% of gross income used for rent). This change in rents over time, demonstrates that those who are most vulnerable are now cost-burdened with their rent.

Data implies households renting units that could

Figure 2-4: Housing Units & Rents by Area Median Income

AMI	Change in Units	Rent Amount per/Month
0-30%	-6,289	<\$500
31-50%	+12,957	\$500-\$999
51-80%	+2,413	\$1,000-\$1,499
81-100%	-2,069	\$1,500-\$1,999
<i>Net</i>	7,012	

pay more, but have found a rental amount that reduces their housing cost burden. However, those on fixed/limited incomes face increasing cost burdens as supply continues to be reduced at a rental amount that can be afforded. This is due to renters experiencing more frequent rental cost increases and previously lower cost multi-family units being renovated with rents increased to maximums tolerated by the market. Figure 2.5 shows housing locations and units supported by the City of Boise.

Figure 2-5: Current Low-Income Housing Tax Credit Properties

Project Name	Total Units	Afford. Units	Placed in Service (last bldg)	Family or Senior	Physical Address
Davis Park Apartments	41	40	1991	F	970 N. 29th St.
Arbor Crossing Apartments	228	96	1992	F	5131 W. Stoker Ln.
Brentwood Manor Apartments	80	80	1993	F	3137 S. Apple St.
Cassia Court	18	18	1993	F	5503-5597 Cassia St.
Greenfield Village	75	75	1993	F	4909 Albion St.
Patterson Apartments	20	20	1993	F	510 N. 12th St.
Ustick Village Apartments	64	32	1993	F	10887 Ustick Rd.
Northwest Pointe Apartments	77	52	1994	F	3475 N. Five Mile Rd.
Hillcreek Apartments	60	44	1994	F	2481 N. 15th St.
Towne Square Village II	80	79	1994	F	304 N. Allumbaugh St.
Oak Park Village	200	154	1996	F	2800 W. Cherry Ln.
Stewart Avenue Apartments	16	16	1996	F	3015 Stewart Ave.
River Plaza	116	87	2000	F	1249 Grand Ave.
Idanha Apartments	53	39	2001	F	928 W. Main St.
Civic Plaza	299	296	2004	F	190 E. Front St.
Franklin Grove Apartments	40	40	2006	S	4829 Franklin Rd.
Treehouse Apartments	25	25	2006	F	280 W. Boise Ave.
Wylie Street Station	40	40	2006	F	4683 Wylie Ln.
Apple Pointe Apartments	32	32	2009	F	3410 N. 34th St.
Riverview Apartments	40	40	2010	F	1070 Leadville Ave.
12th & River Senior Apartments	53	52	2012	S	514 S. 12th St.
Pioneer Square Apartments	43	43	2012	F	1220 Grand Ave.
Samaritan Village	100	100	2016	S	3350 & 3360 N. Collister Dr.
Vineyard at Eagle Promenade	30	27	2016	S	10482 W. Utahna Rd.
New Path Community Housing	41	40	2018	Homeless	2200 W. Fairview Ave.
Adare Apartments-BOND	134	120	2019	F	2403 W. Fairview Ave.
6th & Grove	50	47	not yet PIS	F	116 S. 6th Street
Celebration Acres	28	25	not yet PIS	F	10881 W. Florence St.
Valor Pointe	27	26	not yet PIS	Homeless	4203 W. State St.

Source: US Census, American Community Survey

Tract-Level Hot Spots

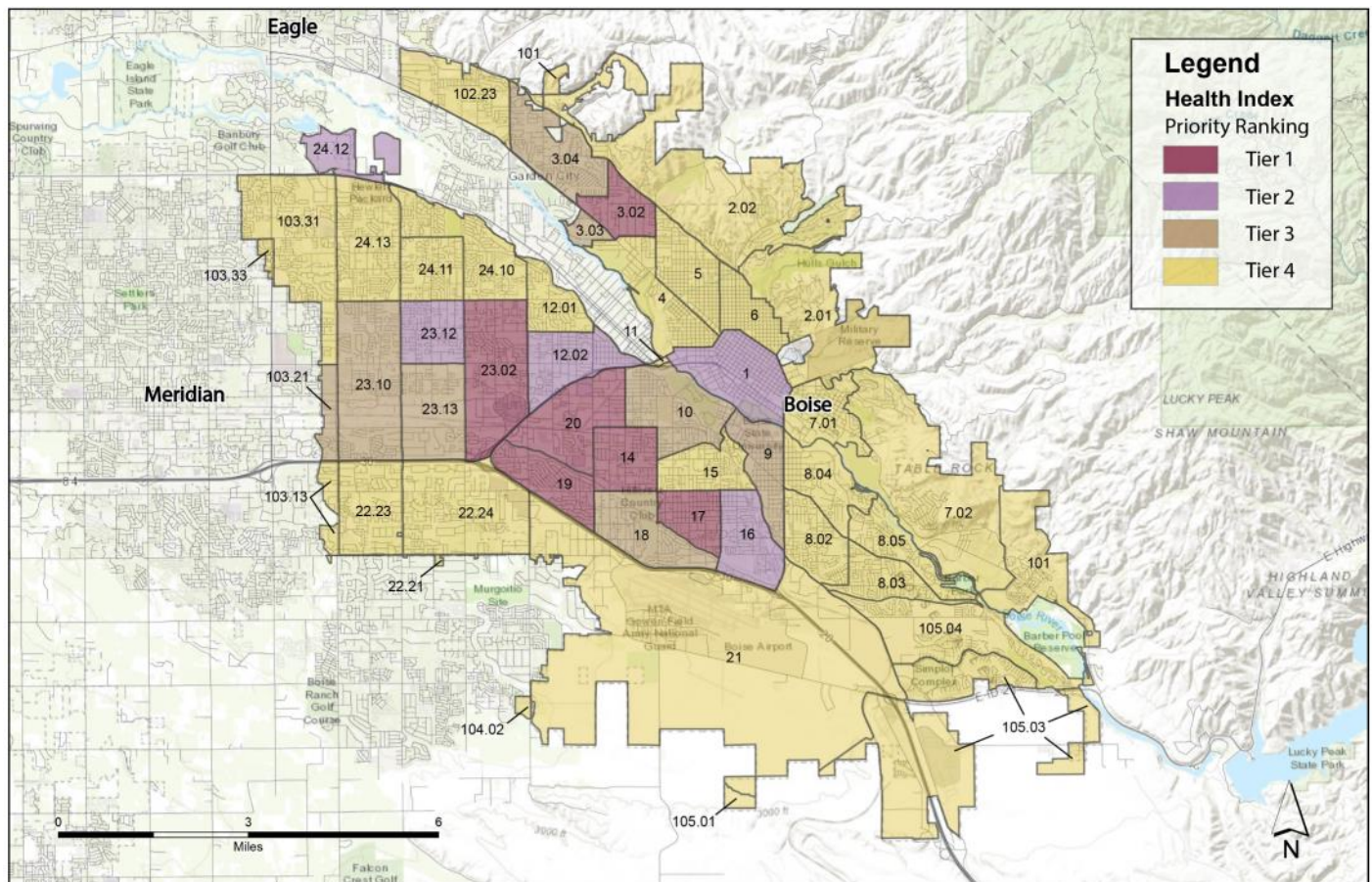
To tie affordability, stability, and quality to neighborhoods, a hot spotting exercise was conducted with Census tract data to guide further investigation of conditions. Rather than examining citywide health trends, the goal was to identify which areas appear to be the most concern. This exercise is explained in greater detail in Chapter 4, CDA Process.

Nearly 50 unique social determinants of health data was collected for each Census tract then scored by quartile based on prevalence of factors within these social determinants. This analysis included not only Census information but also data from the Centers for Disease Control, City of Boise, Robert Wood Johnson Foundation, and more. These data were overlaid and the predominance of several factors in a single tract led to a tiered ranking of Boise's 49 Census tracts. For example, for the factor that measured percentage of

households living in poverty, if a tract had the highest percentage among all tracts, that tract received the maximum points for that factor. This resulted in the tier map shown in Figure 2.6. Tier 1 tracts indicate the highest level of concern, whereas Tier 4 tracts indicate to lowest level of concern.

Tract 20 in the Bench area received 72% of all points when the data was ranked. This was determined to be an indication that living conditions for people in that tract pose multiple challenges related to income, health conditions, education attainment, and crime rates. Tiers 1, 2, and 3 were subject to greater investigation through in person field inventory and interviews with local stakeholders. Using multiple research methods allowed for a more comprehensive understanding of the quantitative findings. The conditions identified in these tracts are described with greater detail in their own profiles later in this document.

Figure 2-6: Health Index of Boise Census Tracts



Health Index Map

Index of selected health metrics per census tract for the City of Boise.

Ecosystem Sciences, LLC
Science Design Planning

Disclaimers - This map (or data product) is for illustration purposes only. It is not intended to be used for description, conveyance, authoritative definition of legal boundary, or property title. This is not a survey product. Users are encouraged to examine the documentation or metadata associated with the data on which this map is based for information related to its accuracy, currentness, and limitations.

3. Health & Housing

Much research has been conducted in the hopes of uncovering the links between health and housing. These efforts are starting to align quality, affordability, and stability with neighborhood attributes and influences. Research studies have demonstrated the correlation between chronic illnesses and housing so resoundingly that policy makers have begun working closely with health officials to determine which housing developments and affordable housing options could yield more positive public health outcomes.

Below is a summary of literature and evidence-based research demonstrating housing's effect on wide-ranging health issues. These issues are categorized into four main groups (Figure 2-1):

- **Stability:** Impacts of not having a stable home;
- **Quality & Safety:** Conditions inside the home;
- **Affordability:** Health impacts of financial burden from high-cost housing; and
- **Neighborhood:** Environmental and social aspects of where one lives. (Taylor, 2018)

Stability

Housing instability could include multiple moves (greater than 2 moves within a year), homelessness, and rent/mortgage strain, according to Sandel (2018). Observational studies have shown that being without a stable home is detrimental to one's health. People who are experiencing homelessness face substantially higher morbidity in terms of both physical and mental health and of increased mortality, noted Taylor (2018). Additionally, Sandel (2018) stated "Multiple moves have been associated with adverse mental health, educational, and behavioral outcomes in children, and diminished physical and mental health in adulthood."

A lack of decent housing and homelessness among a large number of Americans remains a significant public health concern. Bratt (2002) found "homeless

children are subjected to the interruption of their school, the loss of their friends, malnutrition and infection. The loss of a child's home is nothing less than an invitation to chronic illness."

"Housing the homeless has consistently been shown to improve health outcomes."

- Taylor, 2018, p. 2

"Residential instability is associated with health problems among youth, including increased risks of teen pregnancy, early drug use, and depression. Having a safe place to stay can both improve health and decrease health care costs with one study finding that the provision of housing generated cost offsets of up to \$29,000 per

person per year, after accounting for housing costs." (Taylor, 2018)

Adults experiencing homelessness lack of transportation, difficulties in gaining employment, job training, and struggles pursuing education; all of which contribute to stress, anxiety and depression. "Homelessness is an experience that erodes a family's sense of security, privacy, stability, control and emotional and physical health. Homelessness, in short, is an important cause of acute and chronic medical problems." (Bratt, 2002)

Figure 3-1: Health & Housing Themes



Source: Adapted by Taylor, L., 2018 from Gibson et al. 2011, Sandel et al. 2018, Maqbool et al. 2015, and Braveman et al. 2011.

Quality & Safety

Many environmental factors can contribute to poor health and “physically inadequate housing can be problematic and threaten family well-being,” the Bratt study states. Common in-home environmental health concerns include: water leaks, moisture, poor ventilation, pest infestation, dirty carpets, and lead exposure. These environmental conditions can lead to cardiac health issues, chronic asthma/lung conditions, and damages to the brain and nervous system.

The CDC “estimated that about 1 million US children between one and five years have elevated blood lead levels...An estimated 14 million US children in the at-risk age of 0-6 years old live in housing built before 1960 with the highest concentration of lead paint.” (Bratt, 2002) Lead paint exposure has been called the most common and devastating environmental disease of young children. One study noted that “people in Western societies spend up to 90% of their time indoors.” (Frisk, 2006)

This extended time indoors means increased expo-

sures to indoor air quality that may be lacking sufficient ventilation. “Previous research demonstrates that poor indoor air quality (IAQ) and inadequate housing lead to increased LRTIs [lower respiratory tract infections] and more severe respiratory disease.” (Singleton, 2017)

“Poorly maintained housing is closely linked to childhood injuries and damp, moldy interiors are associated with elevated incidences of respiratory disease and asthma.” (Bratt, 2002) In fact, “energy-saving measures during the 1970s have probably led to more airtight and consequently poorly ventilated buildings, resulting in an increased risk of housing dampness.” (Frisk, 2006)

Affordability

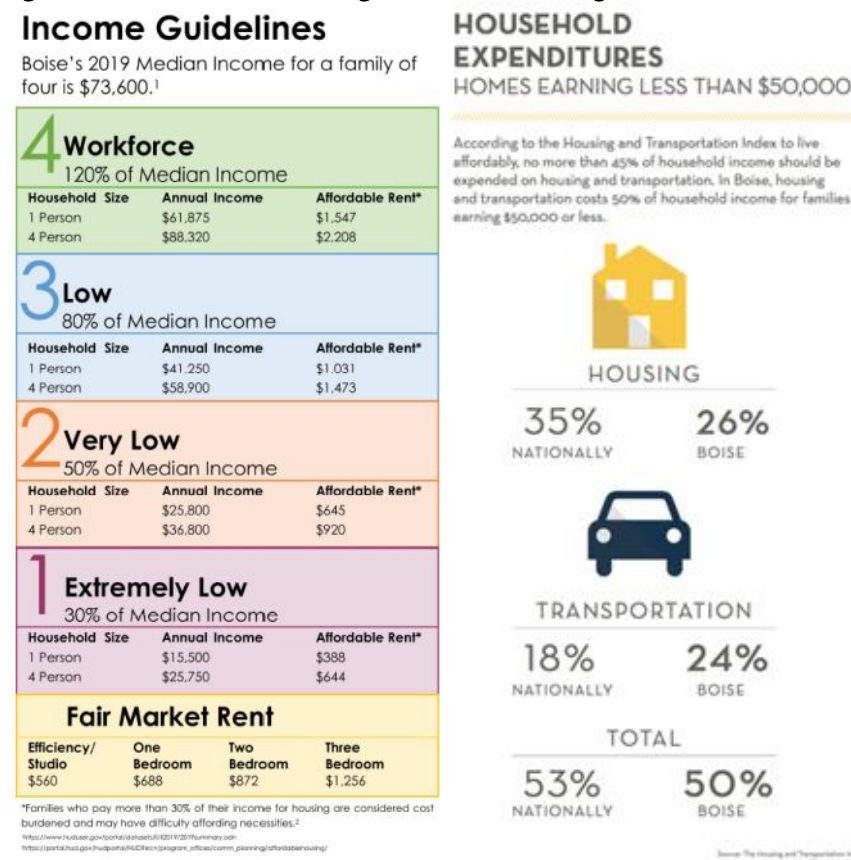
As outlined in the City of Boise’s “Grow our Housing” Initiative, out of 88,000 Boise households, 65% (57,200) are comprised of individuals with annual income levels at or above \$36,050 (workforce + above), while 35% (30,800) have annual income levels ranging from low to extremely low (\$36,050 or less annually).

In 2019, the Census indicated Boise’s median annual income was \$45,100. The Housing and

Transportation Index suggests that affordable living should require no more than 45% of an individual’s household income necessary for transportation and housing. That compares to the national benchmark for housing affordability, more commonly known as the 30% rule, wherein no more than 30% of an individual’s monthly income should be necessary for housing and utilities in order to be considered affordable. Notably, households earning \$50,000 or less in Boise are using 50% of their annual income on these costs.

“A lack of affordable housing options can affect families’ ability to make other essential expenses and can create serious financial strains. Low-income families with difficulty paying their rent or mortgage or their utility bills are less likely to have a usual source of medical care and more likely to postpone needed treatment than those who enjoy more-affordable housing.” (Taylor, 2018) Those who experience

Figure 3-2: Grow Our Housing Income & Earnings Data



Source: Boise City Council. (2018). Grow Our Housing. (Session 1). 27 February 2018.

rent/mortgage strain are more likely to experience homelessness and “adults in households behind on rent are also at risk for depression.” (Sandel, 2018)

Neighborhood

The effects of one’s physical environment and their physical health has been the topic of extensive research dating back to 1854 and the discovery of cholera caused by contaminated water in several London water pumps. (Taylor, 2018)

More recently, “researchers have found that the availability of resources such as public transportation to one’s job, grocery stores with nutritious foods, and safe spaces to exercise are all correlated with improved health outcomes.” (Taylor, 2018)

Many other neighborhood features have been linked to health outcomes such as housing configurations (i.e. those designed with “eyes on the street”), abandoned buildings, and alleyways. Such neighborhood physical environments can be associated with “rates of crime and fear of crime.” (Dannenberg, 2003)

Obesity

Health outcomes such as obesity may also be curbed or fostered through neighborhood design. According to the Idaho Department of Health and Welfare, over one third of Idaho adults are obese, with overweight and obese adults accounting for 68.5% of the adult population, based on the most recent 2013 data from the state of Idaho.

Dannenberg’s study suggests “the design of cities, neighborhoods, and individual buildings can affect levels of physical activity which is an important factor in the prevention of obesity and its associated adverse health consequences.”

Further, “community characteristics such as proximity of recreation facilities, street design, housing density, and accommodation for safe pedestrian, bicycle, and wheelchair use play a significant

role in promoting or discouraging physical activity,” the study notes.

Additionally, “whether a child will walk, bike or be driven to school” can be affected by neighborhood designs; such considerations as distance to the school and traffic hazards like lack of sidewalks and size of the roads inform these decisions. “Community design influences the amount to which its residents are dependent on automobiles, whose use contributes to air pollution, motor vehicle crashes, and pedestrian injuries.”

Further, “changes in transportation policy can simultaneously improve air quality, increase physical activity, limit injury risk, facilitate mobility for persons with disabilities, and reduce social inequities.” (Dannenberg, 2003)

“Changes in transportation policy can simultaneously improve air quality, increase physical activity, limit injury risk, facilitate mobility for persons with disabilities, and reduce social inequities.”

—Dannenberg, et al., 2003, p.1505

Mental Health

The National Institute of Mental Health has determined that, “approximately 1 in 5 adults in the U.S. (46.6 million) experiences mental illness in a given year.” (NIMH, 2019)

Research shows that those experiencing chronic mental illness may be influenced by neighborhood designs and built environments. “Positive effects of different types of natural environments such as green space include improved social and cognitive functioning and decreased violence. Long commutes and traffic congestion may contribute to ‘road rage.’” (Dannenberg, 2003)

One study found, “study participants living in newer and properly maintained buildings had lower mental health care costs and residential stability. Better mental health outcomes have further been associated with “diverse-organized” neighborhoods – those with socioeconomically and demographically diverse populations, with a mix of commercial and residential land uses.” (Harkness, 2004)

4. Document Review

A preliminary part of this assessment is to find the goals, objectives, and areas of alignment to merge the neighborhood theme with quality, affordability, and stability. The review of City documents includes foundational reports and programs that will be integral parts of the final recommendations and implementation for the City of Boise. Documents or programs such as Blueprint Boise, Energize Our Neighborhoods, and Our Path Home were part of the review. The findings are inclusive of how they overlap with the CDA are included in subsequent sections.

Energize Our Neighborhoods

Energize Our Neighborhoods is “a strategy for keeping Boise unique and desirable.” Several neighborhoods have been targeted for specific and direct investment that aims to engage the community living in them, provide helpful connections with services and providers, and to implement projects designed to increase neighborhood livability.

The process begins with a visioning event, bringing neighborhood residents together to develop a shared vision for where they live, work and play. Project ideas are prioritized and voted on by community members, then implemented by working groups comprised of residents, city staff, subject-matter experts, and non-profit entities. A leadership team, comprised of leaders from local public, private, and nonprofit entities supports the identified projects and works to bring resources to the community.

From 2015 through 2019, Energize has partnered with the following neighborhoods:

- Vista Neighborhood
- West Valley Neighborhood
- South Boise Village Neighborhood
- West Bench Neighborhood
- West End Neighborhood

Figure 4-1: Highlights of Energize Our Neighborhoods and Grow Our Housing



Grow Our Housing is the city's strategic approach to addressing housing needs in Boise. See <https://www.cityofboise.org/programs/grow-our-housing/>. The intent is to address policies and initiatives that can accommodate the 50,000 people projected to move to Boise over the coming 20 years. The City seeks to fulfill three main objectives which includes: a balanced housing stock for all incomes and meeting the needs of the vulnerable, compact development that helps ensure a more walkable, less impactful and more affordable pattern, and through initiatives that the City is capable of supporting given limited resources and role of local government.

- Maximizing Land Use
- Reducing Development Costs
- Establishing a Housing Land Trust
- Aligning Public and Private Funding Resources
- Expanding Housing Incentive Program

- Maturing the Partnership
- End Family Homelessness
- Reduce First-Time Homelessness

- Evolve Supportive Housing
- The specific programs include:
- Prevention provides rental and utility assistance to keep people housed.
 - Street Outreach is about connecting those experiencing unsheltered homelessness with needed services.
 - Emergency shelters manage the night by night crisis by providing a temporary, safe place to sleep.
 - Our Path Home CONNECT is the partnership's coordinated entry system that prioritizes scarce resources and makes referrals to supportive housing programs.
 - Supportive Housing programs provides the rental assistance, case management, and support services households need to gain and maintain stable, permanent housing.

1. Benefit low-moderate income persons (area benefit, 51% of Census tract low-moderate income, housing benefit under 80% of median income);
2. Aid in the prevention or elimination of slums or blight (Boise has no designated areas) and
3. Address urgent community need. (emergency, natural disaster).

The annual plan is a by-product of a five year con-

Figure 4-2: Boise Neighborhood Associations



solidated plan developed in 2015. This year's plan included several strategic objectives that will occur over FY2020. Some objectives were developed in part by engaging the many registered neighborhood associations, include transportation, housing, and healthier communities. As per the plan, federal funds are providing resources for new multi-family construction, public services (non-profits who directly serve households in need), and rehab of City-owned properties.

Blueprint Boise

Lastly, the Boise Comprehensive Plan known as *Blueprint Boise*, is the guiding document that describes all of the prevailing goals and objectives governing many City-led decisions for years to come. There were four general objectives that guided the drafting of *Blueprint Boise*. Those objectives were:

- Create a clear vision for the future;
- Establish a strong linkage between land use, transportation, and urban design;
- Provide clear guidance at the planning area level; and
- Synchronize regulations with the community's vision.

With the guiding objectives determined, a series of more tangible goals were created through extensive public input. Those goals are the foundation of *Blueprint Boise* and the document strives to identify mechanisms to address each. is dedicated toward identifying how to address each and through what mechanisms.

Those goals include the following:

1. Environmental Stewardship;
2. A Predictable Development Pattern;
3. Stable Neighborhoods and Mixed-Use Activity Centers;
4. A Connected Community;
5. A Community that Values its Culture, Education, Arts and History;
6. A Strong, Diverse Economy; and
7. A Safe, Healthy and Caring Community.

Many of the overarching goals and action steps are germane to this housing assessment. How the information collected will lead to specific actions intended to address housing and neighborhood concerns but will also help fulfill objectives within *Blueprint Boise*. After conducting a review of the document, many of the sub goals and objectives are listed here as further demonstration of the trans-

ferability between this assessment and *Blueprint Boise*.

Figure 4-3: Blueprint Boise Goals



Goals and policies to achieve stable neighborhoods and vibrant activity centers are derived from the following principles:

- Ensure neighborhoods are served by a hierarchy of mixed-use activity centers including schools;
- Protect stable neighborhoods;
- Provide a variety of housing choices;
- Emphasize the importance of high-quality urban design in the built environment; and
- Protect the city's historic resources.

Goals and policies that promote a physically, technologically, and socially connected community are based on the following principles:

- Promote an integrated approach to land use and transportation planning;
- Expand the city's non-motorized transportation options;
- Expand the city's transit options; and
- Support technological and social connectivity.

Goals and policies in this chapter are based on the following principles:

- Protect life and property from natural hazards;
- Promote a safe community;
- Promote active living and healthy lifestyles;
- Provide access to health care services; and
- Support a range of health and social services.

Figure 4-4: Other Overlapping Goals in Blueprint Boise



Boise's Comprehensive Plan

Additional Blueprint Boise Goals:

Goal NAC1: Provide opportunities for residents to meet most daily needs within walking distance.

Goal NAC4: Encourage the maintenance and rehabilitation of existing housing stock.

Goal NAC7: Facilitate an integrated mix of housing types and price ranges in neighborhoods.

Goal NAC9: Assist in the provision of housing for low- and moderate-income households throughout the community.

Goal NAC8: Provide residents the opportunity to seek housing in a neighborhood of their choice.

Goal PDP9: Provide convenient access to public facilities and services.

Goal SHCC5: Ensure that as population and density increase in Boise, the crime rate does not.

Goal CC10: Facilitate expanded access to advanced telecommunications technologies.

Goal CC2: Create an interconnected network of complete streets that serve all modes of transportation.

Goal CC8: Enhance bicycling connectivity and comfort.

Goal CC7: Enhance pedestrian connectivity and comfort.

Goal SHCC16: Provide permanent supportive housing first to those who are experiencing chronic homelessness and then to expand services to others who are experiencing intermittent homelessness.

Goal PDP3: Plan for a coordinated and sustainable pattern of growth within the AOCI.

Goal SHCC15: Locate medical, mental health, and social services to maximize access to Boise residents.

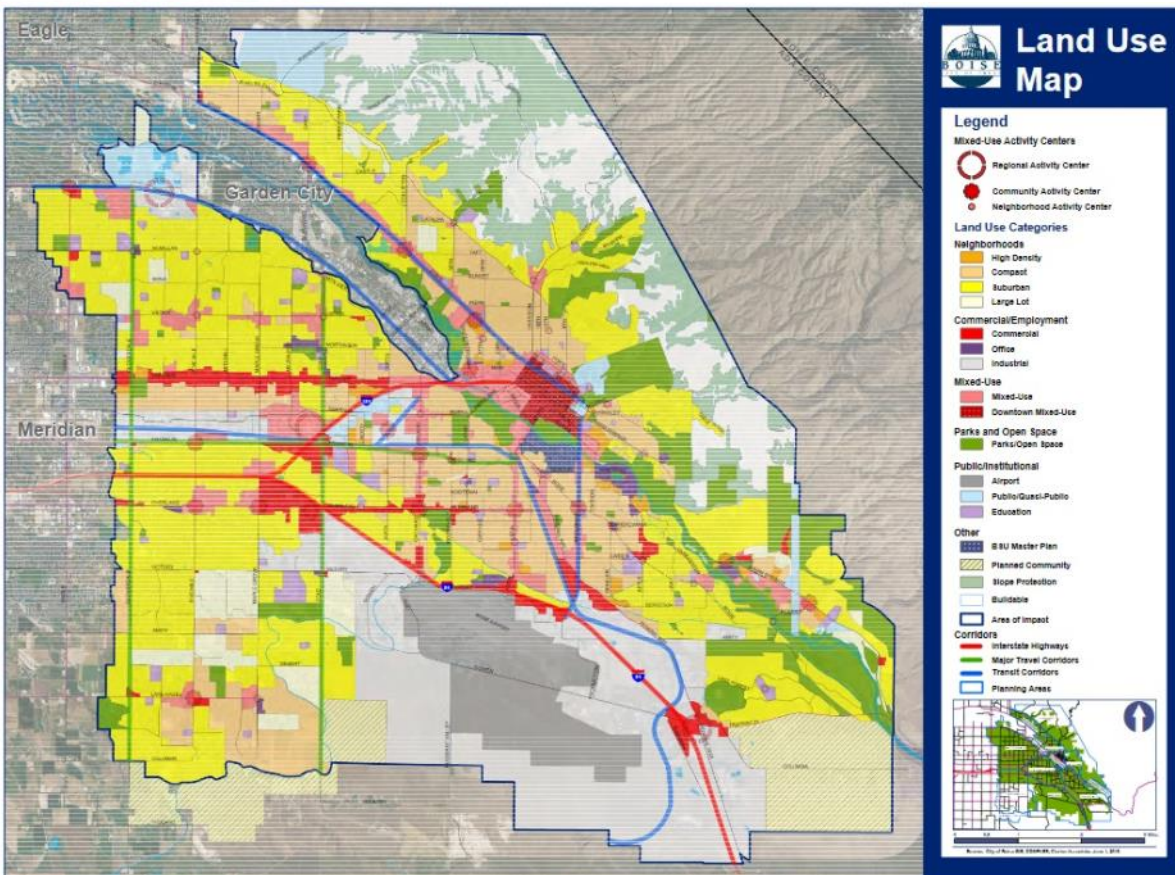
Goal SHCC12: Provide natural open space areas where the public can observe nature and seek solitude, and where wildlife habitat can be protected.

Goal PDP8: Require that the financial, safety and environmental impacts from development be addressed and mitigated.

Goal SHCC11: Promote healthy lifestyles through a balanced program of active and passive recreational services and facilities.

Goal PDP1: Identify priority areas and establish incentives for infill and redevelopment.

GOAL SHCC9: Encourage the redevelopment or reuse of abandoned or underused areas identified as "brownfields."



5. CDA Process

The Community Development Analysis model used for this plan takes a reverse engineering approach. The intent of the project is to evaluate the city's neighborhoods for the unique circumstances that directly affect social determinants of health."

The people, the built environment, the conditions, and the trajectory of peoples lives can vary from one block to another, one neighborhood to another. Once the conditions are understood and determined, tackling them may become easier as limited resources can be dispatched in a more affective manner.

This is accomplished by triangulating data, on-the-ground examination of Census tracts where data indicate there are concerns, then validating these findings through key informant interviews with people and organizations active in those Census tracts with areas of concern (Figure 5.1 and 5.2).

Figure 5-1: The Community Development Analysis Model

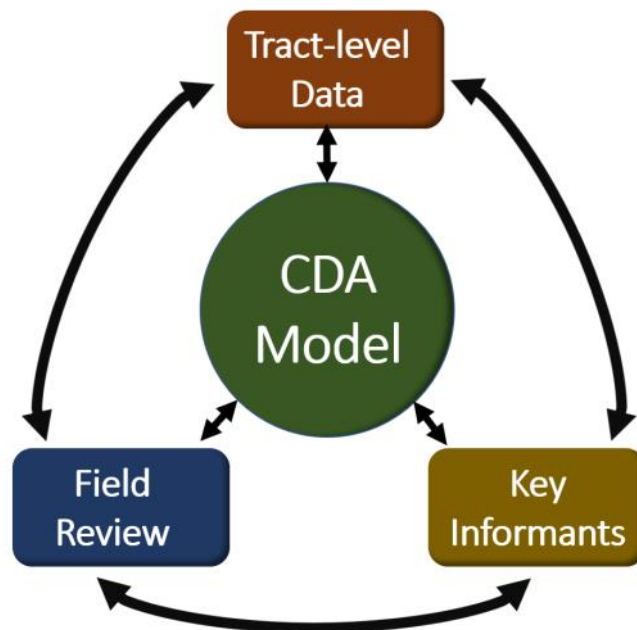
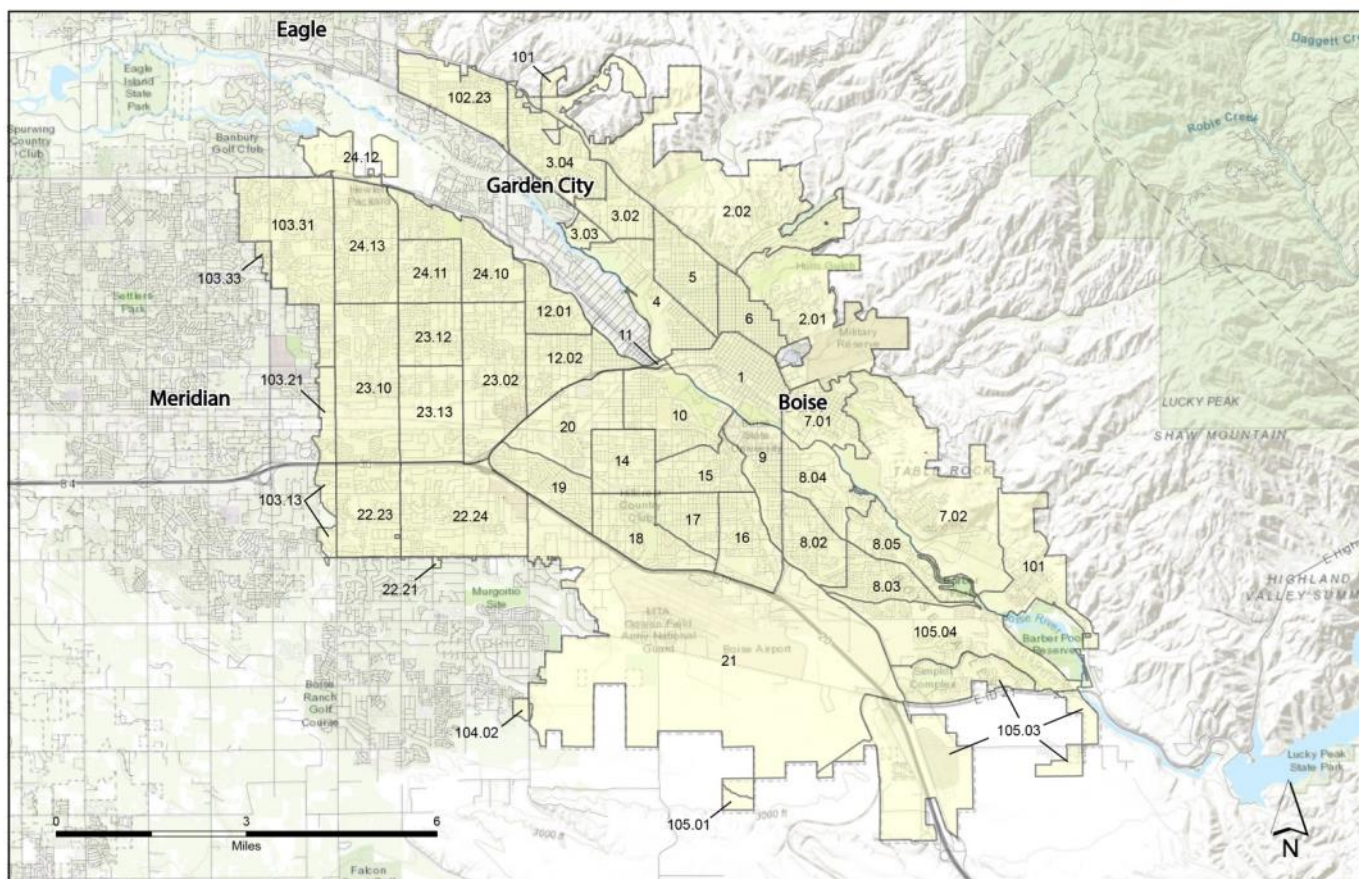


Figure 5-2: Boise Census Tracts



Data

Boise has 49 Census tracts (Figure 5-2), which vary considerably in size and composition. The data collected by tract is used through a process herein described. Once the data is collected, certain categories are weighted based on the strength on their relationship to health. This is done because not all indicators are equal and an indicator such as “percent of population in poverty” has a stronger connection with poor health than “percentage of renters.” Once collected, a multistep process ensues:

1. Each category (34 in total) is cross-compared between tracts and organized from highest to lowest, then scored by quartile.
2. The highest comparative ranking equates to a higher assigned score. The highest quartile gives that tract 3 points, next highest 2 points, third highest 1 point and if in the bottom quartile, no points are given to the tract for that determinant.
3. If the category is weighted (three were weighted: percent of households in poverty, unemployment rate, and uninsured rate), the tract gets 9, 6, 36, or 0 points.
4. The total for each tract is tabulated and divided by the total available points.
5. Tracts with the highest percentage of points are determined and placed among four overall tiers. A first tier tract means the tract has the most indicators flagging. (see Appendix for raw scores)

6. Lastly, the exercise yields a corresponding map. The map (Figure 2.6) shows where the tracts are located and how they scored.

With regard to the types of data collected, most can be described as social determinants of health. Simply put, social determinants of health data do not directly tie people to a health outcome such as cancer rates, but rather are indicators of the conditions prevalent within the population.

If the average household income for a tract is 10% below city-wide averages for example; it generally means those households in the tract, have a greater challenge affording typical needs like healthier foods, health insurance, emergency funds, after school programs, reliable transportation, and other necessities. It is important to note that by no means is a person's life predestined based on an indicator, but rather the indicator is just a snapshot of conditions that have demonstrated transferability to general conditions. More information about the process is described on the subsequent pages.

Thematic Data Sets include:

- Demographics;
- Housing;
- Physical Health;
- Social Health;
- Environmental Health;
- Intellectual Health;
- Economic Health; and
- Emotional Health.



Figure 5-3: Census Tract-level Data Used in the Community Development Analysis

Demographic Information	Description
Over 65 Years Old	Total population over the age of 65.
Hispanic or Latino Origin	Total population of Hispanic or Latino origin.
Median Age	The median age of all residents living within the tract.
Percent Disabled	Percentage of population with any form of disability.
Life Expectancy	The number of years one could expect to live residing in a particular tract.
Limited English Proficiency	A person not fluent in English, and for who English is not their primary language.
Below Poverty Line	Households w/total annual income less than established poverty thresholds.
Housing	Description
Vacancy Rate	The number of residential units currently unoccupied.
Rent Cost Burdened	Percent of households paying greater than 30% of their income towards rental costs.
Owner Cost Burdened	Percent of households paying greater than 30% of their income towards mortgage costs.
Percent Tree Canopy	Percentage of a tract with current tree canopy coverage.
Physical Health	Description
Sidewalk Access	Sidewalk miles per tract divided by per 1000 people.
Bike Lane Access	Bike lane miles per tract divided by per 1000 people.
Heart Disease Rate	Current heart disease death rate per tract.
Asthma Rate	Current asthma death rate per tract.
Diabetes Rate	Current diabetes death rate per tract.
Cancer Rate	Current cancer death rate per tract.
Obesity Rate	Current obesity (greater than 30% BMI) rate per tract.
Physical Health Status	People over 18 with poor physical health in 14 of 30 recent days divided by total over 18.
Greater than Half Mile to Healthy Food	Percent of households farther than 1/2 mile from healthy grocery outlet.
Households without a Car	Percentage of households with no car access.
Environmental Health	Description
Insured Population	People w/healthcare insurance divided by total number of people.
Group A Crime Rate	Number of Class A (assault, robbery, murder) crimes per 1000 people.
Acres of Park Space	Acres managed by Boise Parks per 1000 people.
Acres of Impervious Surface	Acres of impervious surfaces per 1000 people.
Bus Stop Ratio	Number of bus stops per 1000 people.
Economic Health	Description
Access to Education Opportunities	People 3-19 years old enrolled in school divided by total age 3-19 years old.
Percent with Bachelors Degree	People age over 25 years old with Bachelor's Degree divided by total over 25 years old.
Median Household Income	Median household income.
Households w/Under 18 Receiving SNAP	Households under 18 that received SNAP divided by total with under 18 years old.
Unemployment Rate	Rate of unemployment for percent of population over 16 years old.
Emotional Health	Description
Mental Health	People over 18 w/poor mental health 14 of 30 days divided by total over 18 years old.
Binge Drinking	People over 18 who had 4/5 drinks at one time over 30 days divided by total over 18.
Intellectual Health	Description
Households with Internet Access	Households with a computer and internet connection divided by total households.

Field Review

Once the data has been collected and examined, the next phase is to visit the tracts identified as hot spots and look to see how the data translates into the built environment. The team travels every street, looks at area parks, schools, and other points of interests, takes many photographs of indicative conditions, and ultimately chronicles the tract from one end to another.

Additionally, the team will often stop and talk with people they encounter and conduct informal interviews to help illustrate happenings, citizen concerns, or identify previously unknown issues occurring in the tract.

By examining the built environment, the team can further refine a tract using a combination of qualitative and quantitative data. Seeing an area of Boise in person helps to either confirm or better understand what the data suggests and adds an element of personal information to the conversation.

Key Informant Interviews

At the conclusion of the physical field confirmation stage, the team shifts towards conducting numerous in-person interviews. The interviews last approximately one hour and involve people from many backgrounds and entities. Those interviewed are identified as people who either work or live in the tracts identified as having challenges, or are very familiar with the geographies. With the help of the City staff and through identifying likely can-

didates, a list of interviewees is generated. Those identified are contacted and a time and location for the interview determined. The interviews are intended to shed light on conditions in the area, and to help inform the project team. Additionally, the team examines what is occurring within the entities the person being interviewed represents.

For example, if a person works for a non-profit, the interview will help better understand exactly what the non-profit is trying to achieve, what successes they have had, what challenges they face, and any current trends they are seeing within the neighborhood or the population they serve. The team asks all who are interviewed what resources they need to better deliver on their objective. For some, this means financial help while for others it may mean people power and other resources. The interview stage helps give considerable human perspective to occurrences in areas and valuable first-hand accounts of what is happening and why the City of Boise should know about it.

Also, while this document is intended to be used by the City of Boise, it is important to note that improving the conditions for residents is the responsibility of all local partners. Community organizations, non-profits, religious institutions, and the private sector all have the capacity to aid in fulfilling recommendations moving forward.

Figure 5-4: Community Development Analysis Process Outputs



- **Collect, layer and use data**
- **Determine hot spots & field confirmation**
- **Identify shareholders, interview, find needs**
- **Bring people together and problem solve/plan**
- **Focus limited resources**

6. Field Review & Input

The Census tracts identified by data analysis as being in Tier 1, 2, or 3 were subject to detailed field evaluation and interviewing of stakeholders who operated either within or with people and businesses in each tract. These tracts are identified in Chapters 7-10, with more data and tract-specific field summaries included in those sections.

Chapter 6 summarizes common themes heard during the key informant interviews conducted as part of that tract-specific review. The project team explored nearly every street within the tracts to identify locations and organizations that seemed relevant to the themes and purpose of the Community Development Analysis.

During the field review, the team identified conditions that reaffirmed or challenged data, land uses that support the needs of healthy living, and opportunities and threats to residents living in nearby areas. The trends, as well as success stories and concerns, were identified through the interviews from organizations and provided in more detailed on the following pages.



Trends

Several trends emerged through the Community Development Analysis when data was aligned with field observation and interviews.

Housing Costs are Relocating Residents

Cited by many interviewed, the increase in rents, mortgages, and property taxes are forcing Boise residents to relocate to less expensive housing options, often in Canyon County. As an example, several schools where 100% of students have historically been eligible for free and reduced lunch programs, based on community eligibility, are no longer designated as such with housing costs as the leading factor.

Housing Costs Mean Vouchers Not as Effective

Federal Section 8 Vouchers, intended to aid financial needs for housing expenses, increases in rent has meant vouchers not covering the same percentages of costs, right as fewer property management companies are accepting them as the market continues to outpace their value. Placement of voucher recipients for first-time users is now below 70% unlike in 2015, when it was over 90%.

Tenants Fearful of Reporting Unhealthy Issues

Many of those interviewed described knowing a growing number of renters forced to tolerate unhealthy living conditions such as insect infestations, dilapidated housing (leaks or mold, and other issues). With vacancy rates low and rents increasing frequently, tenants are often fearful of reporting problems or requesting issues be fixed out of a fear of reprisal and lease termination.

Boise School District (BSD) Leadership

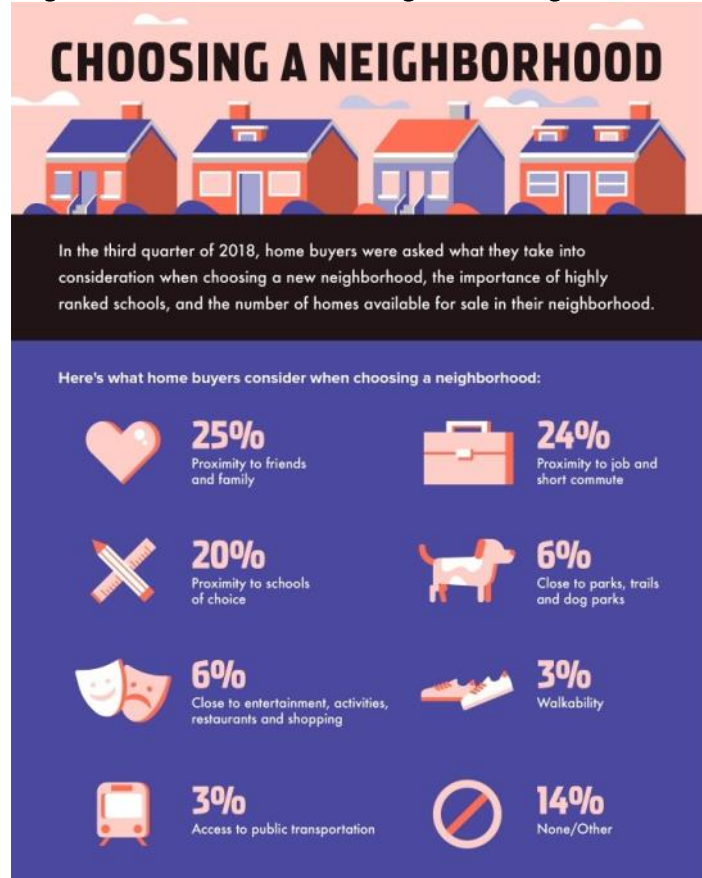
All principals interviewed felt the District administrators supported them in efforts to do the social service interventions they were conducting within their schools. They have the independent authority to address these issues before feeling like they had to fixate on test scores. BSD leadership also gave principals enough leeway to address unique circumstances with families experiencing homelessness.

What is Working

Housing Efforts

The City of Boise has embarked on several housing initiatives over recent years. One of the projects in particular cited as a success has been New Path Community Housing. For the residents of New Path, the project meant they were afforded the opportunity to gain permanent housing and increase their health and well-being. Although

Figure 6-1: Characteristics Sought in a Neighborhood



Source: National Association of Realtors

New Path provided 40 units of housing, the need exists for more permanent supportive housing unit. Another project, Valor Pointe, will provide permanent supportive housing for veterans experiencing homelessness.

Crime Control & Prevention

Boise's violent crime rate ranks low when compared with other cities of its size. Of the 275 U.S. cities with greater than 100,000 in population, Boise ranks 108th in per capita violent crime rates. (2018) Boise's violent crime rate is 176.9 while the U.S. average is 207.3 (X city-data.com). Data shows Boise has seen a 24% drop in violent crime since a high in 2006. The overall crime rate has declined from 58.36 in 1994, to 22.75 in 2018. Property crimes are also on the decline with a 63% drop since 1994. One area that has increased is drug-related crimes, which grew by 18% from 2017 to 2018 alone. However, the city is largely viewed as safe and even described as having "Boise magic" as crime that threaten people's personal safety and well-being is largely absent. (Idaho Statesman, July 15, 2019)

School Support

Boise schools continue to provide much needed support and services for area residents, particularly children. The services offered extend well beyond academics and can include offering rent and utility support options, social services like counseling, and even providing essentials such as food and housewares. The Boise School District has inserted neighborhood school resource personnel in several key schools, designated as Community Schools, located in neighborhoods with higher rates of poverty. The expertise has helped students and their families gain access to vital resources to maintain their existing housing situation and prevent homelessness.

Concerns

The most commonly held concern among those interviewed was around the increases in housing costs. The ramifications and ripple effects from increases in median housing price and rent means many area residents are having to spend more of their income on housing costs and forgoing other household expenses that could be vital to quality of life. Examples of such sacrifices include forgoing medical insurance or doctor visits, inability to contribute to personal income savings or emergency funds, and delaying vehicle repairs.

For others still, the increase in housing costs may mean needing to change residence, living with others, or even first-time homelessness. In interviewing a local agency with a specific mission to help people avoid eviction due to financial constraints, monthly phone calls have significantly increased from recent months, indicating financial stress. The calls come from people throughout Boise and the region who are in need of some kind of financial assistance to pay rent, a utility payment, or other housing-related expense.

City Outreach Methods

When challenges arise, like with housing, there is always an opportunity for more outreach and education with community stakeholders. Many interviewees expressed a desire to be more involved or more informed on city initiatives in their specific neighborhoods and among the people they serve. Information dissemination in a digital age is more challenging due to the variety of outlets and determining which outlets are most beneficial.

Family Homelessness

Food pantries, Boise Rescue Mission, and schools

Figure 6-2: Boise & USA Average Hourly Wages

Average hourly wages for selected occupations

Occupation	Boise City metro area	United States
All occupations	\$21.86	\$24.98

Source: U.S. BLS, Occupational Employment Statistics, May 2018.

Figure 6-3: Household Survival Budget

Household Survival Budget, Ada County		
	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs		
Housing	\$487	\$789
Child Care	\$—	\$1,126
Food	\$177	\$586
Transportation	\$346	\$692
Health Care	\$196	\$728
Technology	\$55	\$75
Miscellaneous	\$149	\$449
Taxes	\$224	\$489
Monthly Total	\$1,634	\$4,934
ANNUAL TOTAL	\$19,608	\$59,208
Hourly Wage	\$9.80	\$29.60

Source: United Way ALICE Report, 2018

all cited family homelessness as a growing problem and one that remains difficult to address within existing programs. There were several stories of families who recently moved to Boise and are challenged with keeping a stable housing environment. They noted not all population segments have support networks in place and organizations to help, and equitable across the board help is needed to improve family homelessness.

Needs

More Spectrum-Based Housing

When a city offers housing options to meet the needs of all wage earners, a synthesis is reached that keep housing costs and wages growing at a commensurate pace. When housing is available that greatly exceeds the majority of wage earners ability to pay, this relationship is out of balance. This situation results in costs that force residents to stretch monthly budgets, tolerate poor conditions, and offer little to no lateral housing options. This is precisely what is occurring in Boise as of 2020. Wages have not kept pace with rising housing costs, resulting in an untenable situation. One remedy for this situation is for a significant increase in housing supply meeting the lower half of the wage spectrum. Such products may mean starter homes, apartments, or modest condominiums.

According to the Bureau of Labor Statistics, average wages in the Boise area have increased from \$19.06 in 2012 to \$21.86 as of May 2018. The \$2.80 increase equates to a \$5824 annual and \$485 monthly gross increase. If a modest 10% income tax is accounted for, the take home monthly pay amounts to \$436.

Meanwhile apartment rents over that same time period increased from \$691 to \$1039 or \$348 per month. While housing and rental costs have continued to increase, so too has cost of living.

The wage increases seen over the past several years have had to go towards other services and goods that also have increased in price over time. According to the most recent ALICE report (Asset Limited, Income Constrained, Employed, 2018) a

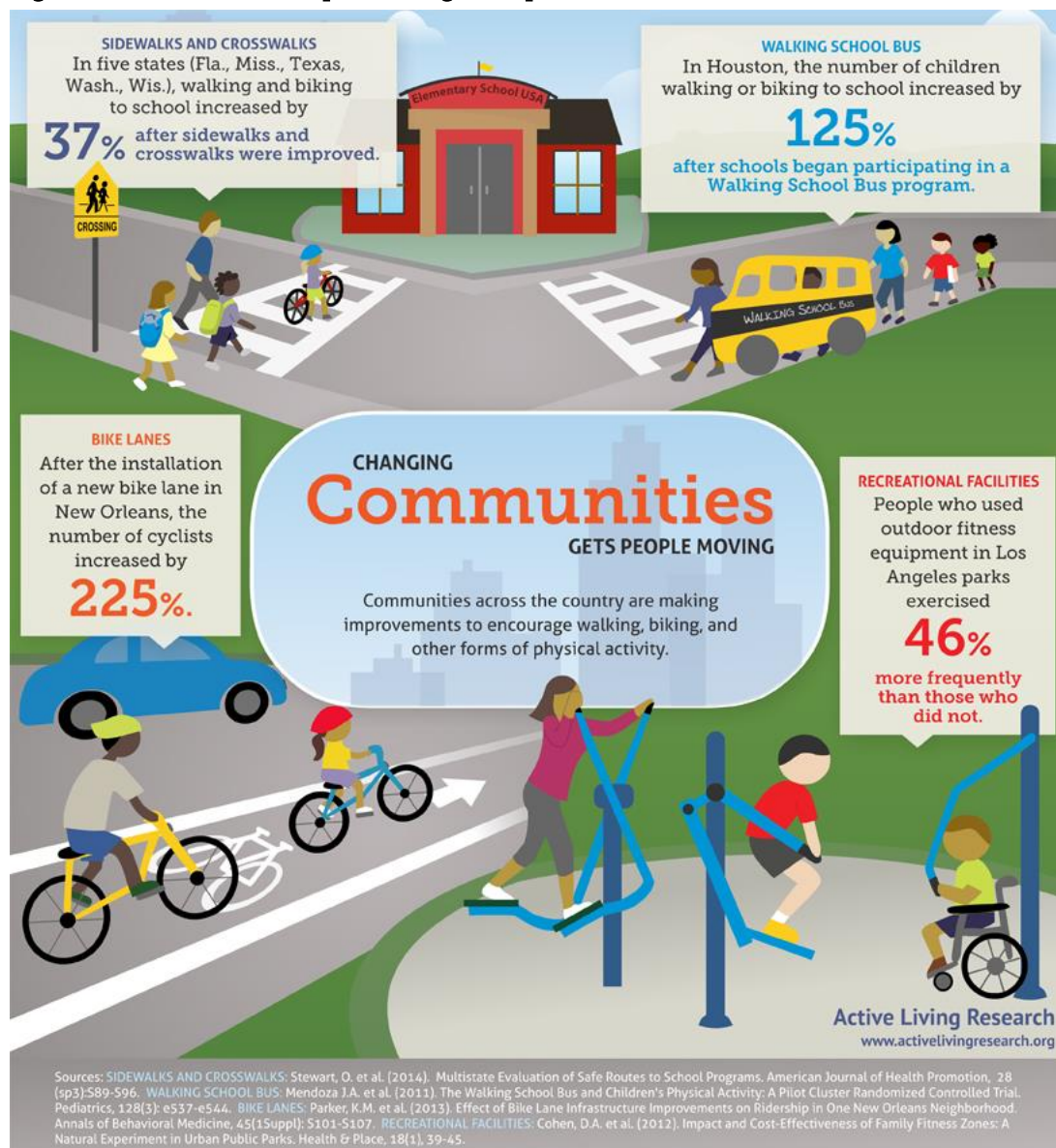
family of four would need to earn \$29.60 per hour. However, if the housing costs are increased to reflect most recent rents (\$1074), the necessary wage increases to \$30.10 per hour.

Using HUD forecasts in the 2018 report, the region including Boise is well short of its needed housing unit total to keep up with demand. With Boise comprising approximately 32% of the Treasure Valley's population, 5000 new owner-occupied homes and 1280 new rental units are needed by 2021 at prices that are accessible to lower wage earners.

City-led Housing

The City of Boise, Ada County, and numerous partners within the region continue to work towards common goals in the housing arena. Re-

Figure 6-4: What Gets People Moving to Improve Health



Source: Active Living Research

cent projects demonstrating this relationship include New Path, Adare Apartments, and the soon-to-open Valor Pointe. These three projects will combine to provide 202 new housing units with reduced rental fees for tenants who qualify. Such projects demonstrate how such efforts can materialize. Continuing these endeavors will be vital towards helping the private sector grow housing options for all residents along the income spectrum.

Mental Health Services

Across the board, all interviewees felt mental health services were in great need. An example of a success story was the Boise School District contracting to provide behavioral health services to students and their families. One school noted they have used this extensively and it has been a great tool to help with family needs beyond just the

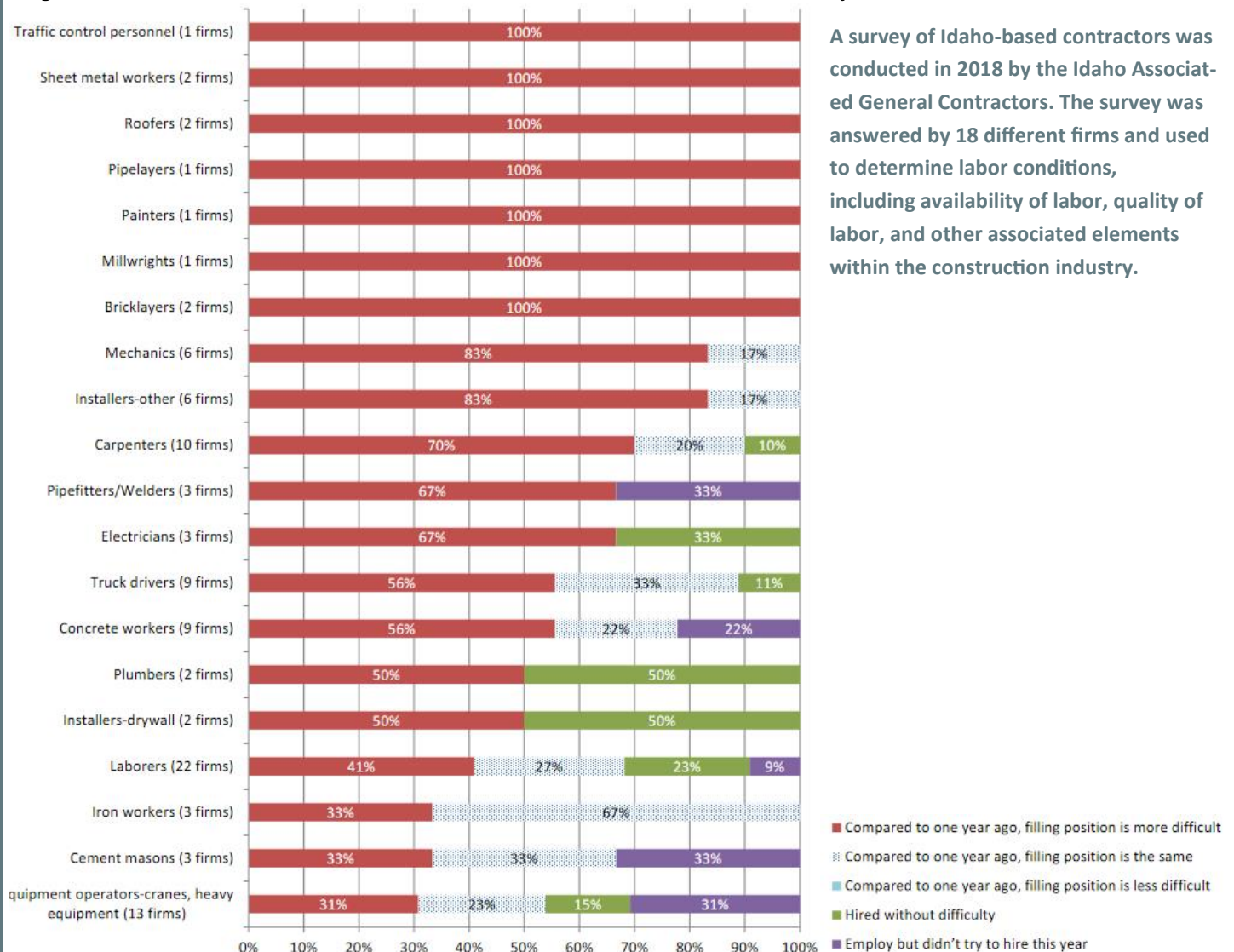
school environment.

Labor Shortage

One reason new housing have not kept up with demand is an on-going skilled labor shortage. Numerous factors contribute to the shortage of labor but Idaho is not immune and contractors are struggling to fill positions both newly created or replacements. In a 2018 survey, Idaho contractors were asked to describe their situation of filling salaried and hourly craft positions. Nearly 80% responded with “we are having a hard time filling some or all positions.” When looking at the top 20 craft positions typically found in the housing sector, contractors were asked to gauge their experiences with hiring from the year prior. (Figure 6.5).

The City of Boise may have an opportunity to facilitate partnerships to increase the supply of

Figure 6-5: Associated General Contractors of America Idaho Workforce Survey Results for 2018



Source: Idaho Associated General Contractors

https://www.agc.org/sites/default/files/Files/Communications/2018_Workforce_Survey_Idaho.pdf

skilled labor. This part of the labor equation is seen as particularly challenging. Contractors were asked to rate the local pipeline of talent for craft personnel. Only 8% said “good,” while 46% said “fair” and another 46% said “poor.” The City, Boise School District, College of Western Idaho, and other potential partners can continue to have conversations and form meaningful partnerships to increase the supply of skilled labor through training certifications, scholarships, apprenticeships, and other vehicles.

Mobile Home Improvements

Throughout the interview phase of the assessment, numerous stakeholders mentioned the conditions of mobile homes. Mobile homes are often less expensive than permanent structures translating into a more affordable option for renters and limited-income owners. For many, the costs to maintain the trailers is either prohibitive or determined by a property manager. Numerous stakeholders mentioned entering mobile homes where floorboards are exposed, roof leaks, mold persists and other problems. In order for such affordable units to remain viable, repair programs and financing options should be explored.

Explore Adaptive Reuse

Big box development continues to struggle across the U.S. Boise has seen its fair share of large re-



tailers shutter, leaving behind structures with square footage exceeding 75,000-100,000 and parking lots to accommodate a commercial use that far exceed residential trip generation rates. To date, no adaptive reuse projects have occurred in Boise, converting such former retail outlets into residential units. Examining potential locations where such a conversion could occur and determining the steps necessary to enter into a public-private agreement or other arrangement is a strategy the City can take to begin exploring this growing housing trend.



The conversion of a former IKEA in Burbank, CA. into 250+ residential units is an example of adaptive reuse possible in Boise.

The ITD headquarters at State Street and Whitewater Park Boulevard offers 40 acres of opportunity for partnership with the state of Idaho to address housing needs when ITD moves its headquarters functions to the former HP campus on Chinden.



7. Tract-Level Analysis

The purpose of the tract-level analysis was to identify “hot spots” of population characteristics to answer the following question:

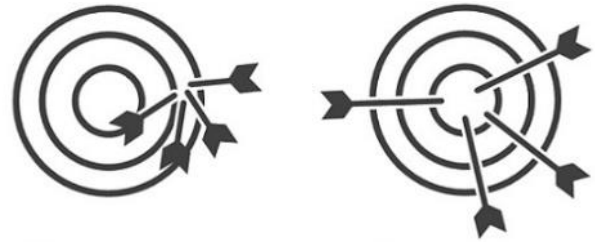
- Which areas of the City indicate people have the highest modeled level of need when it comes to health factors related to housing access and affordability?

The 34 data sources identified in Chapter 5 represent those that best align with what research tells us has an impact on health and housing.

This data forms the foundation for a deeper understanding of built environment stressors and population health factors that pointed the project team toward where to focus on-the-ground evaluation and key informant interviews (Chapter 7).

Big Data vs. Useful Data

The greatest thing about data is there is a lot of it to overlay and use to identify areas of concern within the City of Boise. The problem with data is there is a lot of it overlay and that comes with a risk of missing deeper, underlying issues.



PRECISION VS. ACCURACY

The data used in this study is not evaluated in a vacuum. This is to avoid underlying flaws with major data sources. While the data from things like the Census and CDC may seem precise, they give people comfort in using it for decision-making, it does not mean it accurately reflects conditions within a Boise Census tract. This is why results from data analysis were used to drive where more in-depth field and key informant input was needed in order to confirm or amend what the data indicated.



Many of the prevailing recommendations in housing, planning, and urban development today are driven by some type of data analysis. People find comfort in making data-oriented decisions. Political leaders are more confident in directing resources to places where data suggest they are needed. Agency staff are more at ease suggesting policies and budget allocations based on data.

While data is valuable, it is still just one input. The use of data comes down to differentiating between precision and accuracy. A multi-variate analysis like the one undertaken to start this process can look very precise. But are its outcomes accurate? The data may show that one tract has nearly identical conditions as another Census tract. But are the conditions in which people live that illustrate these concerns spread evenly across the tract or are they clustered in specific areas?

That is what is identified in future steps. The role of data in the Community Development Analysis is to use it as the first step in identifying popula-

tions that are in areas of concern from a health perspective.

Conditions Among Boise's Census Tracts

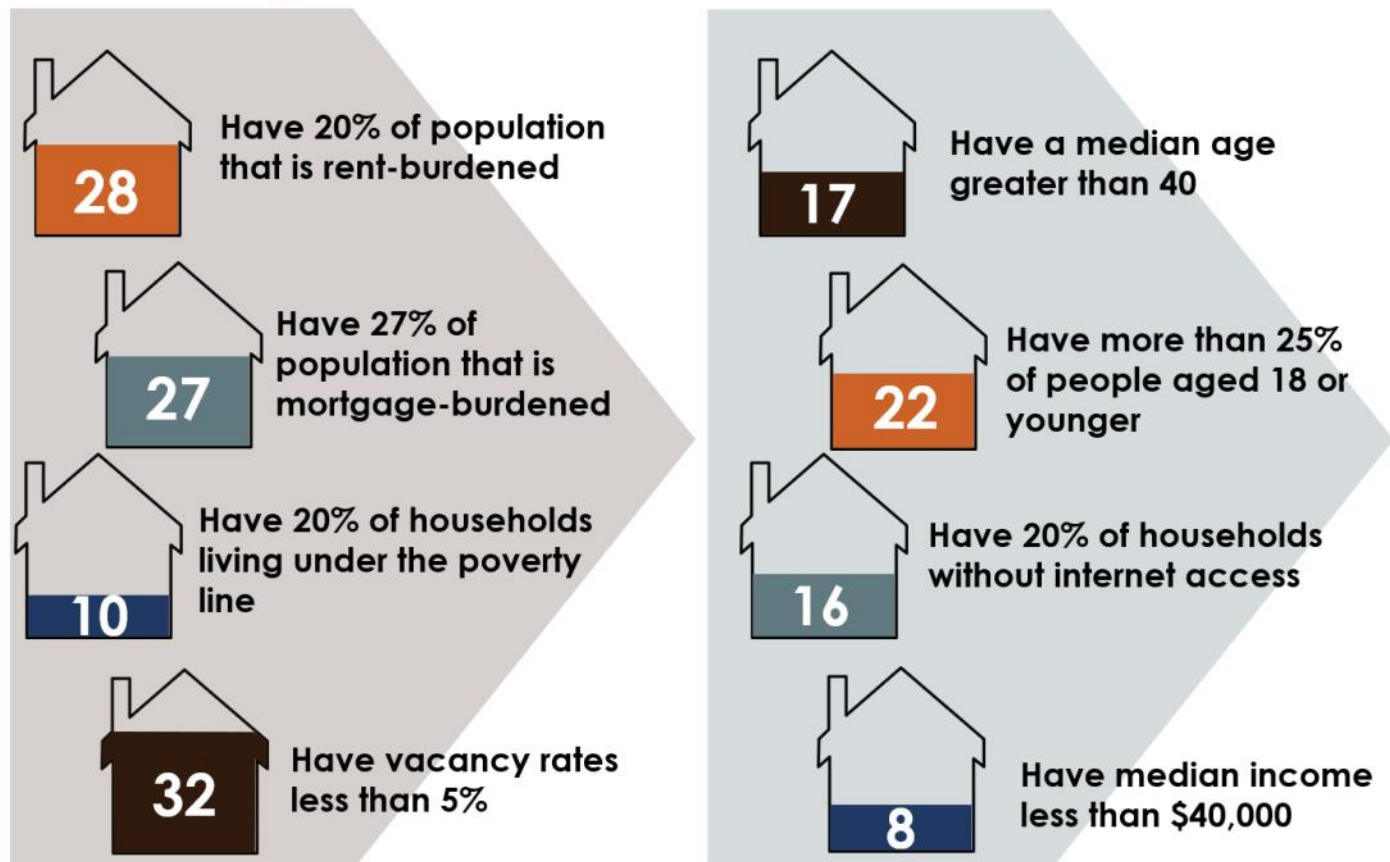
Figure 6-1 illustrates prevailing themes among Boise's Census tracts as they relate to health and housing. This overall snapshot validates the concerns commonly expressed among people struggling with housing access and affordability.

While it is not a surprise that more than half of the tracts have a population that is rent-burdened, the fact that a similar number of tracts also have mortgage-burdened households tells us the affordability issues are widespread across many income brackets. All of this while vacancy rates are very low in nearly 2/3 of the city's tracts.

Perhaps more surprising is the number of tracts with 20% or more of households without internet access and more than one in five tracts have 20% or more households living under the poverty line.

Figure 7-1: Key Census Tract Findings (2017/2018)

Among Boise's 49 Census Tracts...



Source: Census, American Community Survey

Data Hot-Spotting

The 34 data sources outlined in the previous chapter comprise the best available data that also aligns with the following:

- Key social determinants of health as identified through Census data;
- Health-specific data compiled by the CDC; and
- Locally-available data on crime, access to parks and open space, and impervious surface.

The ‘Model’ map shown below in Figure 6-2 was derived from all 34 data sets, using a spatial analysis method called suitability analysis described in the previous chapter. The dark red Census tracts within the City of Boise are shown below and these represent Tier 1 tracts, or those identified through this analysis as the highest areas of concern. There are six tracts in Tier 1.

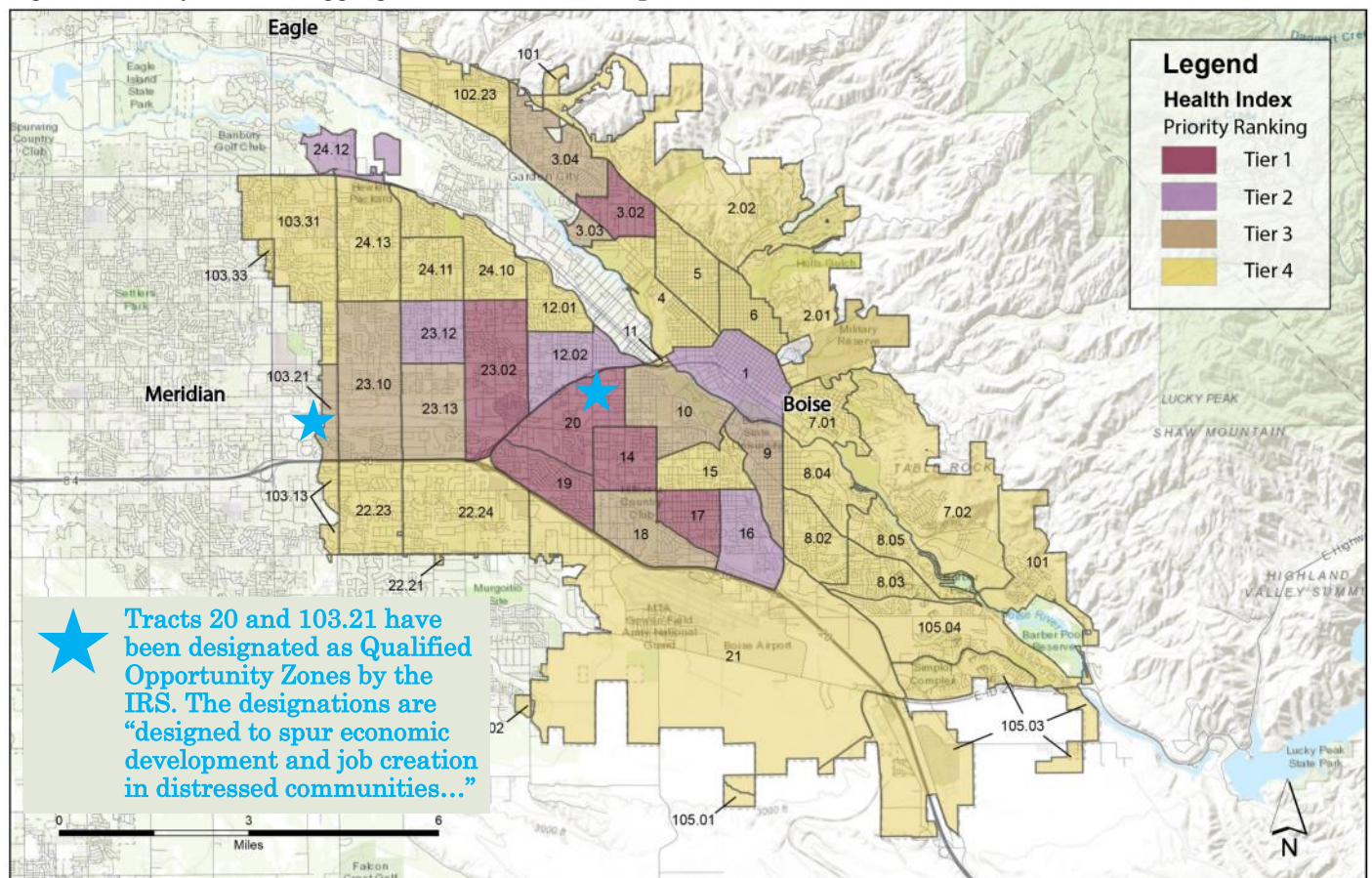
The notable geographic clustering of Tier 1 tracts is on the Central and West Bench, with the Collis-

ter area also showing the highest modeled level of need. The Tier 2 tracts, when combined with Tier 1, begin to show a loose concentric ring pattern of population health factors with areas of the Bench, West Boise, and Northwest Boise comprising these tiers.

The Tier 1, 2, and 3 areas became the focus of the CDA process to determine the story behind the data. What are the conditions in which people are living in these areas? What is the quality of housing? Is it safe to access food, transit and open space? What do organizations who work with people in these tracts see as their needs?

The Figures on the following pages illustrate some of the 34 factors for each tract and how they combine to identify these Tier 1 tracts. They are selected to be shown in this chapter because they represent the key findings in this study to-date.

Figure 7-2: City of Boise Aggregate Health Index Map



Health Index Map

Index of selected health metrics per census tract for the City of Boise.

Ecosystem Sciences, LLC
Science Design Planning

Disclaimers - This map (or data product) is for illustration purposes only. It is not intended to be used for description, conveyance, authoritative definition of legal boundary, or property title. This is not a survey product. Users are encouraged to examine the documentation or metadata associated with the data on which this map is based for information related to its accuracy, currentness, and limitations.

Life Expectancy. There is a 12-year spread between the Boise tract with the highest life expectancy rate (84.2 years) and the lowest rate (72.2 years). There is a notable distribution pattern in the lower quartile of life expectancy rates that differs from the overall aggregate Health Index Map. (Figure 6-3)

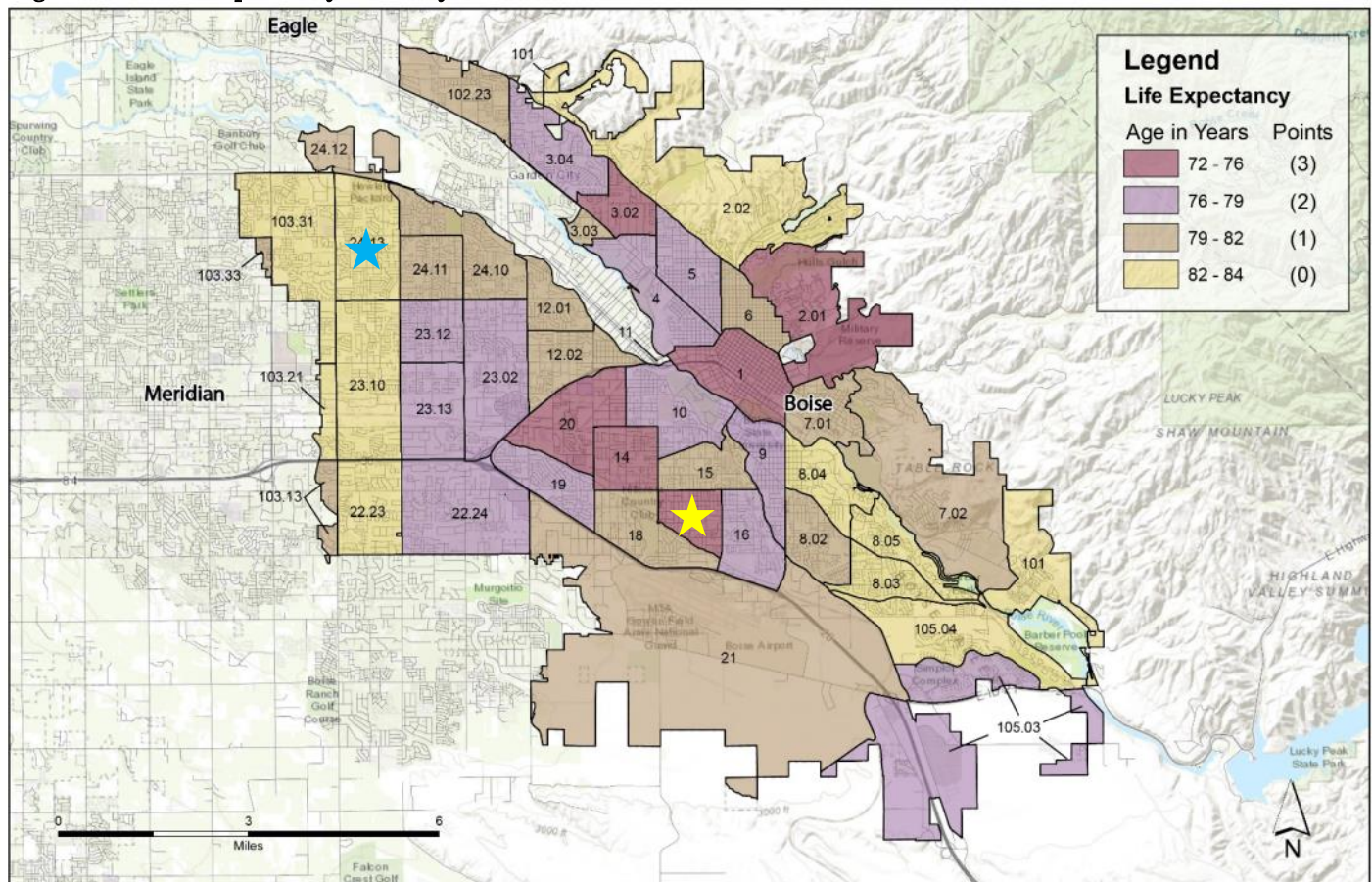
The tract with the lowest rate is on the Boise Bench (marked below with a yellow star), while the tract with the highest rate is located in West Boise (marked with a blue star).

Population Below Poverty Line. The range of population percentage living below the poverty line (Figure 6-4; next page) is 2.3% to 39.8%. The tract with the lowest rate is tract 101 (blue star), which is in Barber Valley. The highest rate tract is tract 9 (yellow star), which contains much of the student housing for Boise State University.

This reveals the need to look deeper into the data as that poverty rate for tract 9 is likely influenced heavily by students and their lower incomes while in college.

Population in Poor Physical Health. Populations showing the poorest physical health conditions are in the Central Bench, with 12.8% (yellow star, page 36) showing a self-reported poor physical health status. The lowest rate of reported poor physical health is tract 7.02 in southeast Boise against the foothills and Warm Springs Mesa area (blue star). These conditions could exist due to a combination of lower income, which translates to less time and resources to be more physically active, as well as lack of access to assets such as the Greenbelt and trails that are more convenient to tracts near those places. (Figure 6-5)

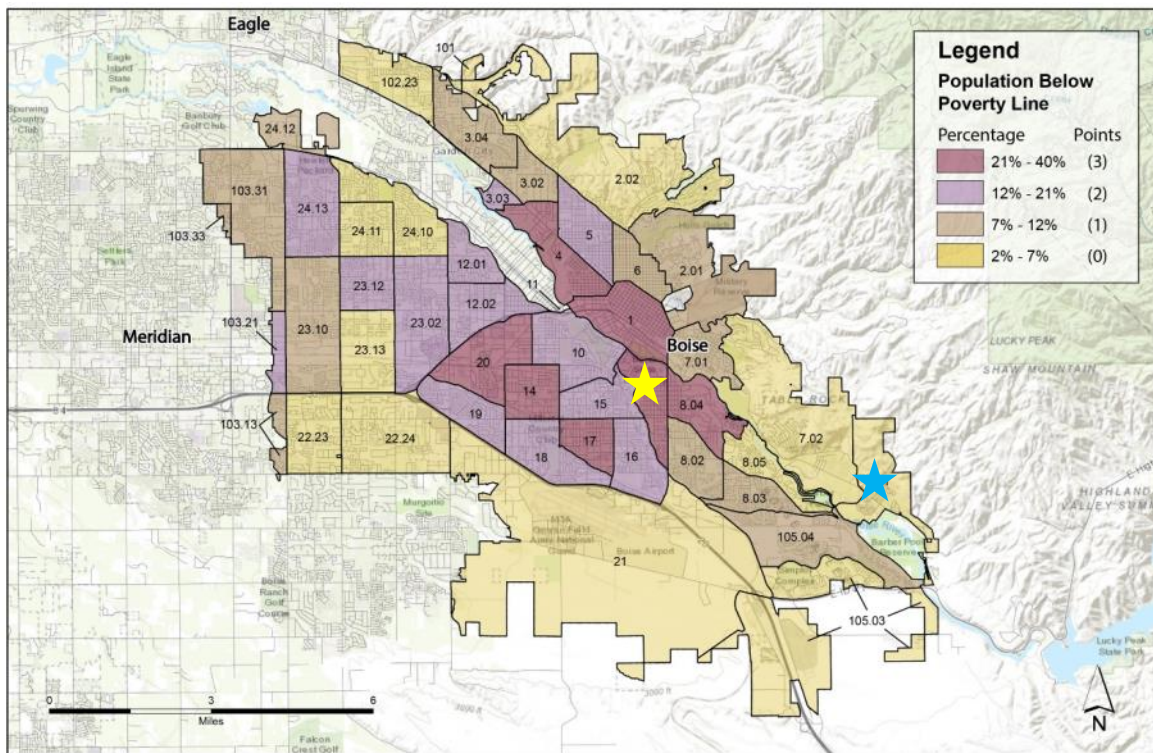
Figure 7-3: Life Expectancy Rates by Census Tract



Life Expectancy

Average life expectancy per census tract for the City of Boise

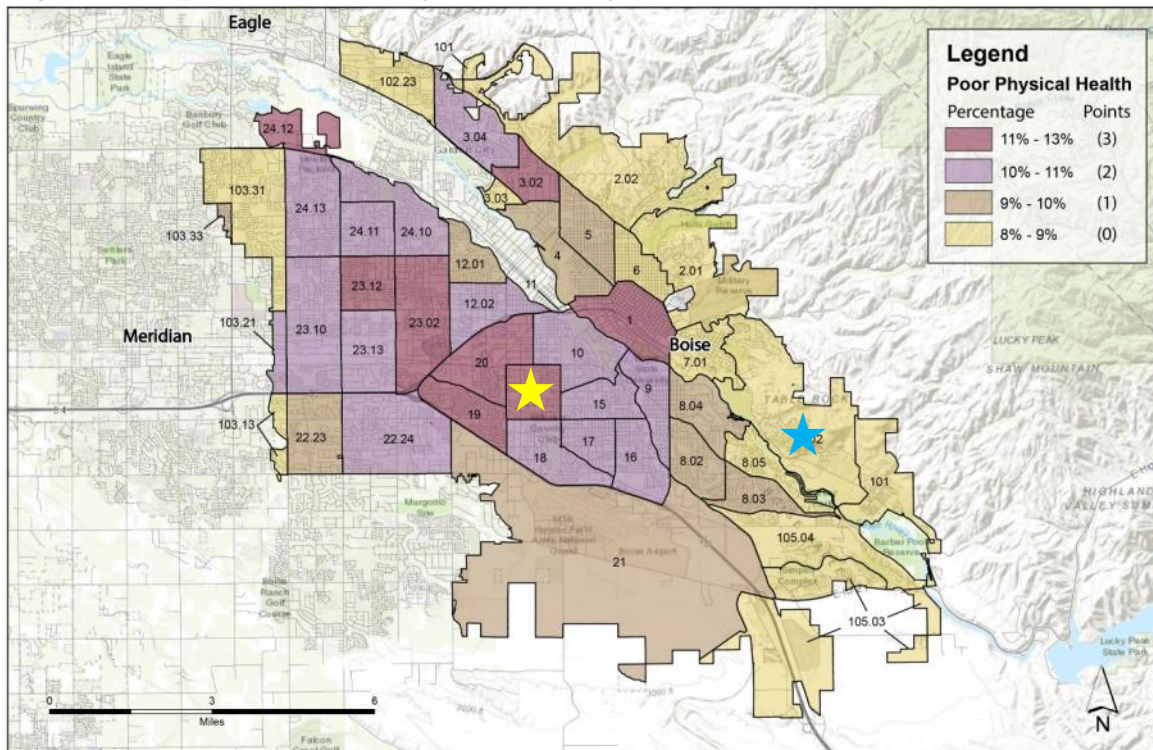
Figure 7-4: Population Percentage Below Poverty Line by Census Tract



Population Below Poverty Line

Percent of population below poverty line per census tract for the City of Boise.

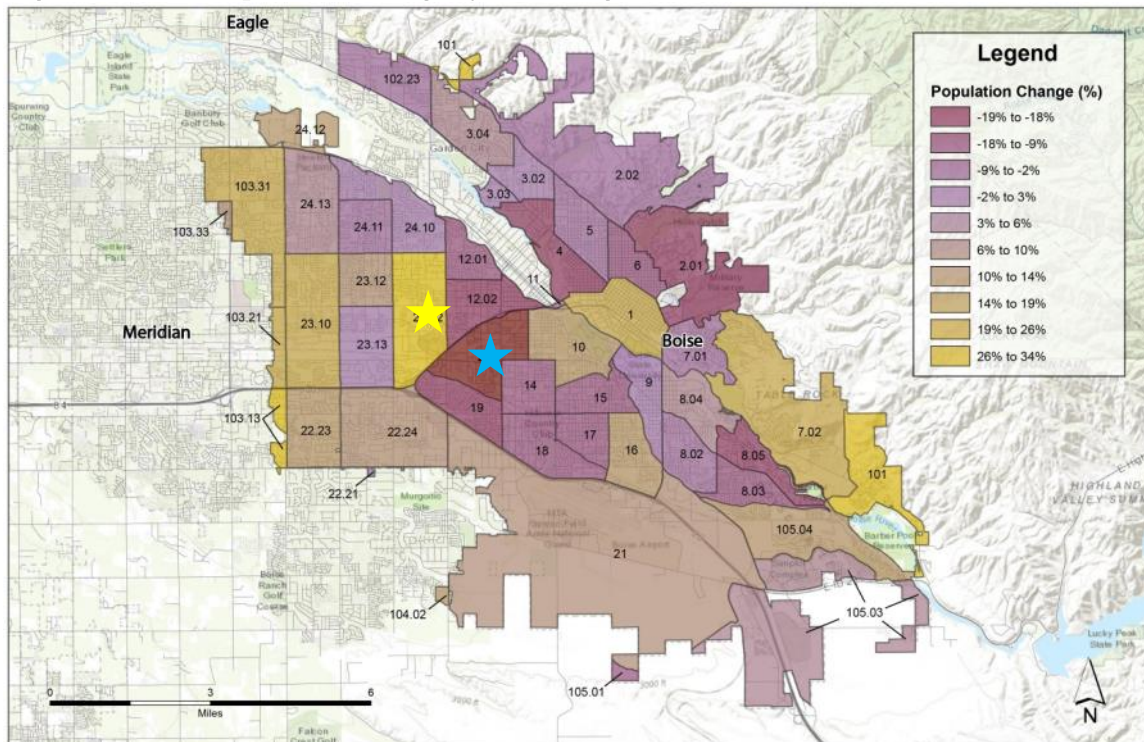
Figure 7-5: Population in Poor Physical Health by Census Tract



Population in Poor Physical Health

Percent of population in poor physical health per census tract for the City of Boise.

Figure 7-6: Raw Population Change by Percentage, 2010 to 2017

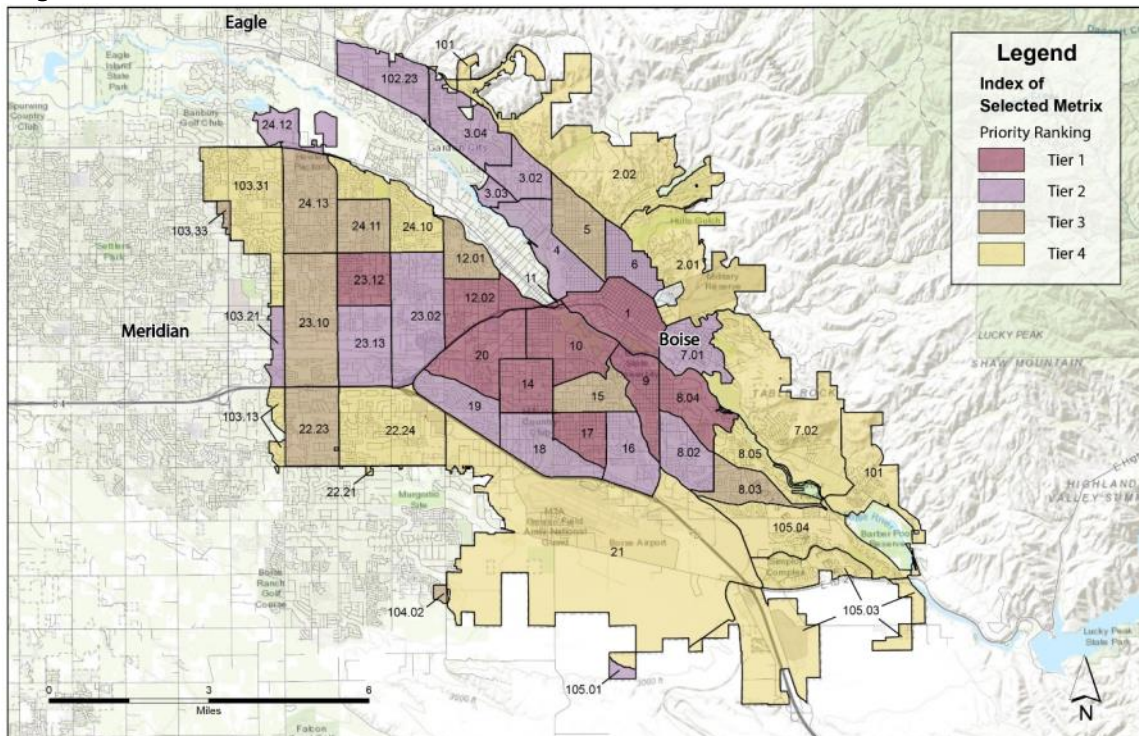


Boise Population Change: Between 2010 and 2017 many Boise Census tracts increased in population as expected. However, many more tracts lost population which may be unexpected. The tract with the highest population loss is tract 20, (blue star) which has lost 19% of its population. The tract with the highest increase is tract 23.02 (yellow star) which increased by 34%.

City of Boise Population Change

Population change from 2010 to 2017 per census tract for the City of Boise.

Figure 7-7: Median Income Combined With Rental Cost Burdened



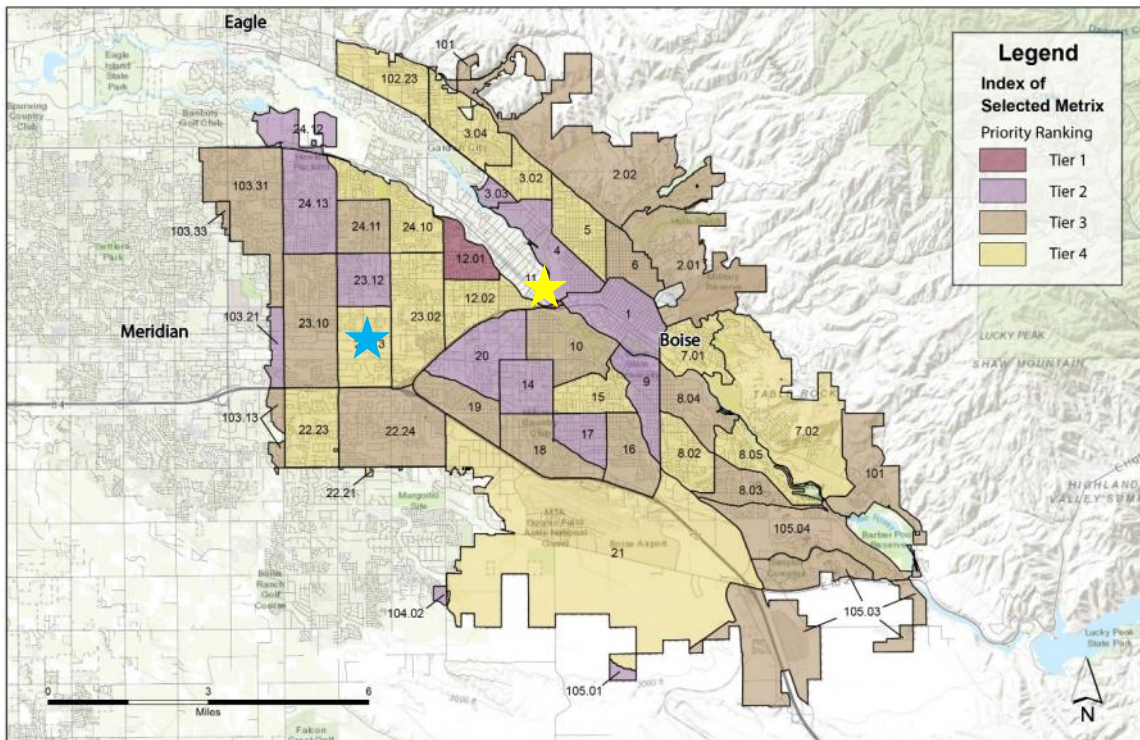
Income and Housing Costs: Figure 6-7 is a combination of two data sets that give an indication of financial housing conditions among renters and lower income households. Combining the two metrics show which tracts are experiencing the most significant rental challenges and likely to see evictions, forgoing of other household needs, and related financial stresses with any type of financial disruptions. (No high or low indicated as many tracts tied scores)

Income and Housing Cost

Index of selected metrics per census tract for the City of Boise.

Selected metrics include: 1) Median household income, and; 2) Rental cost per household.

Figure 7-8: Population Below Poverty Line Combined with Households Without a Vehicle and Number of Bus Stops per 1,000 People



Transportation is a key element of healthy lifestyles and necessary to access jobs, goods, services, and recreational outlets. By combining households under the poverty line with vehicle access and transit stop proximity, tracts with the most limited and abundant transportation options are made clear. Tract 23.13 has the highest number of households over the poverty line mixed with vehicle and transit access. (blue star) Tract 11, has the most households under the poverty line mixed with reduced vehicle and transit access. (yellow star)

Economic Health and Access to Transportation

Index of selected metrics per census tract for the City of Boise.

Selected metrics include: 1) Percentage of population living below the poverty line; 2) Percentage of households without a vehicle, and; 3) Number of bus stops per 1000 people.

Figure 7-9: Percentage of All Housing Unit Density, 10 Units or More.

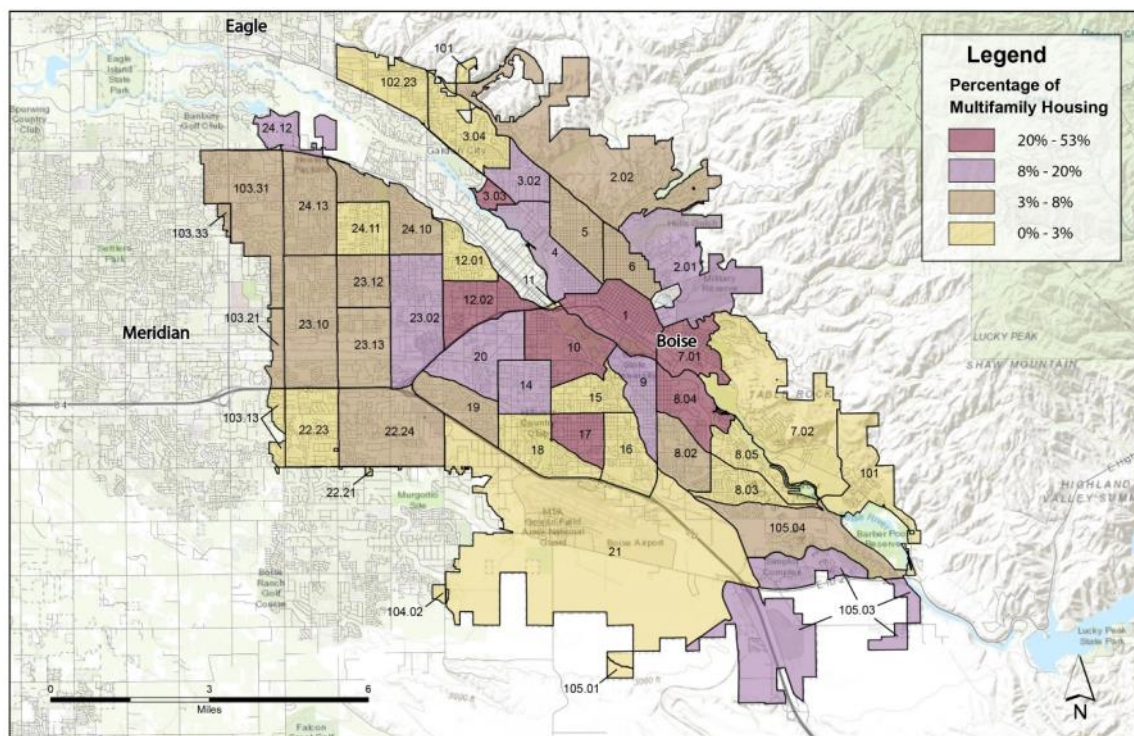


Figure 6-9 indicates where high density (10 units or more) housing exists as a percentage of overall housing options. The tract with the highest percentage of high-density housing is in downtown, tract 1. There are several tracts with less than 1% of housing being the high-density variety.

Distribution of High Density Housing

Multifamily housing 10 units or greater as a percentage of total housing inventory per census tract for the City of Boise.

8. Tier One Tracts

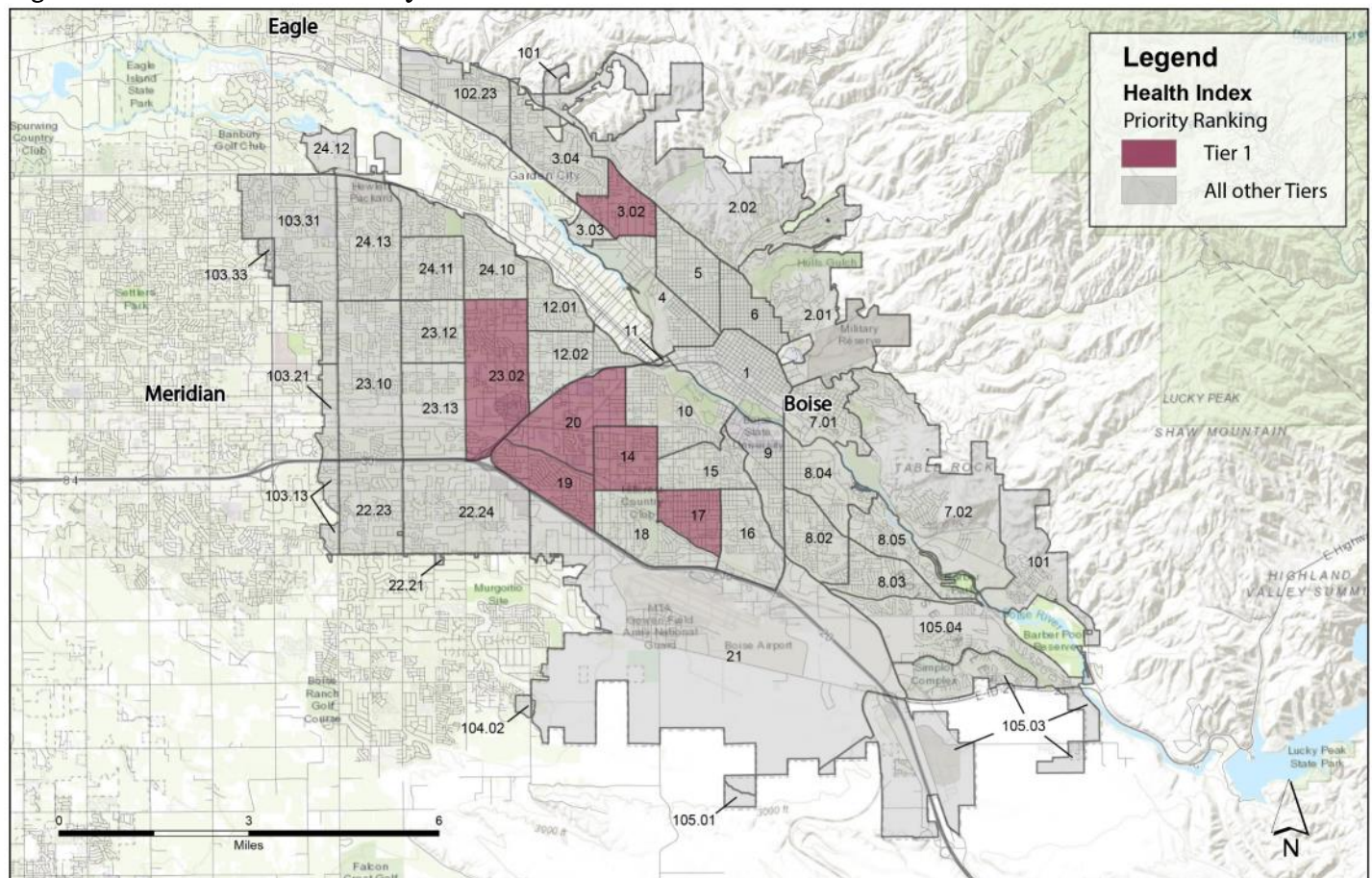
There are six Census tracts categorized as “Tier 1,” shown in Figure 7-1. Tier 1 categorization means these tracts have the highest overall percentages of compiled data points of all Boise census tracts. Housing and health outcome data points analyzed suggest people in these tracts may be more at risk for negative health outcomes. Tracts categorized as Tier 1 held percentages of total data points from 69% to 76% of total points. There were 34 indicators assessed which fed into total tract percentages; higher percentages suggest more “at-risk” areas while lower percentages suggest better housing and health conditions. Amongst Tier 1 tracts there were several themes

identified and confirmed through interviews:

- Lack of green space,
- Poor street connectivity,
- Lack of access (sidewalks, internet, food outlets, public transit), and
- Socio-economic challenges.

Despite these challenges, these tracts also self-identified many areas where opportunities are available to improve health and housing. Suggestions such as transportation opportunities, re-zoning strategic plots of lands, conversion of empty box-stores into housing, and infill of large, undeveloped parcels provides the City with feasible solutions from those who know these neighborhoods best.

Figure 8-1: Tier One Tracts in City of Boise



Tier One Tracts: Tract 23.02

Tract 23.02 is approximately 2.5 square miles in area and spans from I-184 (the Connector) to Ustick Road and Maple Grove Road to Cole Road. With the exception of one neighborhood and apartment complex abutting the Connector, most of the southern half of the tract is comprised of retail, commercial, and industrial spaces. Starting at the Ridenbaugh Canal, housing starts to become more prevalent, and north of Ustick is almost exclusively residential with the exceptions of parcels aligning the major arterials.



Data collected showed a large population of SNAP recipients, high unemployment rate, high number of English as Second Language households, high number of households without vehicles, and high levels of heart disease, asthma, and other health indicators.

Strengths

Goods and Service Access - Tract 23.02 is ripe with businesses and services to meet typical household needs. The Milwaukee and Fairview Corridors in particular afford numerous outlets and are centrally located for residents of the tract.

Employment Opportunities - The tract has hundreds of businesses ranging in size and specialty. Employment opportunities are in abundance and range from retail and service jobs, to professional careers at schools and medical clinics.

Transit Access - Other than downtown Boise, tract 23.02 has the highest number of transit routes serving the area. With the Boise Town Square Mall being a major transfer station, the tract has seven different routes that provides rides to as far as Caldwell.

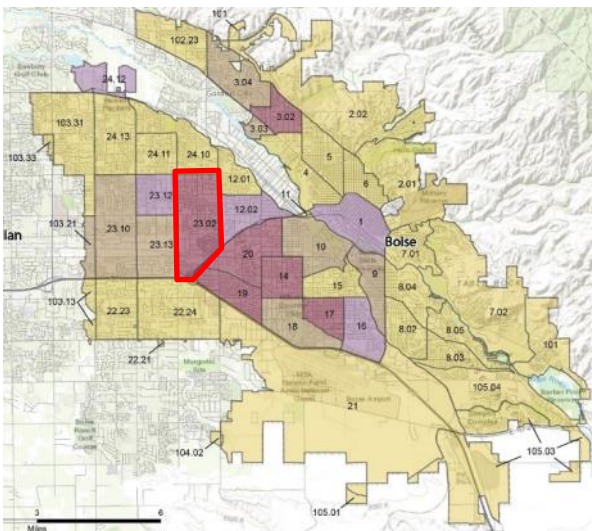
Library and Schools - For area school children, Morley Nelson Elementary School and Fairmont Junior High School both serve the tract and beyond. Additionally, the Cole & Ustick Library is located in the tract and provides numerous services for the general public, including tract residents.

Weaknesses

Limited Park Space - Despite nearly 10,000 residents, the tract essentially has two public parks: Florence Park and Fairmont Park. There is additional lawn and play areas located at the two public school campuses, though these spaces are not functioning park areas, void of typical park elements like trees, rest areas, and gathering places.

Minimal Large Development Parcels - Most of the tract is built out with only a few parcels available for development. One redevelopment possibility in the future are the existing mobile home parks. The largest of the mobile home parks is approximately 16 acres in total area.

Total Score: 76% of total points



Tier One Tracts: Tract 23.02

Opportunities

Infill Projects - Little land of any significant size is available. However, there are existing parcels where infill projects, including housing, could occur. One such undeveloped parcel exists near the Ustick Road and Milwaukee Street intersection. The parcel is flanked with residential (including the parcel to the east currently under construction) and could present housing opportunities in the tract. Such opportunities could be ripe for the recently discussed housing land trust concept.



Adaptive Reuse - The tract contains numerous commercial development parcels. With continued changes in the retail sector, larger buildings and building sites are becoming available. Though converting such properties into residential uses has many challenges, there may be an opportunity in the tract to attempt such a conversion.

Job/Housing Search - The Cole & Ustick Library is home to computer terminals with internet access. For some area residents without both, the library affords an opportunity to apply for jobs and to seek housing options. Having additional assistance for job and housing seekers on-site would be beneficial to help navigate various searches, applications, and related information.



Threats

Pressure on Affordable Units - Like many places throughout the city, housing cost pressures on existing affordable units will likely continue making rent payments more challenging as costs outpace pay increases. Tract 23.02 is particularly susceptible to price increases with over 400 mobile home units and several large-scale apartment complexes.

Large Paved Swaths - Tract 23.02 contains many large commercial development sites and car sales lots. These large parcels equal hundreds of acres of parking space. Such space creates a heat island effect during summer months causing negative health impacts. These effects can also increase the cost to area residents needing to cool their homes when in proximity to such large lots. According to the EPA, "increased daytime surface temperatures, reduced nighttime cooling, and higher air pollution levels associated with urban heat islands can affect human health by contributing to general discomfort, respiratory difficulties, heat cramps and exhaustion, non-fatal heat stroke, and heat-related mortality." The Boise Town Square Mall and surrounding parking areas, act as such a heat island.

Uninsured Population - One specific indicator flagged in the data collection exercise of concern for tract 23.02 is the uninsured population. With an estimated 78.5% insured, this means more than one in five people lack medical insurance. Unexpected medical bills are one of the leading causes of financial stress for those with limited incomes. This, coupled with the many rental and affordable units in the tract, is reason for concern.

Nutritional Knowledge - During interviews, many area residents are apparently in need of nutritional education. Rankings in obesity, diabetes, and poor physical health correlate to these claims. Providing organized nutrition classes within the tract could be an effective intervention for area residents.



Tier One Tracts: Tract 20

Tract 20 is a tract bounded by I-184, the Connector, and the Farmers Lateral and approximately Cole Road to the west and Orchard Street to the east. Most of the tract is comprised of Saint Alphonsus Regional Medical Center, the Tesoro and Sinclair tank farm, and numerous other industrial businesses. While residential areas do exist in the tract, much of it is confined to three main neighborhoods.

Some of the indicators that rank the track as a top tier include households without computer access, reported poor mental health days, lower median income, limited food access, and high asthma rates. Other factors include number of households both rent and mortgage cost-burdened, limited English proficiency households, and high unemployment rate for those over 16 years old.

Strengths

Rail Corridor - For several years, the future of the Union Pacific railroad corridor has been discussed. Current operations limit commercial operations to typically no more than three trains per day. Numerous conversations have occurred ranging from a dedicated passenger service, to a parallel autonomous bus service route, and even full conversion to a paved rail trail.

Employment Access - Tract 20 includes many institutional employers including Saint Alphonsus, supportive doctors and clinical offices surrounding the campus, the Ada County jail, Borah and Bishop Kelly High Schools, auto dealerships, the Department of Environmental Quality, a portion of the

Ada County Highway District services, and more professional and light industrial businesses.

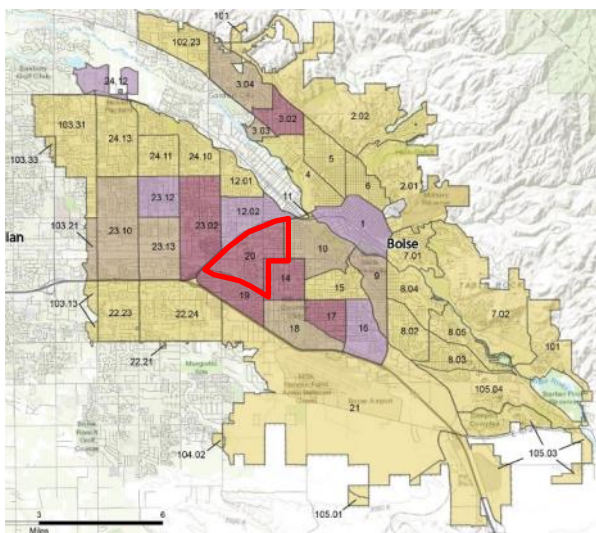
Weaknesses

Poor Connectivity - For the few residents who do live in the tract, street connectivity is poor. A lack of multiple, well-connected routes means residents, delivery vehicles, walkers, and bicyclists have to travel well out of their way and put higher volumes on the limited routes and intersections. Such poor street design results in more miles traveled, fewer non-motorized trips, and higher crash rates as drivers often take greater risks when intersection volumes delay travel. (Red circles indicate connections with collector and arterials.)



Industrial/Residential Mix - Typically, industrial and residential land uses are separated by zoning codes. This is because industrial uses often conflict with human health in the form of excessive noise, local air quality degradation, the constant presence of heavy freight traffic, and other operational constants. Tract 20 is the home to the Tesoro and Sinclair tank farm and the area oil pipeline. Though the future of the farm has been subject to discussions, current residents live in close proximity, making the mix less than ideal for area and tract residents.

Total Score: 76% of total points



Indicator	
Population	4,512
Median Income	\$35,827
Growth Since 2010	-18.8%
Housing Units	2,186
Median Gross Rent	\$815
Median Monthly Mortgage	\$989
Renter Paying >30% of Income to Rent	27.3%
Owner Paying >30% of Income to Mortgage	33.1%
Single Family Housing Percentage	30.3%
Multi Family Housing >10 Units Percentage	16.7%

Tier One Tracts: Tract 20

Lack of Access for Living Resources - While many commercial and institutional land uses exist in the tract, few businesses exist for typical daily needs. Food outlets (including grocery stores and neighborhood markets) in particular are not located in the tract. The only exception is the presence of two gas station mini-marts. There is a Fred Meyer shopping center just outside of the tract, however due to the lack of connectivity described earlier, the site is not easily accessible, especially by foot or bike.

Opportunities

Tank Farm - The Tesoro and Sinclair tank farm presents a significant opportunity should the companies determine an alternative site is better suited for growing needs and convenience. The three sites are located in the middle of the tract and comprise 38 total acres of land. If the site was redeveloped with density of 10 residential units per acre, nearly 400 units could be built, housing upwards of 900 people at 2.5 people per unit.

Infill - Many undeveloped parcels still exist in the tract, presenting opportunity for development. The sites are mostly located in areas likely suited for housing and could be ideal for joint housing ventures between the City and local housing partners.



The pictured site above is 10 acres of undeveloped land owned by Boise Parks and Recreation between Borah Park and Bishop Kelly High School, and is a short distance from a bus stop, and near a regional shopping center.

Redevelopment - Other than the tank farms and infill projects, the tract also presents potential for redevelopment if existing businesses relocate. In particular, the existing car dealership lots west of Cole Road and the warehouses near Barrister Drive could be redeveloped into other uses, including medium- and high-density housing.



Tract 20 is a designated opportunity zone and contains numerous sites either ripe for infill or redevelopment.

Threats

Crime Rates - Data and interviews determined an above average crime rate in the tract. In fact, other than downtown Boise (ranked highest), tract 20 had the third highest crime rate in Boise. Mentioned in interviews were a number of mostly theft, vandalism, and drug-related crimes that seemingly continue to increase over time.

Uninsured Rates - As discussed in the tract previously, having a high uninsured rate coupled with renter and owner cost burden rates could equal a high turnover or eviction rate if any unexpected medical issues occur. This tract is also vulnerable to such happenings as 13% of the population is uninsured and 27.3% of renters and 33.1% of owners are cost burdened, or paying more than 30% of income-to-housing costs.



Tier One Tracts: Tract 14

Tract 14 is in the Central Bench and is bounded by the Union Pacific railroad corridor and Overland Road on the north and south; and Roosevelt Street and Curtis Road to the east and west. The square mile includes Fred Meyer and Albertsons shopping centers, Cassia and Franklin Parks, several churches, and significant residential areas.

Indicators bringing the tract into a top tier include high disability rate, lower life expectancy, households below poverty line, cost-burdened home renters and owners, high uninsured rate, heart disease, obesity, asthma, diabetes and reported poor mental health days.

Strengths

Bus Service - Tract 14 is well served by transit with three separate routes servicing the neighborhood. The three routes, route 4, 6, and 29, connect residents into downtown Boise as well as the Boise Airport; both significant employment hubs. The three routes are separated by half-mile spacing meaning residents do not have to travel farther than a quarter-mile to access bus stops.

Food Access - Residents are served by two grocery store centers in close proximity with one another and accessible by transit. With the Fred Meyers center located off Franklin Road and the Albertsons center off Overland Road, residents have a choice between stores, both having additional services typically in need for daily life.

Cultural Diversity - Mentioned in several interviews was the strength cultural diversity play in

the Central Bench. The tract is home to many re-settled refugees and the Orchard Corridor reflects the desire for goods and services not historically offered in the area. While communication and adapting to a new way of life was mentioned as a challenge at times, overall, the inclusivity not seen in most other parts of Boise was welcomed.

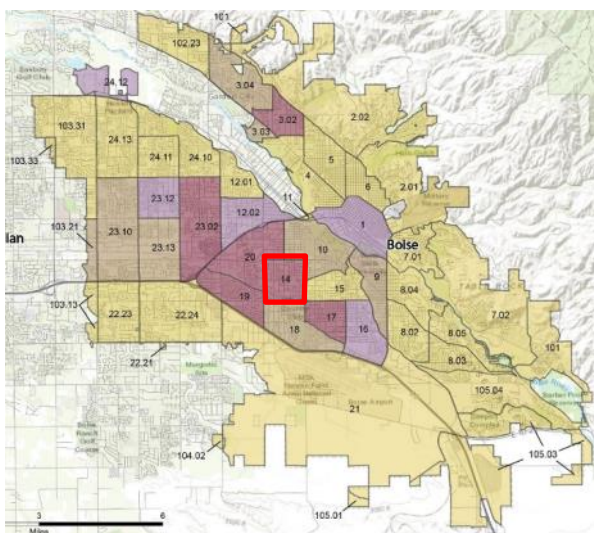
Weaknesses

Life Expectancy - The Central Bench has the second lowest life expectancy in Boise, only behind tract 17, the Vista neighborhood. The most recent life expectancy was 73.8 years which is a full 6.1 years shorter than the citywide average.

Economic Indicators - Financial indicators show many residents as economically vulnerable. The tract ranks fourth lowest for median income and fifth highest for households below poverty status. These figures correlate with 30% of Central Bench households who rent are estimated to be cost burdened. While home owners fair slightly better, still 36% are estimated to be cost burdened.



Total Score 73% of total points available

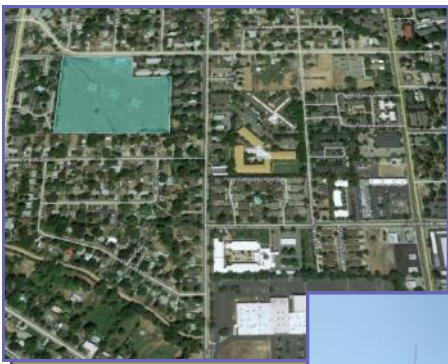


Indicator	
Population	5,081
Median Income	\$33,162
Growth Since 2010	-5.0%
Housing Units	2,787
Median Gross Rent	\$838
Median Monthly Mortgage	\$994
Renter Paying >30% of Income to Rent	30.3%
Owner Paying >30% of Income to Mortgage	36.0%
Single Family Housing Percentage	43%
Multi Family Housing >10 Units Percentage	21.2%

Tier One Tracts: Tract 14

Opportunities

Radio Station Property - Tract 14 is well established with much of the housing being over 50 years in age. Few parcels remain for development or redevelopment. One property perfectly suited for housing needs is an existing radio tower site. The property is private and there is no indication of a desire to sell. However, the 10-acre parcel is flanked by residential land uses, near commonly used services and accessible to goods and transportation options. Such a site could easily accommodate 100-150 or more housing units and house over 250-375 people.



Housing densities similar to what has occurred recently in the tract, could be a valuable addition to the area and on the parcel described.



Orchard/Franklin Development - In 2020, the City will pursue development through a partnership with a private sector builder at the southwest corner of the Orchard Street and Franklin Road intersection. As of this writing, the project details are yet determined but anticipated to provide a boost to activity in the immediate area and overall tract through a mixed-use, mixed-income project.

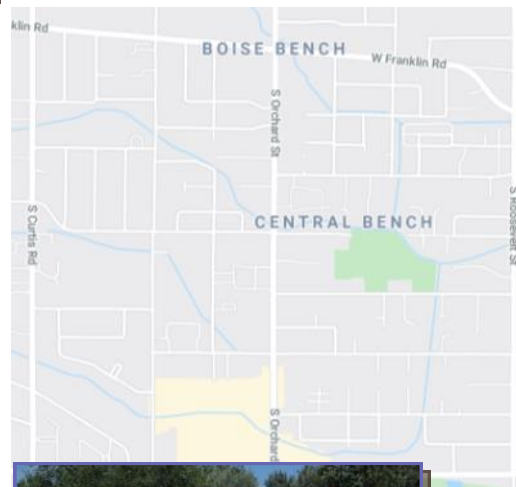
Albertsons Center Property - Not owned by Albertsons, the property is located at the western edge of the Albertsons shopping center and was recently subject to a development application. The project has yet to materialize but could accommodate 20-30+ units on its 2.5 acres. Furthermore, the property would not need additional parking as the existing site was once home to a large department store which has since been scraped.

Threats

Health Indicators - Several health indicators show Central Bench residents are generally experiencing health challenges. Heart disease, asthma, obesity, poor physical and mental health days; all scored in the top quartile compared with the balance of Boise tracts. Cancer rates are also high. Providing robust health education, screenings, and activities at Cassia Park or the Hillcrest Library are ways to intervene and possibly improve indicators over the coming years.



Cut Through Traffic - Central Bench streets often fail to connect to collector or arterial roads. This puts additional pressures on collector roads in particular to move drivers, bicyclists, and walkers from one area to another. The fact that the Bench has such poor connectivity means those streets that do connect, often see additional traffic cutting through neighborhoods. When drivers in particular, cut through a neighborhood that is not their own, they tend to drive less carefully and with greater speed. Cut through traffic can degrade a neighborhood and limit street activity such as kids playing or neighbors interacting.



Homemade speed signs are a prime indication of chronic problems and safety hazards.

Tier One Tracts: Tract 17

Tract 17 is a smaller tract bounded by the New York Canal and Overland Road to the south and north, and Roosevelt Street and Vista Avenue to the west and east. The tract is nearly exclusive of residential land uses but does include an Albertsons grocery store, Whitney Elementary School, some smaller retail and commercial outlets in the northwest corner of the tract near Overland Road.

Social determinant categories pushing the tract into tier one include a lower life expectancy, high unemployment rate, high number of households in poverty status, and high number of burdened renters. Other indicators include high asthma and obesity rates, high uninsured rates, lower median income levels and a higher crime rate.

Strengths

Transportation Connections - Tract 17 is generally easy to navigate with two bus routes that connect to both the Boise Town Square Mall and downtown. The street system is largely gridded and well connected with above average number of sidewalks per 1000 people. Bicycle facilities are not as robust, partly due to most of the streets being classified as local, which minimizes treatments from ACHD. One area of need is additional dedicated crosswalks spanning Vista Avenue, especially considering access to one of the bus routes and desirable land uses is on the east side of the street.

Whitney Elementary - A dual language school, Whitney Elementary offers courses and curriculum different than most Boise elementary schools. This has caused students from other parts of the city to

attend the school and diversifying the student body. The school is largely viewed as a strong neighborhood school providing numerous elements of support to students and their families beyond their typical charter.

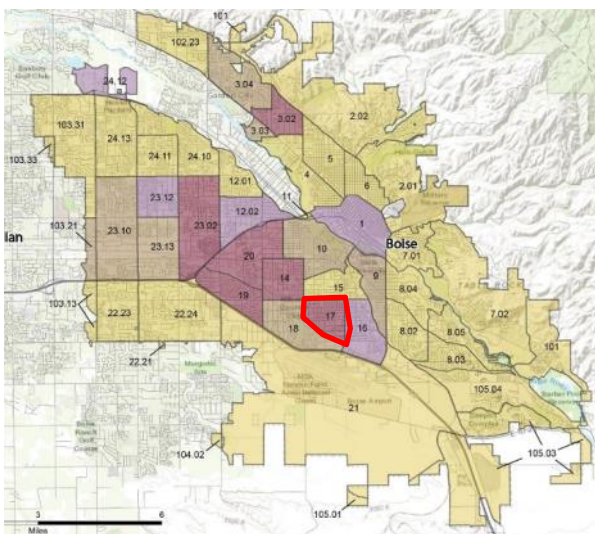
Weaknesses

Challenging Housing Conditions - According to those interviewed and from field analysis, there are several pockets of housing that have fallen into a state of disrepair. Leaking roofs, exposed floor boards in mobile homes, and pest infestations were mentioned as being particularly problematic. Further, the area behind the local Albertson's store has become a place for temporary camping.



Socio-Economic Conditions - This tract has the shortest life expectancy in Boise, has an unemployment rate double that of the citywide average, with the fourth highest poverty rate, a median income just over \$40,000, and the third lowest insured rate among all Boise Census tracts. Combining all described indicators suggests challenging conditions for many of the 6,200 plus residents.

Total Score 69% of total points



Indicator	
Population	6,204
Median Income	\$40,101
Growth Since 2010	-4.0%
Housing Units	2,614
Median Gross Rent	\$822
Median Monthly Mortgage	\$858
Renter Paying >30% of Income to Rent	24.6%
Owner Paying >30% of Income to Mortgage	25.7%
Single Family Housing Percentage	50.7%
Multi Family Housing >10 Units Percentage	23.3%

Tier One Tracts: Tract 17

Opportunities

Parent Classes

“Community Attitude” - Described by those interviewed, the prevailing attitude among local residents is one of a growing “community”. The description was about people embracing their neighborhood, working together, and supporting one another when in need. While indicators may imply conditions are less than ideal for some tract residents, this spirit of “community” may prove beneficial for implementing real investment and programs aimed at improving conditions.

Preschool - It is well documented how pre-school education impacts a child's life and can alter their learning trajectory by exposing them to early learning. Currently, Whitney Elementary School is without a preschool. If such an investment was made by the Boise School District, it would likely have profound impacts on the children and families in tract 17. Reducing day care costs, allowing time for parents or guardians to work, and the numerous education benefits derived from preschool can have long-term effects on the generational poverty described in the area.

Young Adult Population - One factor for why economic conditions are likely more challenging than most other tracts has to do with age and wages. The median age in tract 17 is 29.5 which is the second lowest in Boise. The percent of population over 65 and under 18 are both lower than citywide averages. This implies a younger adult population still gaining a foothold in the workforce and their earning power. Such a population could prove beneficial in terms of community engagement and possibly housing programs aimed at younger first time home buyers.

Threats

Gentrification - Tract 17 has seen a shift in demographics as homes and property continue to rise in cost. Many existing residents have had to relocate from the area replaced with new residents able to afford the increasing rents or mortgages. Such a change has meant increases in values, but reduction of affordable units for younger working adults.



Numerous infill housing constructed throughout tract 17.

Reduction of Affordable Units - The tract has many mobile home units or small footprint post war era homes. Such housing units are often subject to purchase with the intention of redeveloping with infill projects at a higher price point. Such a turnover from an affordable unit to one likely above market rate is a threat to tract 17 due to its central location, accessibility to services, and proximity to the states largest job center. Such a threat exists in many tracts in Boise, but tract 17 is particularly susceptible, evidenced by the number of infill houses built over recent years.

Tier One Tracts: Tract 19

Tract 19 is surrounded by the Connector and the Farmers Lateral to the south, west, and north, and Curtis Road to the east, and is bifurcated by Overland Road which is aligned east to west. The majority of the tract is comprised of residential units with the exception being the retail, commercial, and offices along Overland Road and Grace Jordan Elementary School.

Social determinants pushing the tract into the top tier include a high over 65 population, lower life expectancy, high disabled population, high number of households without a vehicle, limited food access, and limited bicycle facilities. Health indicators ranking high include heart disease, asthma, cancer, diabetes, and obesity rates, and number of days experiencing poor physical health.

Strengths

Economics - Economic indicators are generally strong compared with most Boise tracts. Median income is over \$50,000, rent cost-burdened rate is under 20% and owner cost-burden is under 28%, both of which are below citywide averages, and poverty rates, while elevated, are still under tract household averages.

Cole Interchange, Business Activity - The Cole Road interchange is one of the more significant in the Boise area as it is a major access point for south Boise and locations near the interstate, as no interchanges exist for over four miles west. The interchange draws tens of thousands of vehicles each day. This has a general correlation with economic activity for nearby merchants. While the success of

each business is dependent on multiple factors, the continual exposure and roadway configuration in the immediate area continues to influence sales and minimize commercial vacancy.

Weaknesses

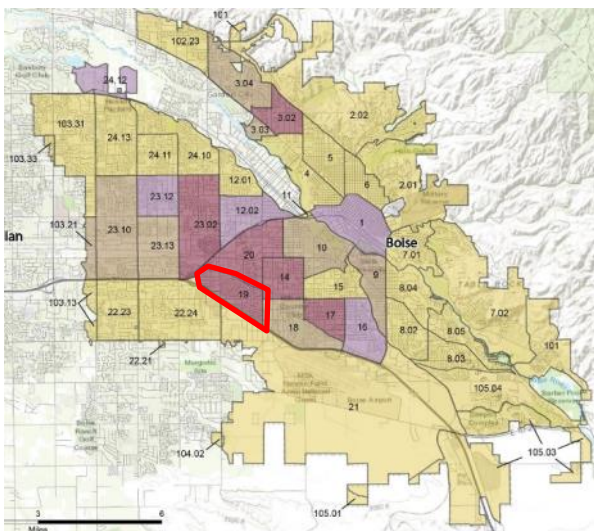
Geographically Isolated (Cole/Overland) - The strength of Overland Road interchange is also a weakness to the neighborhood strength. Overland Road is one of the busier streets in Boise and bifurcates the tract. Similarly, Cole Road is a heavily used street and separates two parts of the tract. To compound the separation issue, there are very few opportunities for people to cross the streets and access the goods and services without using a car to do so. Between Cole Road and Curtis Road, there are only two designated crossings, one of which is a pedestrian bridge structure. Furthermore, the western portion of the tract is also completely surrounded by the Interstate and Connector making it an isolated neighborhood.



The Overland Road corridor has minimal crossing opportunities, making walking and biking trips difficult, some unnecessary vehicle trips more probable.



Total Score 72% of total points



Indicator	
Population	4,586
Median Income	\$50,212
Growth Since 2010	-13.0%
Housing Units	2,110
Median Gross Rent	\$801
Median Monthly Mortgage	\$1,145
Renter Paying >30% of Income to Rent	19.1%
Owner Paying >30% of Income to Mortgage	27.4%
Single Family Housing Percentage	77.7%
Multi Family Housing >10 Units Percentage	3.8%

Tier One Tracts: Tract 19

Noise/Air Pollution - Much of the tract is flanked by heavily traveled roads or freeways. Such conditions are associated with poor local air quality that increases asthma rates and can translate into non-smokers experiencing similar physical conditions as those who smoke. Furthermore, effects of vehicle pollution can occur upwards of 1500 feet from roadways meaning much of tract 19 is exposed to high levels of air pollution correlating with numerous health issues including heart disease and certain cancers.



Tract 19 in the map above is in red, while the yellow portions are those residential parts of the tract within 1500' of either I-184 or I-84.

Opportunities

Overland Road Master Plan - The Overland Road corridor through tract 19 presents many challenges but also many opportunities. Developing a master plan complete with renewed land uses, newer dense housing, and mixed-use parcels coupled with a new transportation vision where pedestrians, transit uses, and bicyclists in the area are not only accommodated, but prioritized, is possible with a joint master plan between Boise and ACHD.

Tree Planting Program - With the identified pollution issues cited above, there is an opportunity to improve conditions by planting large numbers of trees throughout tract 19 to help filter the air, quiet noise pollution, and generally improve the aesthetic environment. Either by planting the trees in available public rights-of-way, or proactively reaching out to property owners in the area and marketing free trees or planting assistance, the tract can see significant improvements in coming years as canopies mature and their impacts felt.

Threats

Health Indicators - Much of the population living in tract 19 are likely experiencing difficult health conditions. The tract exceeded citywide averages for each health category. Heart disease, cancer, diabetes, asthma, obesity, and general good health days, all scored poorly. As this tract continues to age, health conditions will likely continue to deteriorate which could impact household income and eventually affordability and maintenance of housing stock.

Interstate, I-184 Congestion - Both I-84 and I-184 continue to see increases in traffic congestion. It is not uncommon to see traffic at a standstill during peak hours and this trend will only continue as residential growth in the western portion of the Valley continues while downtown Boise flourishes as the regional employment hub. Such congestion will impact the tract with further degradation of air quality and noise pollution as well as the probability of spill-over traffic from drivers using an alternative route to access their destination. The tract has several key arterial corridors which can be used to access downtown Boise or to parallel the interstate when traffic conditions are slow moving.

Growing Animosity - One serious threat developing in the area, according to those interviewed, is a growing rift between residents of different socio-economic status. Described was an acrimony among those unemployed and experiencing poverty and those working but not receiving subsidies such as unemployment, disability, or SNAP benefits. The condition was also described as a growing issue as the neighborhood continues to change due to housing costs and resident turn over.



Tract 19 is served by Grace Jordan Elementary school which provides a number of additional community services beyond the educate mandate.

Tier One Tracts: Tract 3.02

Tract 3.02 is a tract in northwest Boise bounded by State Street and Hill Road to the south and north; and 36th Street and Collister Drive/Bloom Street to the east and west. Most of the tract is residential in nature with the exception of Collister Elementary School and the frontage along State Street.

Social determinant indicators that pushed the tract into top tier status include median age, higher percentage of 65 and older population, lower life expectancy, high rates of unemployment, cost-burdened renters, poor sidewalk access, poor food access, and lower access to computer and internet. Health indicators flagging in the tract include high rates of heart disease, cancer, physical health, obesity, and diabetes.

Strengths

Access to goods and services - Tract 3.02 has two major centers of activity for daily needs including the Collister Center and the adjacent Lake Harbor. Between the two, numerous outlets for food access, the Collister Library and recreational outlets exist. Fortunately for residents, both sites are on the north side of State Street which allows easy access.

Strong Social Connection - Described by those interviewed, there is a strong sense of community in the area. The mix of older long-time residents mixed with newer residents who want the best for their new neighborhood appears to have created a strong bond and sense of community pride. Such a bond can be useful if a common purpose is established generated by neighborhood members.

Tree Canopy - Another strength of the tract is the percent of land covered by tree canopies. One of the top ranked tracts in Boise, nearly 30% of the tract has a tree canopy providing the shade and benefits documented by research. Trees are documented to provide local air quality benefits, enhance property values, capture dust and particulate matter, and can lower energy use by casting shade on structures and homes.

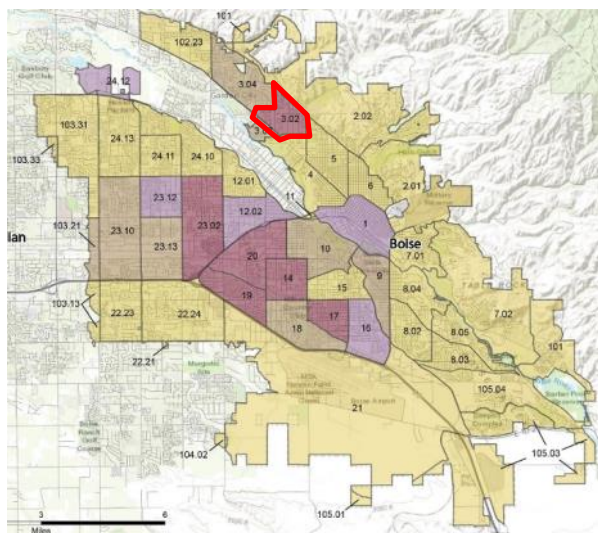
Weaknesses

Minimal Infill Opportunities - For housing options to increase in the tract, infill projects are really the only viable option as there is little undeveloped land left for true greenfield development to occur. Infill opportunities are also scarce. While a small number of parcels could be redeveloped, none are of any consequential size to significantly increase the number of housing units.

Digital Divide - Described in interviews, there is a sense that many area residents are facing a “digital divide.” This implies a high number of residents are without internet access, do not have some form of home computer, or are without modern computer skills to navigate web-based services for vital needs such as employment or housing options.

Limited Formal Park Space - The tract is home to Catalpa Park. However, park space per 1,000 people is one of the lower ranked tracts in Boise. Remedying this is not easy given little land opportunities, however improving access to nearby out-of-tract parks, or adding future pocket parks are potential solutions.

Total Score 69% of total points



Indicator	
Population	3,130
Median Income	\$47,904
Growth Since 2010	5.3%
Housing Units	1,482
Median Gross Rent	\$910
Median Monthly Mortgage	\$1,113
Renter Paying >30% of Income to Rent	22.8%
Owner Paying >30% of Income to Mortgage	27.9%
Single Family Housing Percentage	64.3%
Multi Family Housing >10 Units Percentage	18.2%

Tier One Tracts: Tract 3.02

Opportunities

State Street Corridor - This neighborhood is bounded by State Street, one of the regions most significant arterial routes. The route links downtown Boise with Eagle, Star, and Middleton; and connects with Highway 55, Highway 16, and I-84. The route is also serviced by ValleyRide and has been subject to several transit-based planning efforts. Plans have included transit and street operations, transit-oriented development concepts and more. Such a transformation would have significant impacts on the neighborhood. If plans are implemented through zoning and redevelopment opportunities with through street and transit alterations; residents would have increased transportation options and likely see more opportunity for accessing daily needs and employment. This could increase property values. If implemented, such changes could present opportunities for improved elements characterized as “quality of life.”



Excerpts from the recent State Street Corridor TOD plan show a new vision for the Collister area, particularly along the busy arterial.

R-1AS Overlay District - The large lot overlay district accurately describes what exists today. A portion of the tract is comprised of 3/4 acre lots with homes built several decades ago. As it stands, redeveloping in the area is limited by zoning. Such a strategy is in line with *Blueprint Boise*, but also conflicts with competing strategies aimed at increasing housing supply. This is true for locations in close proximity to job centers and goods and services. Reexamining the overlay district may be a

worthy endeavor and some types of agreeable adjustments possible.

Threats

Emotional Health - Emotional health is a term that captures various concepts, among them both mental health and binge drinking. Data shows residents are experiencing poor mental health days and days of binge drinking in the top ten of Boise tracts. This is not to imply all residents are subject to either case, but indicators do show nearly 20% of the population falls into each category. Furthermore, it was described by interviewees that a number of area residents are suffering from some sort of mental health conditions and in need of medical care.

Lack of Sidewalk Infrastructure - The tract is subject to a transit plan whose success is largely predicated on walking. Health indicators such as heart disease, diabetes, and physical inactivity suggest a population not meeting recommended activity needs. Both issues can be addressed with sidewalk infrastructure. However, the tract currently ranks towards the bottom for sidewalk access. Much of this is due to subdivisions and custom homes not being required to construct them at the time they were built. Today, what is a common element of new construction is largely absent forcing pedestrians to walk among moving vehicles. For some residents, this is seen as an appropriate condition and in standing with a historical way of life. For others, it represents an increased chance of being struck by a driver and significantly injured.

High Eviction Rate - Mentioned by those interviewed, the eviction rate in the area was claimed to be high. In an area where housing is in high demand and rental fees growing, turnover for those unable to meet monthly rents has been met with swift evictions. This claim was not limited to the neighborhood and agencies whose mission is to help those in need of rent assistance supported the claim and went further to say the issue is citywide.



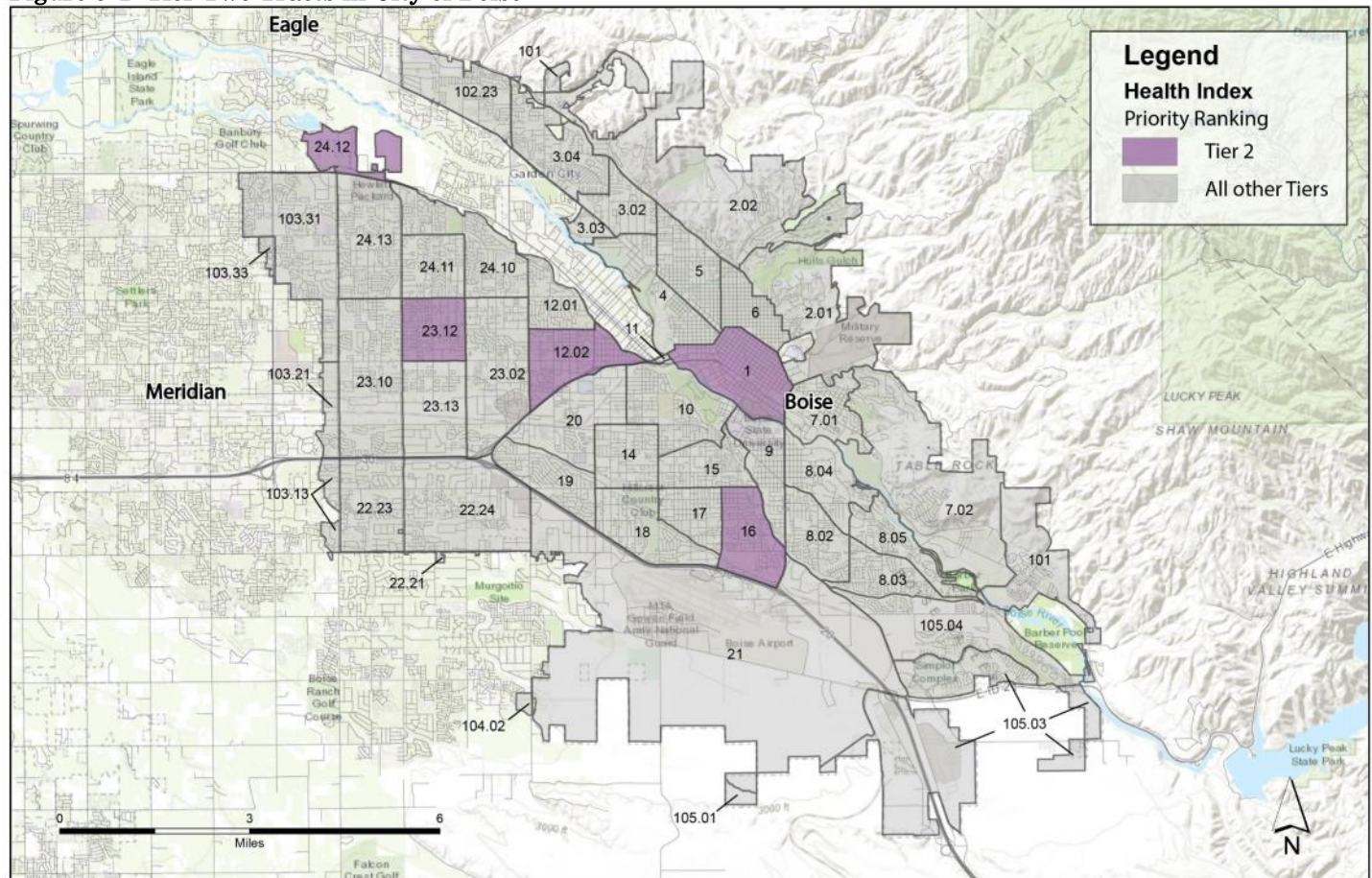
9. Tier Two Tracts

There are four census tracts which have been categorized as “Tier 2,” as shown in Figure 8-1. Tract 24.12 contains few residential properties and was eliminated from analysis. The Tier 2 categorization includes census tracts which held percentages between 64-68% of the total data points. Housing and health outcome data points analyzed suggest those living in these areas may also be at risk for negative health outcomes. While many indicators demonstrate similar levels of concern as Tier 1 tracts, enough of the 34 categories ranked low enough to not place each tract in Tier 1. These tracts are to be considered “at risk” despite their scores falling between 64% to 68% of total points available.

Among these four Tier 2 tracts, common themes of high-ranking determinants of health include; low-income/below-the-poverty-line households, rent/owner cost burden, poor mental and physical health, high rates of disabled populations, and high rates of obesity and asthma.

Tier 2 tracts were a mix of defining high ranking determinants of health and pockets of strengths which helped reduce many data points out of the Tier 1 ranking. These strong points included; mixed-income housing which offers low-income housing opportunities, continued housing investments, and connectivity (access to transport and services).

Figure 9-1: Tier Two Tracts in City of Boise



City of Boise Health Assessment

Census tracts classified as tier 2 based on an index of selected health metrics.

Ecosystem Sciences, LLC
Science Design Planning

Disclaimers - This map (or data product) is for illustration purposes only. It is not intended to be used for description, conveyance, authoritative definition of legal boundary, or property title. This is not a survey product. Users are encouraged to examine the documentation or metadata associated with the data on which this map is based for information related to its accuracy, currentness, and limitations.

Tier Two Tracts: Tract 1

Tract 1 comprises the footprint of downtown Boise. It is bounded by the Boise River to the south, Broadway to the east, and a collection of streets forming its northern boundary. There is a vast difference in income levels for the tract's housing stock, ranging from condominium and tower development to well below market rate, homeless, and subsidized housing, as well as a few mobile homes. As such, median income appears high in this tract but cost-burdened renters and mortgage holders are also high. There are many homeless and affordability services in this tract, as well as government institutions and the Main Library. The area has a higher than average population of people with disabilities and is stressed from a physical and mental health perspective, based on data.

Strengths

Location - The proximity to downtown, which includes access to nearly all of the city's transit routes, is this tract's strength as it has solid job access for a range of incomes and transportation options.

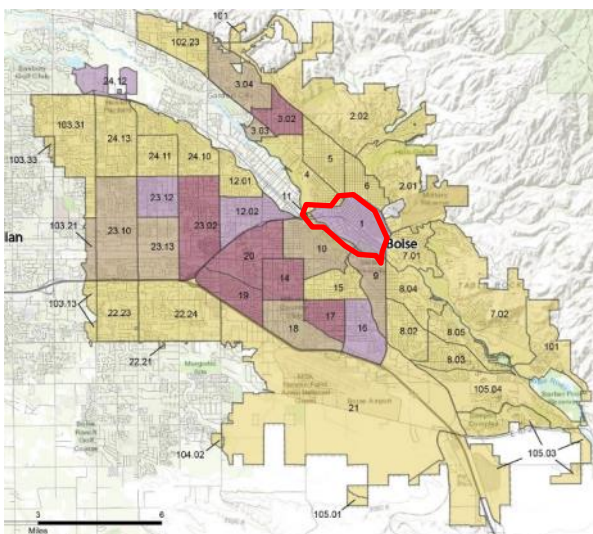
Stabilized All Spectrum Housing - There is a high concentration of lower cost spectrum housing, including units for subsidized housing and homeless that are run by public and stable non-profit organizations.

Continued Social Service Presence - The concentration of government services and non-profits service low-income residents and those experiencing homelessness in this area can continue to be

strengthened. This is essential not only due to the existing population but, because the area is also more easily accessible from other sectors of the city via the transit system (e.g. doesn't require a transfer to another route to access social services).



Total Score 68% of total points



Indicators	
Population	3,881
Median Income	\$47,904
Growth Since 2010	21.7%
Housing Units	2,751
Median Gross Rent	\$910
Median Monthly Mortgage	\$1,113
Renter Paying >30% of Income to Rent	22.8%
Owner Paying >30% of Income to Mortgage	27.9%
Single Family Housing Percentage	12.9%
Multi Family Housing >10 Units Percentage	53.3%

Tier Two Tracts: Tract 1

Weaknesses

Essential Services Access - The concentration of housing has not yet led to establishment of neighborhood-scale and easily accessible daily services. This includes essentials such as groceries and prescription drugs. The shopping areas are concentrated in the eastern sector of the tract along Myrtle near Broadway (Winco and Walgreens) while much of low income residents are in the southwest area near 13th Street.

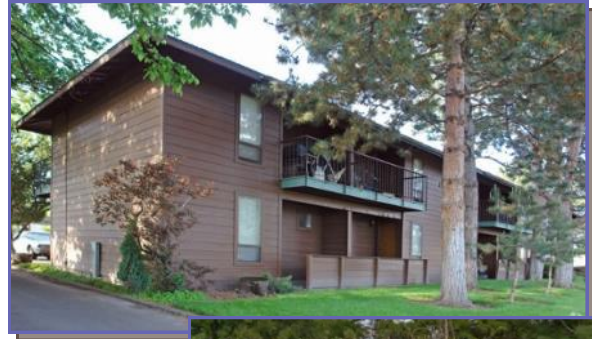
ADA Compliance in Public Rights-of-way - Intersections are a challenge for the higher concentration of disabled people who live in this tract, particularly south of Myrtle Street and west of 9th Street. Public right-of-way elements such as a majority of pedestrian push buttons are not accessible to people in wheelchairs or who rely on other mobility devices.

Opportunities

Institutions and Recreation Base - The Main Library provides a vital role for job and healthcare information access, and can be a hub of both formal and informal information for low-income residents. City parks, the Greenbelt, and Boise State University provide outdoor, entertainment, and job opportunities for residents.

Threats

Affordability - Older housing stock and mobile homes within the area are under threat of redevelopment and densification. If redevelopment and densification occur in a balanced manner, then the City and its partners may avoid further displacement of low-income residents.



Boise Census Tract 1: Key Images and Indicators of Concern

Tier Two Tracts: Tract 16

Tract 16 is in the Central Bench area and bounded by Overland Road and I-84 to the north and south; Vista Avenue and Federal Way to the west and east. Other than the post office, a few storage facilities, and Hawthorne Elementary School, the tract is almost exclusively residential.

Social determinant and health indicators of concern include low life expectancy, higher unemployment rate, number of households below the poverty line, poor asthma, obesity, mental and physical health rates.

Strengths

Growing Investment - An encouraging sign within the tract is the growing presence of housing investment. Not only is the investment occurring, the type of investment gives home buyers atypical options for type and price. One initiative includes Hawthorne Cottages which offer pocket neighborhood style homes. Such a product requires less land per unit and lower maintenance costs for owners. The homes are generally more affordable than the quarter-acre subdivision lots most commonly developed in Boise.

Mobility Options - Tract 16 has many options for transporting residents. The tract has two I-84 interchanges, one at Vista Avenue and one at Broadway Avenues. Federal Way and the Federal Way bike path help residents gain access to Boise State and downtown, and two bus routes help foster citywide movement.

Weaknesses

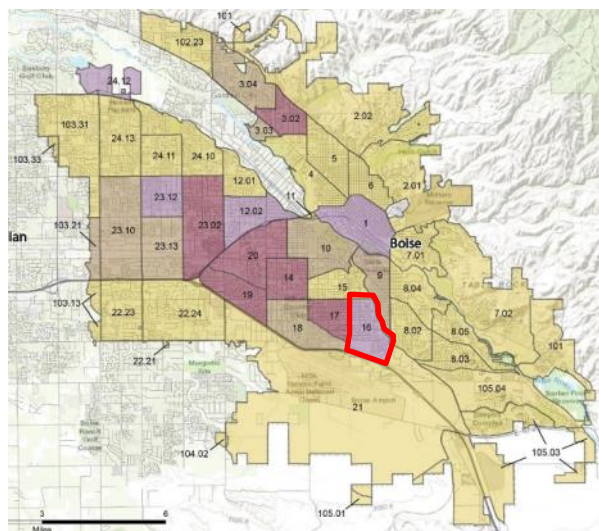
Isolated Neighborhoods - There are two portions of the tracts that are somewhat geographically isolated. One in particular, the Sunrise Rim area, has only one street or route into and out of the neighborhood and abuts I-84 to the south and the New York Canal to the north. Housing in that area shows signs of challenges, particularly those located against the interstate. Of particular concern is emergency service response and air quality.

Limited Greenspace/Parks - Hawthorne Elementary School provides greenspace, but there are no city parks. The nearest park is west of Vista Avenue making it difficult to access for tract residents.



(Left) New housing options appealing to younger adults entering the workforce such as the City supported, Hawthorne Cottages, may be ideal given the limited land in the tract for redevelopment and the large lots left still in greenfield status.

Total Score 67% of total points



Indicator	
Population	4,659
Median Income	\$46,860
Growth Since 2010	16.0%
Housing Units	1,941
Median Gross Rent	\$861
Median Monthly Mortgage	\$1,083
Renter Paying >30% of Income to Rent	22.0%
Owner Paying >30% of Income to Mortgage	27.7%
Single Family Housing Percentage	68.5%
Multi Family Housing >10 Units Percentage	2.9%

Tier Two Tracts: Tract 16

Opportunities

Major Land Tract - Within tract 16 lies a major lot still undeveloped. The property is roughly 60 acres in size and abuts the northern edge of the New York canal. The site would likely be difficult to attract any uses other than residential as it is not accessible via Vista Avenue. The project could accommodate a multitude of housing options and densities and be located close to many key services and employment areas.



Vista Transit Connections - Similar to what was described for tract 17, the Vista corridor contains a transit line vital for local movement. However, there are two stops, Cherry Lane and Spaulding Street, without dedicated and protected crossings. Accessing these stops is therefore difficult as bus patrons have to cross in an unmarked crosswalk or travel well out of their way to the nearest crossing which can be between 1/4 and 1/2 mile in distance, respectfully.

(Left) 60+ acre tract of land near Vista Avenue and the New York Canal. (Right) Two ValleyRide bus stop locations, in red, and the nearest marked crosswalk.

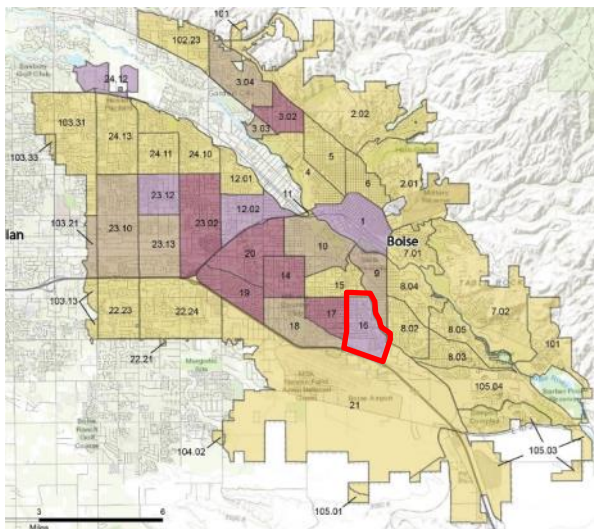


Threats

Air Quality - As with tracts 19 and 18, tract 16 has portions near the Interstate that expose residents to local air quality issues as particulate matter is generated and settles near the busy freeway. The section is separated from the Interstate by a sound wall but little else to help air quality issues. The entirety of the Sunset Rim area is within 800' of the Interstate, well within the distance research indicates puts humans at risk for airborne based pollution that can lead to asthma and heart issues.

Susceptible population - Data shows many households within the tract are likely at-risk of any negative changes to economic conditions. With unemployment rates above average, poverty rates over 20%, and one of the lower uninsured rates in the city, tract residents could be subject to economic and health stresses with any increase to unemployment or other financial disruptions.

Total Score 67% of total points



Indicator	
Population	4,659
Median Income	\$46,860
Growth Since 2010	16.0%
Housing Units	1,941
Median Gross Rent	\$861
Median Monthly Mortgage	\$1,083
Renter Paying >30% of Income to Rent	22.0%
Owner Paying >30% of Income to Mortgage	27.7%
Single Family Housing Percentage	68.5%
Multi Family Housing >10 Units Percentage	2.9%

Tier Two Tracts: Tract 12.02

Tract 12.02 is in the West Bench Planning Area of Boise with boundaries of I-84 and Northview Street to the south and north; Cole and Curtis Roads to the west and east. The southern portion of the tract has a significant number of high density apartment and condominium complexes, while the north portion is mostly single-family homes. The Fairview Corridor bisects the tract from west to east and includes an Albertson's grocery store, and a number of small retail, commercial, and food outlets.

Some of the social and health indicators pushing the tract to tier two include high over-65 populations, a high disabled population, high number of households below poverty line and both rent and owner-burdened, high rates of heart disease, mental health, asthma, and poor physical health, higher crime rate, and lower median income.

Strengths

Housing Mix - Tract 12.02 has a mix of housing options unlike most tracts in Boise. Approximately 34% of units are detached single-family homes, 30% of units are multi-family with 10 units or more, and 36% are multi-family with two to nine units. The options of housing type allows for entry into housing at multiple price points, and with multiple family dynamics.

Street Connectivity - Most of the tract has streets that connect with other streets including with section line arterials. This allows for good local circulation and direct routes for all users and promotes walking and bicycling as viable options.

Weaknesses

Limited Available Property - Most of the tract is built out with little available undeveloped property. Any attempt to grow housing options or other land uses will mostly require the demolition of existing structures and data shows the tract has lost 8.8% of its 2010 population. The trend appears to be lots of more dense housing and reduced household size.

Income/Rent Cost-Burdened - Median income is under \$35,000 and nearly 30% of renters are cost-burdened. Part of the explanation is that average household size is 1.9, well below typical tracts. Putting the data together indicates many single-occupied and single-income households. The tract may see higher evictions with an economic downturn.

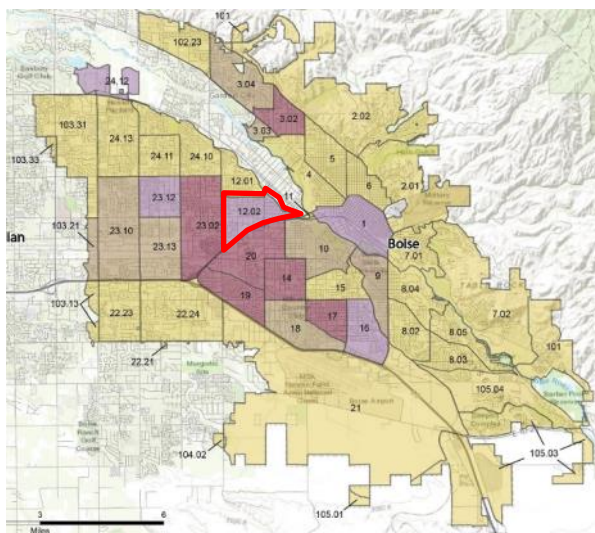
Opportunities

Fairview Redevelopment - Many existing structures along the Fairview Corridor are low density, single-story buildings. With little room to expand, vertical structures can help bring additional services, jobs, and needed outlets into the future.

Threats

Connector Traffic - Many of the multifamily units and a portion of the tract population live south of Fairview abutting the I-184 Connector. As vehicle traffic continues to grow due to downtown Boise activity, residents will experience longer exposure to noise and air pollution. Both result in health impacts such as obesity and lung disease.

Total Score 64% of total points



Indicator	
Population	6,390
Median Income	\$34,741
Growth Since 2010	-8.8%
Housing Units	3,386
Median Gross Rent	\$863
Median Monthly Mortgage	\$971
Renter Paying >30% of Income to Rent	29.8%
Owner Paying >30% of Income to Mortgage	33.5%
Single Family Housing Percentage	33.9%
Multi Family Housing >10 Units Percentage	30.8%

Tier Two Tracts: Tract 23.12

Tract 23.12 is a square-mile tract bounded by Ustick Road and Fairview Avenue to the north and south; Five Mile and Maple Grove Roads to the west and east. The tract is comprised of higher density infill homes, apartments, traditional single-family homes, and mobile home parks. The Fairview corridor includes several retail, commercial, and auto dealerships.

Social and health indicators propelling the tract into tier two include a high disabled population, lack of sidewalks, high rent cost-burdened population, high heart disease, asthma, diabetes, and obesity rates, uninsured population, poor mental health days, and high number of households with no vehicle access.

Strengths

Transit Access - The tract is served by three routes traversing the east and western edge. A fourth line is also nearby just beyond the southeastern edge of the tract. Residents can access downtown, Chinden, State Street and the immediate neighborhoods with existing services.

Weaknesses

Park Access - There are no parks within the tract and any parks or schools adjacent to the tract require residents to cross any of the four major arterials to access the sites.

Lack of Arterial Crossings - With the exception of the Ustick corridor (four non-arterial intersection crossings) and the major arterial intersections, there are only two marked crosswalks. The tract

has four miles of arterial road boundaries and very limited number of enhanced pedestrian crossing locations which limit transit ridership and discourage walking trips.



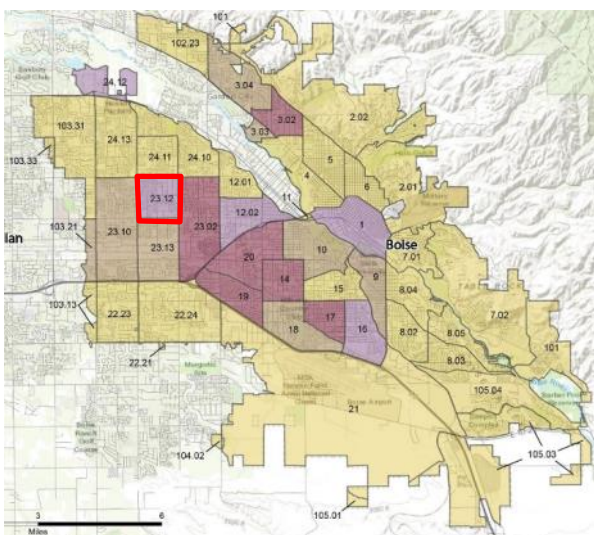
Opportunities

Infill Projects - As Boise continues to urbanize and undeveloped land near existing infrastructure becomes scarce, the transition from larger existing single-family detached lots to more compact housing options, portions of tract 23.12 are likely candidates with several projects already occurring. Where one home on one acre housing roughly 2.5 people now stands, ten new homes could exist housing roughly 25 people.

Threats

Physical Health Rates - All physical health indicators with the exception of cancer, rank towards the very top of Boise Census tracts. Making any direct correlations for causality is difficult. Income is below Boise averages, sidewalk and bicycle access is limited, no park space, and higher disability rates could all be contributing factors.

Total Score 68% of total points



Indicator	
Population	5,674
Median Income	\$44,223
Growth Since 2010	11.9%
Housing Units	2,282
Median Gross Rent	\$937
Median Monthly Mortgage	\$982
Renter Paying >30% of Income to Rent	25.4%
Owner Paying >30% of Income to Mortgage	26.6%
Single Family Housing Percentage	60.2%
Multi Family Housing >10 Units Percentage	8.3%

10. Tier Three Tracts

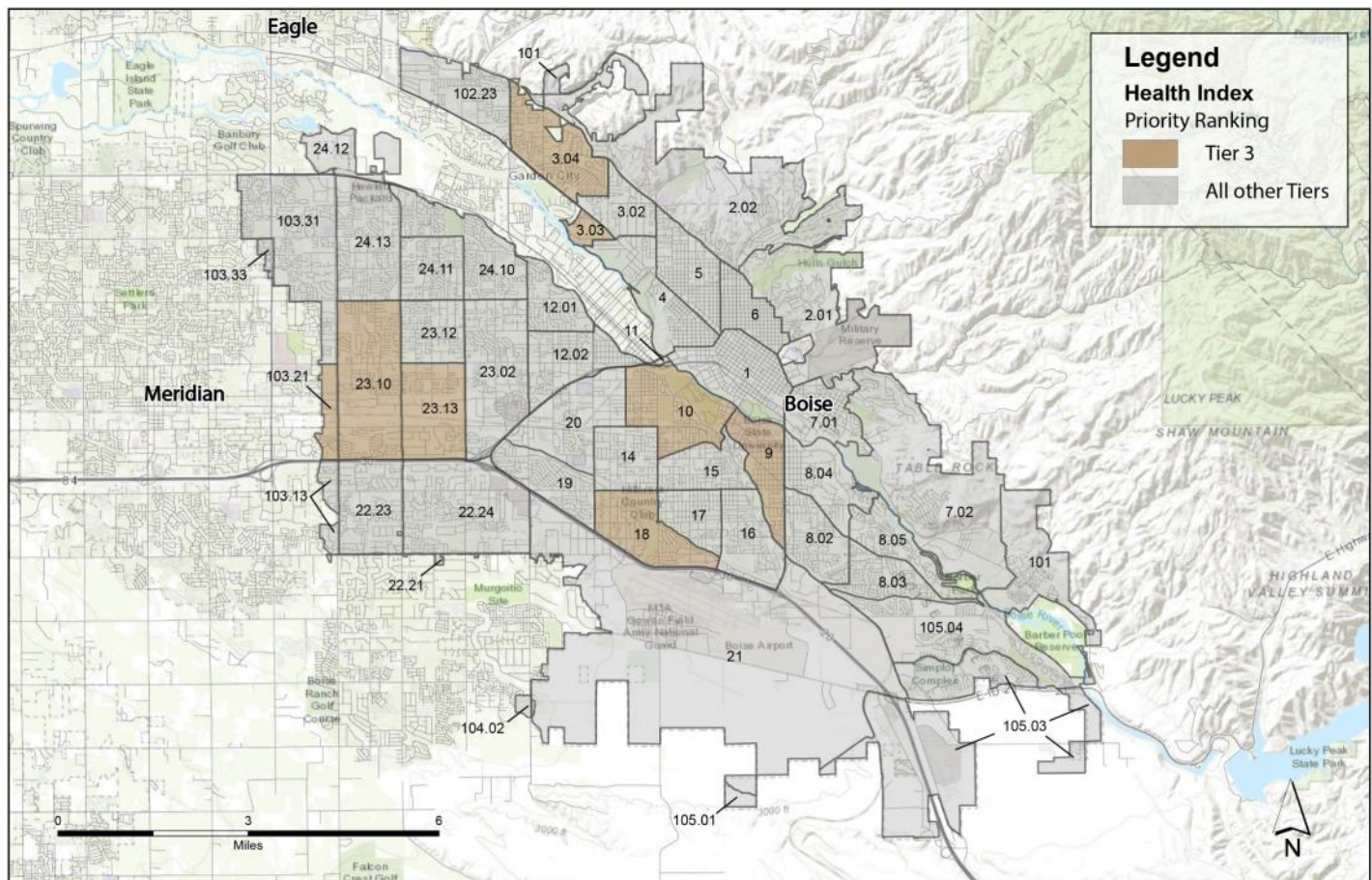
There were seven census tracts which have been categorized as “Tier 3,” shown in Figure 9-1. The Tier 3 categorization means that these seven tracts scored between 59% and 63% of total points available. Tier three tracts were also subject to on-the-ground examination and interviews but with less dedicated time spent examining them as tier two and tier one tracts. Tier three tracts are still very much “at-risk” of negative health outcomes, though not as high as tier two and tier one tracts. With additional interventions, tier three tracts can possibly show signs of improvement and be of less concern over time. Left without attention, they could further decline eventually making them more of a priority in the future.

Common high-ranking determinants of health in Tier 3 tracts included;

- Households under the poverty line,
- Rent/owner cost-burden,
- High uninsured rates,
- High rates of asthma, and
- Low life expectancy.

These tracts offer many strengths as well which were readily identifiable by citizens interviewed in this process. Such strong points include; desirable locations, community revitalizations, drivability and walkability, and affordability.

Figure 10-1: Tier Three Tracts in City of Boise



City of Boise Health Assessment

Census tracts classified as tier 3 based on an index of selected health metrics.

Ecosystem Sciences, LLC
 Science Design Planning

Disclaimers - This map (or data product) is for illustration purposes only. It is not intended to be used for description, conveyance, authoritative definition of legal boundary, or property title. This is not a survey product. Users are encouraged to examine the documentation or metadata associated with the data on which this map is based for information related to its accuracy, currentness, and limitations.

Tier Three Tracts: Tract 10

Tract 10 is located on the northern boundary of the Central Bench Planning Area and bounded by the Boise River and Ridenbaugh Canal to the north and south; Orchard Street and Capital Boulevard to the west and east. Higher ranking determinant data includes households under the poverty line, rent/owner cost-burdened, higher uninsured rate, higher crime rate, lower median income, and higher poor reported mental health days.

Strengths

Location - This tract is considered a desirable location due to its proximity to downtown Boise, nearby Ann Morrison and Kathryn Albertson Parks, and Greenbelt access at nine locations.

Revitalization - An influx of young families relocating and investing in the neighborhood, as well as new businesses moving into the area, has been seen as a strength to those residing here.

Weaknesses

Public Transport - There is a reported lack of use of public transit due to the distance between bus stops which creates a hardship for walkability from neighborhoods. Infrequent bus stop schedules make utilizing public transit seem unreliable. Jefferson Elementary is a Title 1 schools and reports a lack of school transportation as a barrier to attendance and parental participation.

Opportunities

Spectrum Housing Improvements - Housing in areas like Latah Village are becoming problematic due to disrepair and high crime rates. These areas could benefit individuals looking for affordable housing solutions, but lack of regulations has made for unsafe and unhealthy living conditions for those in need of housing. Focusing on renovating and better regulating the existing buildings could provide more options to low-income individuals.

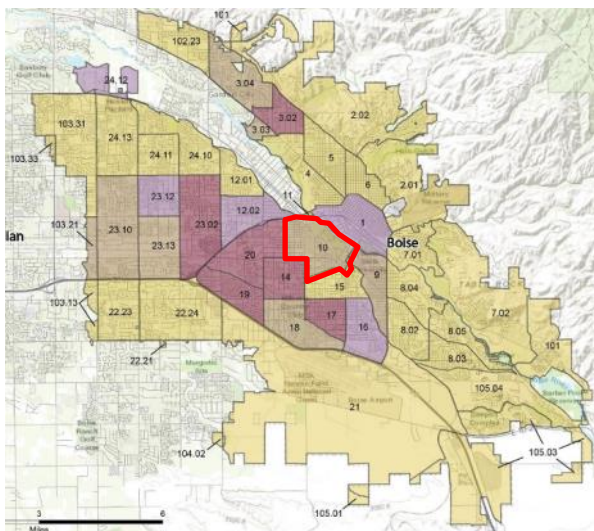
Social Services - Schools report a high number of refugee attendees and suggest the need for social services extend beyond the initial 8-month period; the allotted support timeline under the federal program. An extended time-frame to allow these individuals to fully integrate has been suggested as beneficial to those involved.

Threats

Rising Rent - Rent and mortgage increases in this tract are becoming an area of concern with reports of existing residents being priced out and pushed to live in nearby cities.

Generational Poverty - Children who have grown up in poverty are repeating the social pattern, according to interviewees. Area children need programs targeted on helping break the cycle and to learn how to access better opportunities for themselves. Such programs often focus on education, empowerment, and employment.

Total Score 61% of total points



Indicator	
Population	6,883
Median Income	\$35,226
Growth Since 2010	14.9%
Housing Units	3,266
Median Gross Rent	\$784
Median Monthly Mortgage	\$958
Renter Paying >30% of Income to Rent	26.7%
Owner Paying >30% of Income to Mortgage	32.6%
Single Family Housing Percentage	52.9%
Multi Family Housing >10 Units Percentage	10.4%

Tier Three Tracts: Tract 23.10

Tract 23.10 is one of the western most tracts and bounded by Ustick Road and I-84 to the north and south; and Cloverdale Road and Five Mile Road to the west and east. High ranking determinant data includes high disabled population, high unemployment rate, limited sidewalk access, high rates of asthma, and high number of SNAP recipients.

Strengths

North-Side - The area between Fairview and Ustick offers good circulation, closer access to grocery stores, large lots, and good bikability and walkability. This area also offers greenspace in the form of Redwood Park which is walkable from surrounding neighborhoods and offers bike trails to and throughout the park. The park is easily accessed through multiple entries located on all four sides.

Weaknesses

Food Access - Accessing healthy food in this tract has been identified as a concern with the closest grocery stores located outside of the Census tract; Albertsons, near Ustick and Five Mile, is seen as overly expensive, and Wal-Mart, on Fairview south side of Cloverdale.

Walkability - Residents south of Fairview struggle with walkability due to the large sections of business parks and lack of green space destinations. The largest green space belongs to a cemetery which is only accessible from main access roads. Many areas of the tract have narrow roads with partial or no sidewalks or bike lanes to support active lifestyles.

Transportation - School and public transportation were cited as challenging. With no nearby public schools, students cross Cloverdale toward Ustick Elementary or cross Five Mile toward Horizon Elementary. This reduces walkability for children and creates a need for transit options. Public transportation outside of 8-5pm hours were noted as being difficult to access therefore creating job difficulties for those working outside such hours. Bus stops are located along Five Mile Road, but there are no stops along Ustick, Cloverdale, Fairview, or Franklin within the tract. The area experiences road congestion and is surrounded by main arterials and the freeway interchanges off Franklin Road. Being surrounded by traffic may affect air quality in the area and explain the high asthma rates.

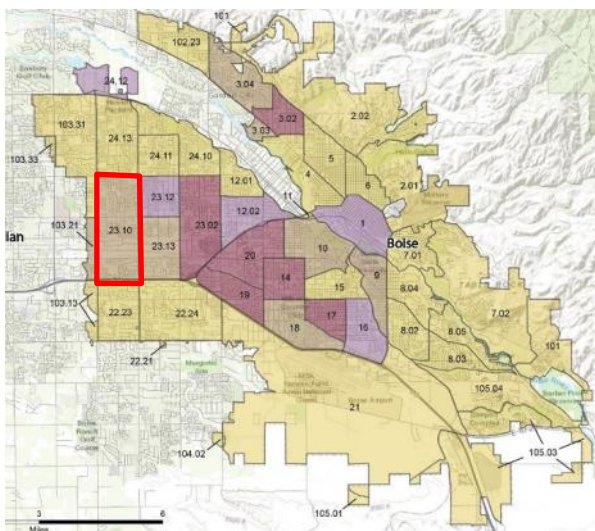
Opportunities

Large Spaces - This area boasts larger sections of land which offers the opportunity to create programs targeting urban farming or community gardens. Urban agriculture in lower-income areas or areas lacking options for purchased foods, may allow access to a wider variety of nutritional foods.

Threats

Pockets of Poverty - This tract is dotted with low-income housing in the form of mobile home parks and low-income duplexes and apartments. Homes in varying states of disrepair can be located throughout the tract. A lack of balanced housing in conjunction with the lack of school access, green space, and public transport may encourage a lag in revitalization and development in the area.

Total Score 63% of total points



Indicator	
Population	10,527
Median Income	\$57,760
Growth Since 2010	26.4%
Housing Units	3,989
Median Gross Rent	\$915
Median Monthly Mortgage	\$1,148
Renter Paying >30% of Income to Rent	19%
Owner Paying >30% of Income to Mortgage	23.9%
Single Family Housing Percentage	66.9%
Multi Family Housing >10 Units Percentage	5.0%

Tier Three Tracts: Tract 18

Tract 18 is located along the southern edge of the Central Bench Planning Area and bounded by I-84 and Overland Road to the south and north; Curtis Road and Roosevelt Street to the west and east. High ranking determinant data includes median age, over 65 population, heart disease rates, diabetes, crime rates and impervious surface acreage.

Strengths

Access to nearby parks and libraries - The area has several parks like Owyhee, Shoshones, and Cassia Parks, accessible to residents. The Hillcrest Library is somewhat central in the tract and also accessible.

Food Pantry Access - There are several community schools as well as St. Vincent de Paul which offer community food pantry options for those in need.

Weaknesses

Lack of Affordable After School Care - A lack of affordable after school care was noted. There are no such programs offered at Hillcrest Elementary and transportation to locations that do are not available. Parent pick-up from alternative locations are seen as problematic and walking is not an option due to the distance from neighborhoods.

Lack of Mental Health Care - Access to mental health facilities has been identified as challenging. Referrals are given with no follow-up contact due to high demand. Children's mental health care can be particularly hard to access with many patients placed on 18+ month long waiting lists.

Opportunities

Free Student Public Transit - ValleyRide has eliminated free pass programs for high school students creating a need amongst students. Reinstating similar programs which offer student passes for junior and senior high school students is seen as vital.

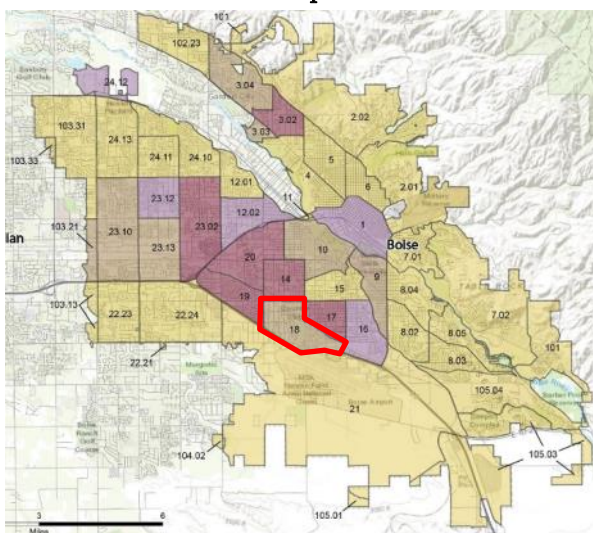
Educational Forums - City-led forums/classes focusing on educating public servants on available State, City and non-profit programs which target public assistance would help connect those "on the front lines" with subject matter experts.

Community Schools - Community Schools can provide what the community cannot by offering a "one-stop shop" including: mental health care (such as counselors on location full-time), medical and dental access, after-school care programs, and family evening classes. The Community School model is being used at nearby Whitney Elementary, though such services would improve general conditions in the tract if offered at both Owyhee and Hillcrest Elementary Schools.

Threats

Increased Cost of Living - Despite many apartment complexes, rent prices have doubled or tripled. This forces many lower-income families to move to surrounding cities. Rental homes are reportedly being remodeled with the intent of increasing rent which prices out existing renters. Many Section 8 Voucher holders are unable to locate housing and are transferring their vouchers to other cities where affordable housing is more available.

Total Score 61% of total points



Indicator	
Population	10,527
Median Income	\$57,760
Growth Since 2010	26.4%
Housing Units	3,989
Median Gross Rent	\$812
Median Monthly Mortgage	\$1,149
Renter Paying >30% of Income to Rent	18.7%
Owner Paying >30% of Income to Mortgage	26.5%
Single Family Housing Percentage	66.9%
Multi Family Housing >10 Units Percentage	5.0%

Tier Three Tracts: Tract 23.13

Tract 23.13 is bounded by I-84 and Fairview to the south and north, and Maple Grove Road and Five Mile Road to the west and east. High ranking determinant data includes low life expectancy, high disabled population, uninsured rates, unemployment rate, impervious surface, and population ages 3-19 not enrolled in school.

Strengths

Lower Housing Costs - This tract is considered more affordable than other areas of Boise as housing costs are slightly lower. Apartment complexes also allow for more accessible housing. With the reduction of available affordable units throughout the Boise, this tract will likely see rent pressures resulting in higher rents or low vacancy.

Weaknesses

Absence of Resources - There are limited resources such as greenspace, recreational facilities, libraries, after school programs, and grocery outlets (the nearest grocery locations are on the other side of the Freeway near Overland Road or near Ustick Road).

Opportunities

Weaknesses into Opportunities - This tract is widely viewed as a desert of services; there are many opportunities to be had by focusing on what weaknesses could be addressed. Afterschool child-care in the area is needed as many parents are lower income/working class and without childcare options once school is released. Transportation options are

lacking and public transit outside operation hours as well as additional stops, would benefit residents. Also, programs for gas vouchers may allow at-risk individuals a better chance at maintaining employment and keeping their children enrolled in school.

Large Lot Availability - There are several lots still undeveloped in the tract, though many of them are flanked by light industrial uses or office parks. One space, off Franklin Road, is a greenfield space with housing directly across the street. This 40+ acre site could add a significant number of residential units if such a project was pursued.

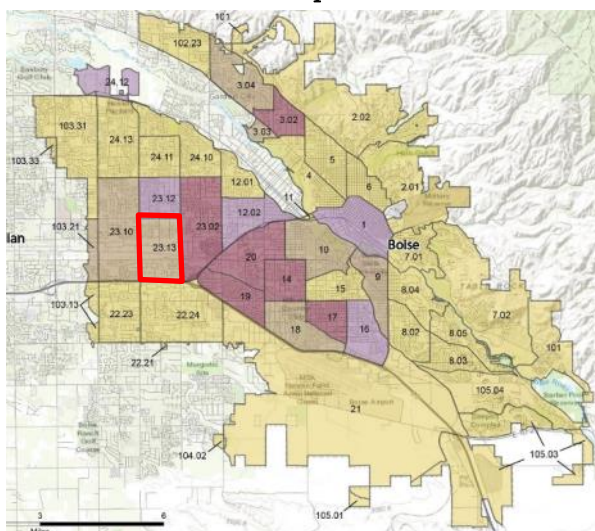


The 40+ acre parcel, located off Franklin Road is currently operating as a turf farm.

Threats

Rising Rent and Property Taxes - Individuals in this tract are being priced out of their homes by increasing rent or rises in property taxes. This is disproportionately affecting low-income, and often retired individuals who are moving further west as a result. This exodus may increase traffic in the area due to an increase in commuter families.

Total Score 62% of total points



Indicator	
Population	4,252
Median Income	\$54,583
Growth Since 2010	5.5%
Housing Units	1,702
Median Gross Rent	\$973
Median Monthly Mortgage	\$1,115
Renter Paying >30% of Income to Rent	21.4%
Owner Paying >30% of Income to Mortgage	24.5%
Single Family Housing Percentage	71.3%
Multi Family Housing >10 Units Percentage	7.2%

Tier Three Tracts: Tract 9

Tract 9 is bounded by the Boise River and New York Canal to the north and south; Capital Boulevard and Broadway Avenue to the west and east. High ranking determinant data include low life expectancy, rent and owner cost burdened, asthma rates, uninsured populations, and lower incomes.

Strengths

Community School - A strength in the tract is the Garfield Elementary School, Community School program. The program continues to provide goods and services for those in need and connect people with community resources.

Transportation/Accessibility - Proximity to downtown, 22 Greenbelt access points, bike lanes, and a large number of bus stops (5 bus routes serve the tract) make the tract navigable for most residents. Further, the area is walkable to downtown, (<1 mile from BSU campus) close to dining and shopping opportunities for those north of Boise Avenue.

Weaknesses

Low-Income/Student Population - The high numbers of young adults combined with increasing rent is cited as causing issues like hunger, lack of insurance, and student loan debt. Interviewees report higher numbers of homelessness, students in shelters and cars, and multiple families in one home.

Housing Regulations - Despite subsidized housing in the area, reports of unscrupulous landlords and property managers have created a lack of housing access. Low-income individuals have reportedly been forced from their housing due to rent increases

and lack of state regulations allowing landlords to deny Section 8 Vouchers in lieu of higher rents. Section 8 Vouchers are going unused due to an inability to locate qualifying housing within time.

Opportunities

Student Programs - Cost-burdened and uninsured figures in the tract could be due to the high student population. Library, public programs targeting students and focused on food preparation, shopping on a budget, and urban farming may be beneficial.

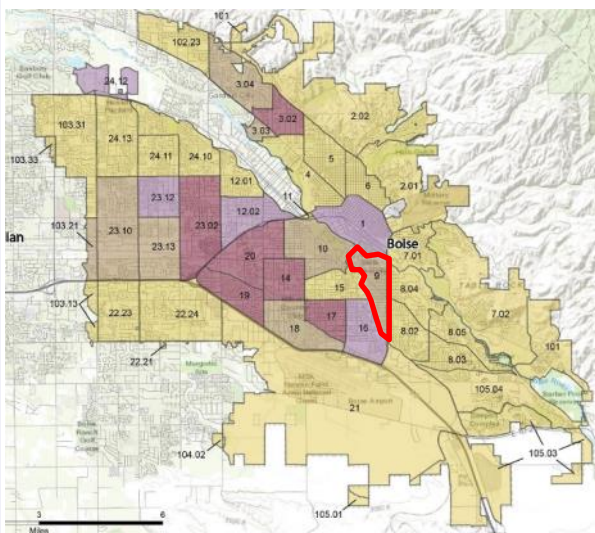
Coordination of Efforts - Partnerships between the state/city, BSU Dean of Students and nearby public schools could help provide staff with knowledge on food stamps, pantries, crisis support, and housing options. Information could be helpful to at-risk individuals such as certain students in the area.

Threats

BSU Eminent Domain - Residents fear purchasing/investing in land close to BSU for fear of BSU taking their land through eminent domain. This fear has reportedly led to aging neighborhoods and lack of investment in the area despite premium rent rates for housing near campus.

School Attendance Issues - A gap in school bussing for those outside pick-up areas has been identified as problematic. Families reliant on transit for school may have attendance issues due to misaligned transit/school bus schedules. Parent-related school events are difficult after hours for parents utilizing bussing due to the conflicting schedules.

Total Score 59% of total points



Indicator	
Population	6,369
Median Income	\$28,190
Growth Since 2010	3.6%
Housing Units	2,148
Median Gross Rent	\$741
Median Monthly Mortgage	\$1,185
Renter Paying >30% of Income to Rent	31.5%
Owner Paying >30% of Income to Mortgage	50.4%
Single Family Housing Percentage	47.7%
Multi Family Housing >10 Units Percentage	10.5%

Tier Three Tracts: Tract 3.03

Tract 3.03 is a small tract in northwest Boise bounded by State Street and Boise River to the north and south; and Glenwood Street and Wylie Lane to the west and east.

High ranking determinant data includes median age, over-65 population, disabled population, households below poverty line, owner-burdened, limited sidewalk access, limited food access, and binge drinking.

Strengths

Taft Elementary School - Students in the tract attend Taft Elementary School, which has a Title I designation and is a Community School. The school offers many services to students and parents including counseling and other program support, as well as flexibility in school arrival times, to help maximize student potential and address the needs of low-income families.

Weaknesses

Isolated Geography - The area is surrounded and disconnected on the west and east with other commercial and city-owned facilities. While it does have access to the Wylie Lane Sports Complex and Greenbelt, access across State Street is limited (but has improved with recent additions of pedestrian signals across State Street.)

Opportunities

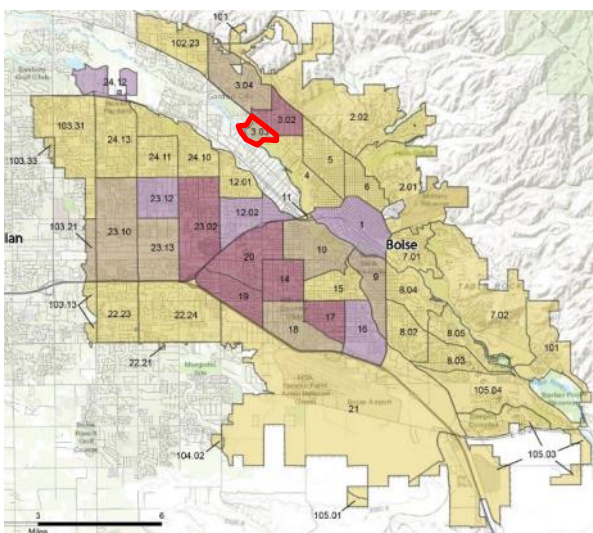
Nodal Development - As noted with other tracts, State Street transit and development plans call for increased density and housing opportunities at key nodes along the corridor. Incorporating spectrum and other supported housing within these nodes will help maintain the population and access to Taft Elementary.



Threats

Redevelopment Due to Proximity to River - This is already occurring to some extent, as the area has notable development such as newer homes on old lots and some small subdivisions. This redevelopment is seen in Taft Elementary School's demographic figures that show a decrease in low-income students but that is viewed as a result of redevelopment rather than income increases to long-standing residents.

Total Score 61% of total points



Indicator	
Population	2,062
Median Income	\$52,667
Growth Since 2010	4.5%
Housing Units	1,195
Median Gross Rent	\$958
Median Monthly Mortgage	\$1,875
Renter Paying >30% of Income to Rent	21.8%
Owner Paying >30% of Income to Mortgage	42.7%
Single Family Housing Percentage	39.1%
Multi Family Housing >10 Units Percentage	34.7%

Tier Three Tracts: Tract 3.04

Tract 3.04 is in northwest Boise and bounded by Hill Road and State Street to the north and south; Gary Lane and Collister Drive to the west and east. High ranking determinant data includes shorter life expectancy, asthma, diabetes, obesity and poor physical health days.

Strengths

Access to the Greenbelt - At three access points, residents of the tract can utilize the Greenbelt by foot or bike for recreational or utilitarian purposes. Plantation Island Greenbelt Bridge is located just outside the tract on the south side of State Street and allows Greenbelt users to access the miles of Greenbelt that extend toward Glenwood and the Western Idaho Fairgrounds.

Ease of Access to Nearby Stores - State Street offers a variety of shopping opportunities of all types. Residents of this tract have close access to retail centers with possible access both by car and foot.

Pierce Park Elementary - This elementary school offers classical curriculum and open enrollment. A mixture of various income levels and demographics is seen by staff as creating an open and welcoming mindset in youth growing up in the area.

Weaknesses

Busy/High Speed Roads - The activity and speed of State Street can make it a barrier for walking and biking to businesses and schools. Traffic has increased due to rising population. Lack of sidewalks

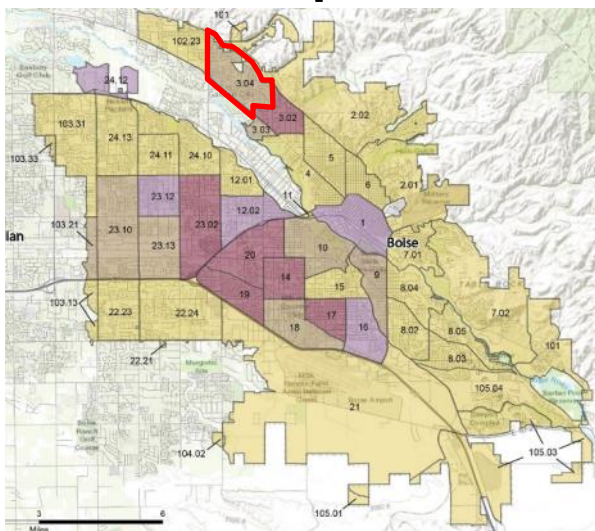
and crosswalks create unsafe situations and encourages uncontrolled crossings.

High Density - Additional homes and high-density apartments being built are creating complaints against nearby schools which do not have the parking infrastructure to avoid street parking and bottlenecks at entrances and exits.



Social Services - Lack of translators in the area has led to difficulties with the refugee population that reside in the area (i.e. wariness to deal with health workers/authorities and dishonest representation of the families' needs/wishes by interpreters).

Total Score 62% of total points



Indicator	
Population	6,864
Median Income	\$56,159
Growth Since 2010	6.7%
Housing Units	3,005
Median Gross Rent	\$965
Median Monthly Mortgage	\$1,167
Renter Paying >30% of Income to Rent	20.6%
Owner Paying >30% of Income to Mortgage	24.9%
Single Family Housing Percentage	80.0%
Multi Family Housing >10 Units Percentage	.4%

Health - Rising housing costs have been reported as causing multiple people to reside in one home leading to issues such as sexual assaults and physical health issues from those reluctant to spend out-of-pocket monies on health care (lack of health insurance coverage), and people who are “staying off the grid” by working odd jobs, not reporting income, and keeping livestock/farms for food.

Opportunities

Transportation - Open enrollment opportunities mean that students attending schools outside of the district are primarily commuting by car. This creates an opportunity to work with ACHD and VRT to create transportation programs that benefit these student commuters which may help to reduce school zone traffic and bottlenecks.

Low-Income Assistance - Some students of Boise schools live in Garden City. In these instances, there is a general lack of understanding by residents of Garden City as to what housing related services are available and offered by whom. To clarify eligibility and to promote the available resources, a partnership between the City, Garden City staff, and the Boise schools who serve Garden City students can be made. This partnership can educate all involved as to the specific City of Boise and Garden City programs, school resources, and area non-profits that residents of Garden City may be eligible to use. This will also help teachers/staff within the Boise School District to better aide these students and their families.

Threats

Increased Cost of Living - Increasing rent, mortgage, and property taxes has made it more expensive to live in Boise with a minimum-wage job and access to programs for income-eligible households has become more difficult. For example, the Idaho Foodbank no longer has a location at Pierce Park

Elementary and social workers are stretched thin and often visit schools one day a week. Section 8 Vouchers are problematic in that the households are having a difficult time locating suitable housing that maximize the voucher. Increasing rent has created less accessibility and caused a perceived exodus of young families and young adults living in the area.

11. Tier Four Tracts

Tier Four is comprised of tracts that did not rank in the top three and were not a focus of the additional in-person exploration or interviews. Many of the tracts have certain individual categories that may have flagged but not enough cumulatively to rank them high enough to be of concern.

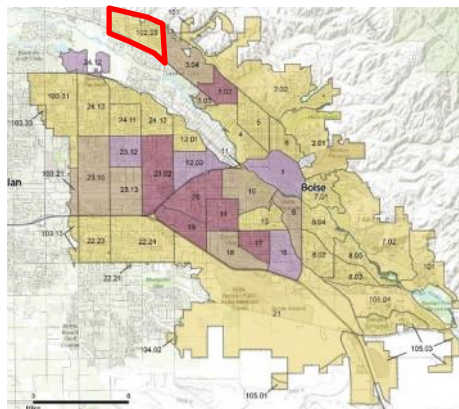
These tracts depict conditions for residents that are generally more favorable to healthier overall conditions and thus in need of less interventions. However, the object for the City of Boise is to keep the tracts in Tier Four and not allow conditions to deteriorate enough so that they become a concern later and add to the overall burden of challenging conditions.

Maintaining strong and resilient neighborhoods should be the objective for tier four tracts while at the same time addressing any of the individual

shortfalls to bolster their current conditions will help ensure a healthy future.

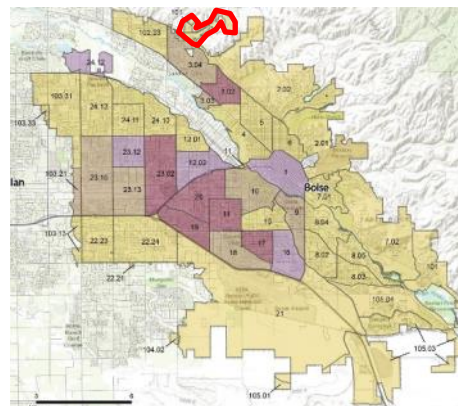
Adding parks, new transit lines, improving access to needed services and goods, and other strategies are still necessary in these tracts, but not as urgent as the top three tiers.

Tier Four Tracts

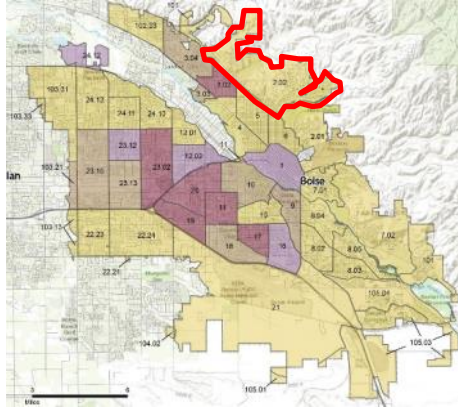


Indicator	Tract 102.23
Population	6,068
Growth Since 2010	2.5%
Housing Units	2,975
Median Income	\$55,068
Single Family Housing Percentage	84.5%
Multi Family Housing >10 Units Percentage	0%

Indicator	Tract 101
Population	7,194
Growth Since 2010	33.6%
Housing Units	2,716
Median Income	\$108,191
Single Family Housing Percentage	92.6%
Multi Family Housing >10 Units Percentage	.5%

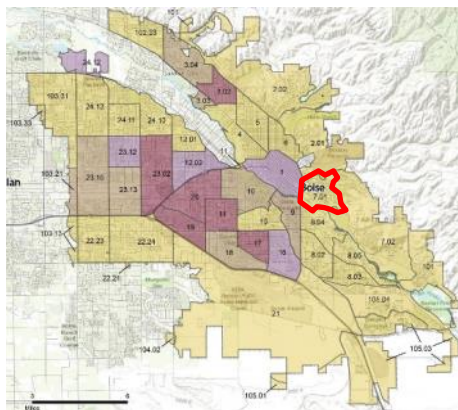
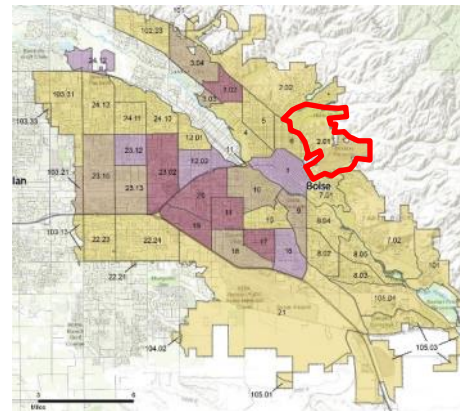


Tier Four Tracts



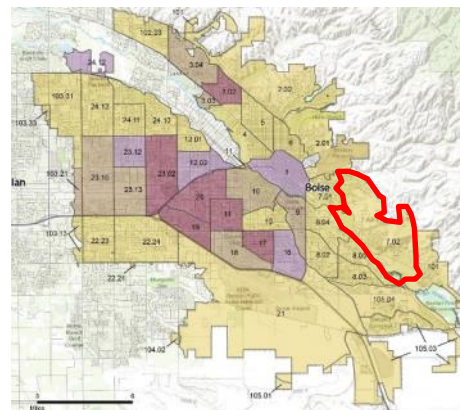
Indicator	Tract 2.02
Population	5,551
Growth Since 2010	1.2%
Housing Units	2,391
Median Income	\$110,777
Single Family Housing Percentage	79.2%
Multi Family Housing >10 Units Percentage	6.6%

Indicator	Tract 2.01
Population	3,306
Growth Since 2010	-9.4%
Housing Units	1,460
Median Income	\$90,938
Single Family Housing Percentage	65.8%
Multi Family Housing >10 Units Percentage	10.4%

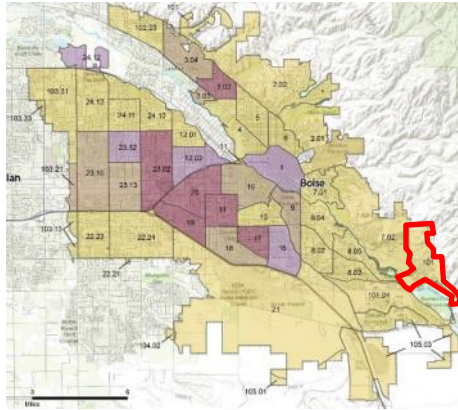


Indicator	Tract 7.01
Population	4,927
Growth Since 2010	3.4%
Housing Units	2,531
Median Income	\$49,641
Single Family Housing Percentage	53.5%
Multi Family Housing >10 Units Percentage	24.4%

Indicator	Tract 7.02
Population	3,225
Growth Since 2010	20.6%
Housing Units	1,199
Median Income	\$112,461
Single Family Housing Percentage	94.5%
Multi Family Housing >10 Units Percentage	0%

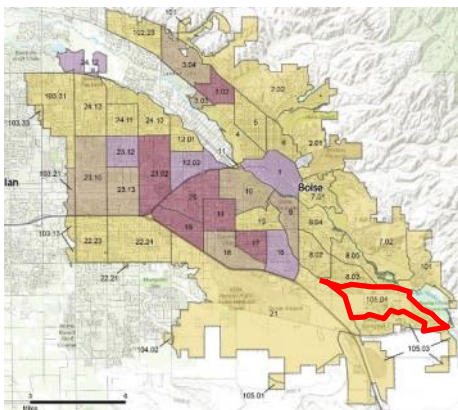
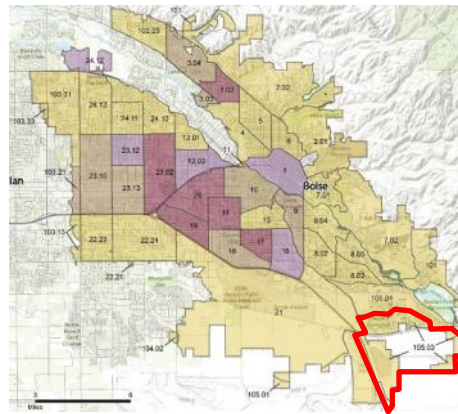


Tier Four Tracts



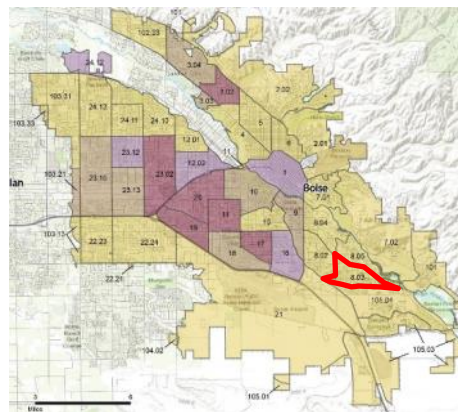
Indicator	Tract 101
Population	7,194
Growth Since 2010	33.6%
Housing Units	2,716
Median Income	\$108,191
Single Family Housing Percentage	92.6%
Multi Family Housing >10 Units Percentage	.5%

Indicator	Tract 105.03
Population	4,542
Growth Since 2010	10.4%
Housing Units	1,705
Median Income	\$90,409
Single Family Housing Percentage	64.9%
Multi Family Housing >10 Units Percentage	20.6%

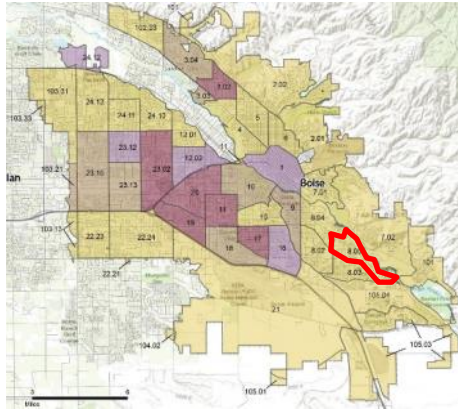


Indicator	Tract 105.04
Population	7,416
Growth Since 2010	16.5%
Housing Units	2,776
Median Income	\$77,143
Single Family Housing Percentage	92%
Multi Family Housing >10 Units Percentage	4.2%

Indicator	Tract 8.03
Population	4,391
Growth Since 2010	-1.6%
Housing Units	1,850
Median Income	\$66,179
Single Family Housing Percentage	84.9%
Multi Family Housing >10 Units Percentage	0%

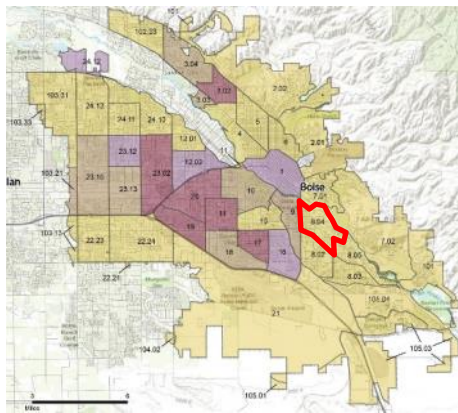
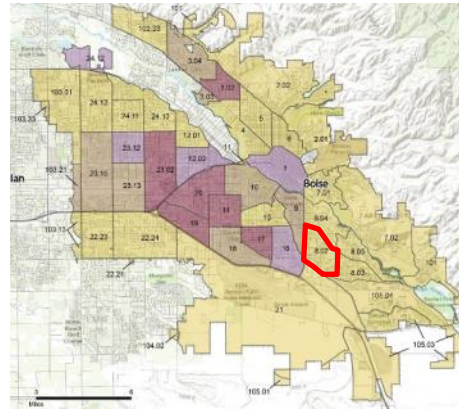


Tier Four Tracts



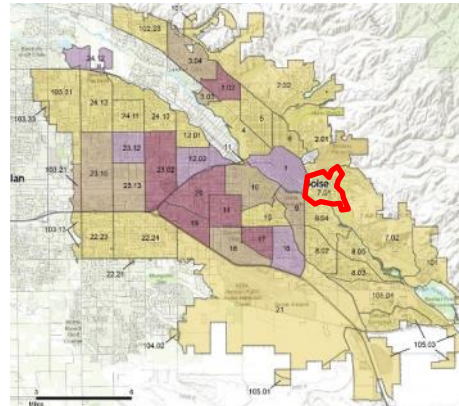
Indicator	Tract 8.05
Population	3,095
Growth Since 2010	-10.1%
Housing Units	1,304
Median Income	\$103,753
Single Family Housing Percentage	87.3%
Multi Family Housing >10 Units Percentage	0.0%

Indicator	Tract 8.02
Population	5,630
Growth Since 2010	1.4%
Housing Units	2,569
Median Income	\$55,945
Single Family Housing Percentage	61.3%
Multi Family Housing >10 Units Percentage	6.6%

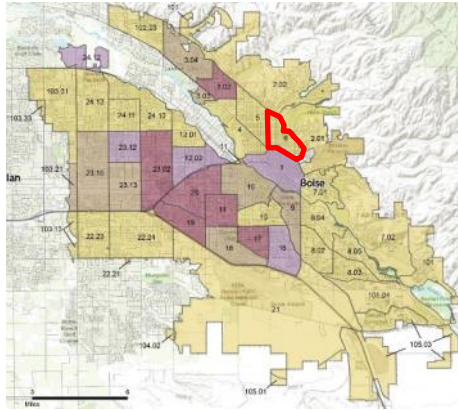


Indicator	Tract 8.04
Population	6,708
Growth Since 2010	8.1%
Housing Units	3,644
Median Income	\$30,745
Single Family Housing Percentage	34.8%
Multi Family Housing >10 Units Percentage	31.0%

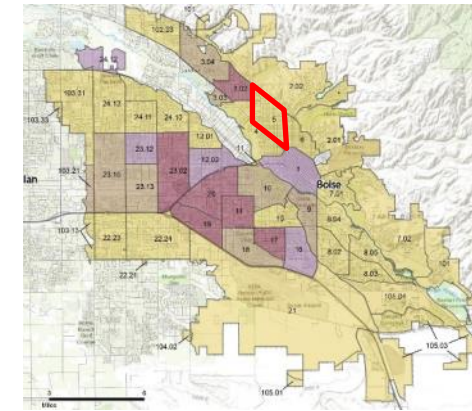
Indicator	Tract 7.01
Population	4,927
Growth Since 2010	3.4%
Housing Units	2,531
Median Income	\$49,641
Single Family Housing Percentage	53.5%
Multi Family Housing >10 Units Percentage	24.4%



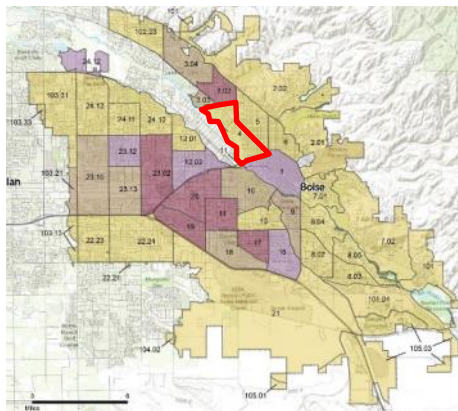
Tier Four Tracts



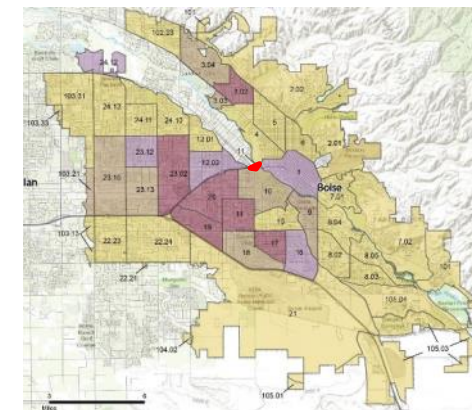
Indicator	Tract 6
Population	5,128
Growth Since 2010	-3.4%
Housing Units	2,928
Median Income	\$55,287
Single Family Housing Percentage	71.9%
Multi Family Housing >10 Units Percentage	5.3%



Indicator	Tract 5
Population	6,116
Growth Since 2010	2.2%
Housing Units	2,782
Median Income	\$62,117
Single Family Housing Percentage	86.7%
Multi Family Housing >10 Units Percentage	4.1%

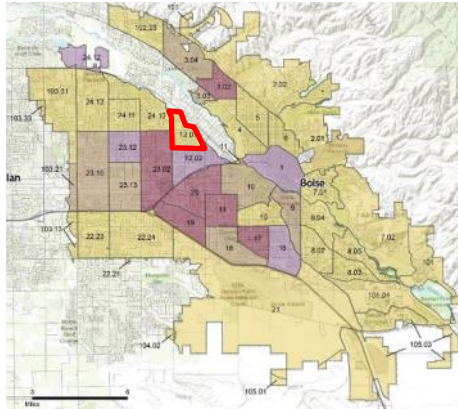


Indicator	Tract 4
Population	5,795
Growth Since 2010	-10.8%
Housing Units	2,842
Median Income	\$47,276
Single Family Housing Percentage	52.9%
Multi Family Housing >10 Units Percentage	10.4%



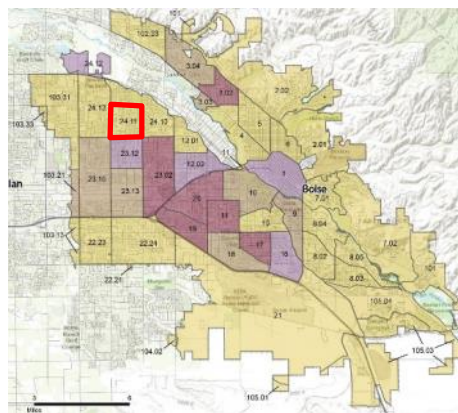
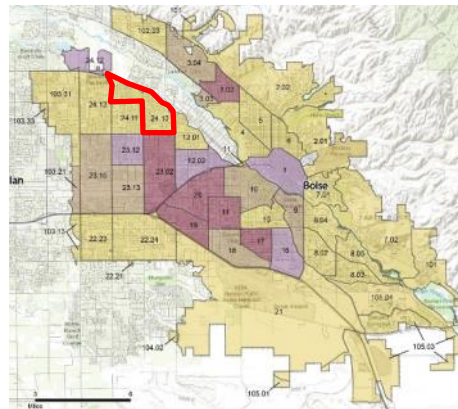
Indicator	Tract 11
Population	4,153
Growth Since 2010	1.1%
Housing Units	1,974
Median Income	\$27,019
Single Family Housing Percentage	35.0%
Multi Family Housing >10 Units Percentage	12.2%

Tier Four Tracts



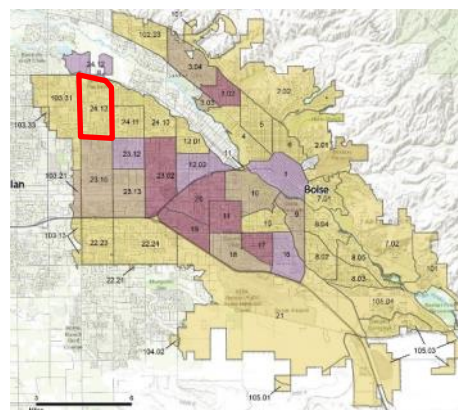
Indicator	Tract 12.01
Population	3,334
Growth Since 2010	-6.3%
Housing Units	1,446
Median Income	\$59,750
Single Family Housing Percentage	91.1%
Multi Family Housing >10 Units Percentage	2.5%

Indicator	Tract 24.10
Population	7,420
Growth Since 2010	5.4%
Housing Units	2,782
Median Income	\$70,645
Single Family Housing Percentage	84.1%
Multi Family Housing >10 Units Percentage	6.2%

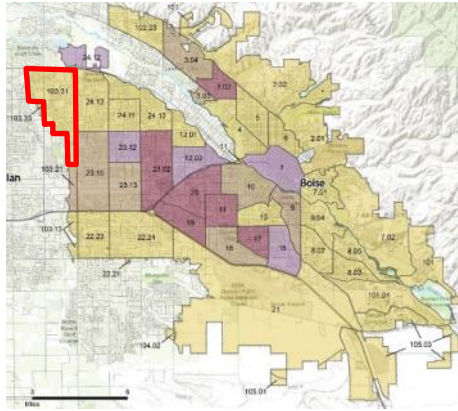


Indicator	Tract 24.11
Population	5,666
Growth Since 2010	2.0%
Housing Units	2,073
Median Income	\$63,504
Single Family Housing Percentage	82.6%
Multi Family Housing >10 Units Percentage	0.0%

Indicator	Tract 24.13
Population	9,088
Growth Since 2010	6.7%
Housing Units	3,076
Median Income	\$65,215
Single Family Housing Percentage	80.8%
Multi Family Housing >10 Units Percentage	6.6%

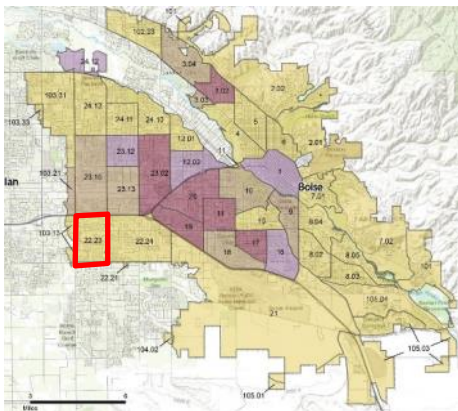
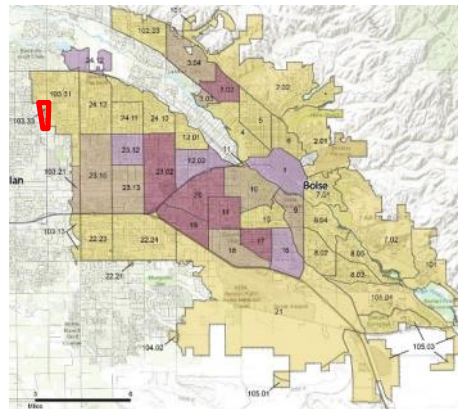


Tier Four Tracts



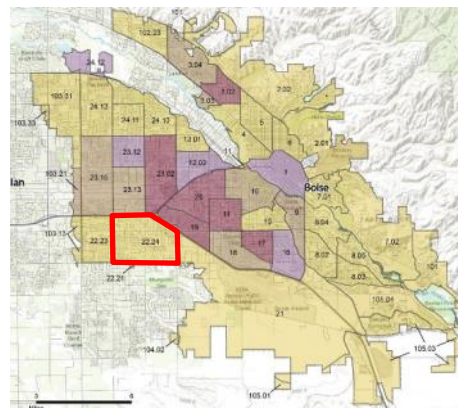
Indicator	Tract 103.31*
Population	21,859
Growth Since 2010	22.8%
Housing Units	7,648
Median Income	\$92,132
Single Family Housing Percentage	88.5%
Multi Family Housing >10 Units Percentage	5.6%

Indicator	Tract 103.33*
Population	11,831
Growth Since 2010	13.5%
Housing Units	4,905
Median Income	\$60,076
Single Family Housing Percentage	81.0%
Multi Family Housing >10 Units Percentage	4.7%

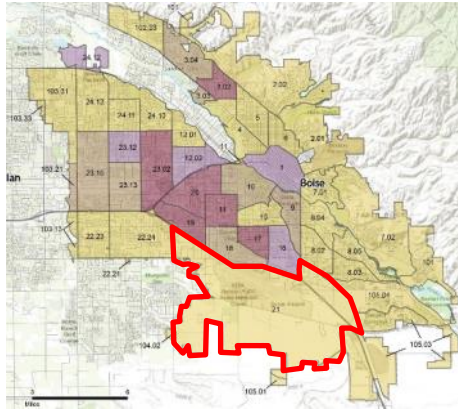


Indicator	Tract 22.23
Population	4,677
Growth Since 2010	18.9%
Housing Units	1,554
Median Income	\$80,992
Single Family Housing Percentage	94.5%
Multi Family Housing >10 Units Percentage	.9%

Indicator	Tract 22.24
Population	6,496
Growth Since 2010	12.3%
Housing Units	2,254
Median Income	\$83,053
Single Family Housing Percentage	85.0%
Multi Family Housing >10 Units Percentage	6.6%



Tier Four Tracts



Indicator	Tract 21
Population	2,063
Growth Since 2010	12.8%
Housing Units	886
Median Income	\$70,515
Single Family Housing Percentage	92.3%
Multi Family Housing >10 Units Percentage	0%

12. Next Steps

The next step in this Community Development Analysis will be the City of Boise's Five-Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI). The AI is a collaborated effort among the four large cities of the Treasure Valley including Boise, Meridian, Nampa, and Caldwell. Each city will have similar goals, but specific strategies for their HUD funds. That effort will result in a detailed series of implementation steps that include various policy actions, investment strategies, partnerships, and other tools meant to improve housing and living conditions for Boise residents.

The Figures in this Chapter include additional housing strategies that the City may implement and enact either individually or with its many housing partners.

The actions described are high level recommendations intended for action from one of several key entities including: City of Boise, Ada County, State

of Idaho, Idaho Housing & Finance Association, the federal government, or other partners.

Healthy Homes

Figure 11-1 shows policies aim to ensure Boise renters are assured of a healthy home, for which rental quality is key. Housing is not only about a shelter, but is also about ensuring a home is free of toxic materials like mold or lead paint. A healthy home is well insulated to protect from extreme cold or heat, has no leaks for rain or vermin to enter, and is located in an environment that is safe from dangerous elements potentially capable of harming residents.

Supply and Demand

Figure 11-2 outlines policies to ensure the availability of units is adequate for the number of renters seeking such housing. This is one of the more per-

Figure 12-1: Ensuring Healthy Homes

Policies to Expand Rental Housing Affordability						
Policies to Improve the Quality of Rental Housing	Levels of Action					
	City of Boise	Ada County	State of Idaho	IHFA	Federal Government	Other
License rental units through proactive code enforcement	×		×			
Expand accessibility accommodation funds	✓	×				Community organizations
						Philanthropic organizations
Additional:						
<ul style="list-style-type: none"> Ensure that current lead-safe housing certifications are in-place/enforced. Increase funding for lead remediation. Establish a dedicated funding source for home modifications for those with disabilities who rent homes (some locales have funds are accessible to those who rent and earn under 80% of the area median income). Establish proactive rental inspection programs, rental licensing, code inspections and certification processes. This process helps to reduce the chance of retaliation against tenants who complain about inadequate housing. 						

Figures in this Chapter are modified for local conditions from *Home is Where Our Health Is: Policies to Improve the Health of Renters in Milwaukee and Beyond*. This report was released by Community Advocates Public Policy Institute and Human Impact Partners in February 2020. It can be viewed at the following link: https://humanimpact.org/wp-content/uploads/2020/02/HHI_Report_FinalWeb.pdf

plexing characteristics of the housing market in recent years as vacancy rates continue to drop and rental prices continue to rise. Policies intended to preserve such rental units and to increase the supply of rental units include things such as making sure subsidized housing units with tax breaks set to expire are expanded, providing support for employer-assisted housing, and supporting healthcare and community development partnerships.

Not all of these responsibilities would fall on public sector agencies, as employers, healthcare providers and philanthropic organization, have a role to play in some. These may require new thinking

to engage partners, such as religious organizations, that are typically shied away from by government agencies.

Figure 12-2: Ensuring Supply Meets Demand

Policies to Expand Rental Housing Affordability						
Policies to preserve and increase the availability of lower-cost housing	Levels of Action					
	City of Boise	Ada County	State of Idaho	IHFA	Federal Government	Other
Preserve expiring subsidized housing units	✓			✓		
Support employer assisted housing	✓	×	×			Employers
Establish strategic acquisition fund for affordable housing	✓	×	×	×		Philanthropic foundations
Support community land trusts for rental housing	✓	×	×			
Support healthcare and community development partnerships	✓	×	×			Healthcare providers
Fund the National Housing Trust Fund			×		✓	
Increase funding for Housing Choice Vouchers					✓	
Pilot the use of Medicaid funds for direct housing subsidies			×		×	×
Provide financial incentives for landlords accepting Housing Choice Vouchers in resource-rich areas	×	×	×	×		×

Figure 12-2, continued: Ensuring Supply Meets Demand

Additional:

- Facilitate discussions with state legislators on the importance of a minimum wage that meets the requirements of livable wages.
 - ◊ Tactic must include a benefit taper as wages increase to reduce losses in income as wages rise but benefits are suddenly lost (i.e. Healthcare programs for children).
- Facilitate discussions with technical college (e.g. CWI) or create incubator space for small businesses to develop and grow in the community. One good example would be to create temporary job opportunities in sectors where a shortage has been noted (e.g. contractors).
- State homestead credit – Some states offer a state tax credit for low-income home owners and renters with incomes less than \$25k per year. This credit is often woefully low and should be a consistent, inflation-adjusted credit. This idea counter balances home mortgage interest tax deductions which reward the wealthier while overlooking low-income households.
- End exclusionary zoning – “eliminate zoning rules that prevent the construction of multifamily and/or affordable housing.” Such zoning laws may include allowing only single-family homes, requiring homes be built on large lots, limiting building heights, disallowing accessory dwellings, etc.
- Adopt small area “fair market” rents for Section 8 Vouchers holders– this allows voucher values to be set at the zip-code level rather than the larger metropolis.
- Create/enforce ordinances which prohibit discrimination against those using Section 8 Vouchers – increases the percentage of landlords accepting vouchers and allows higher rates of success for those looking for housing within the acceptable voucher timeframe.



Market Stability

Ensuring rental market stability is a component of a strong and healthy rental market. Stability implies renters and landlords experience an environment that has less uncertainty about future conditions such as where someone may be living next month, how to fill a rental property with renters who will be model tenants, and how changes in rent or fees can be predictable and not lead to sudden housing loss. (Figure 11-3)

The government's role in market stability is limited in an overall perspective but there are

policy levers and programs they may initiate to help maintain and promote stability. Efforts to mediate disputes, payments, and lease options between tenants and landlords is one such initiative. Funding or designating housing for formerly incarcerated people is also a need across all levels of government agencies, including the State of Idaho.

A challenge in some of these efforts is engaging the varying levels of landlords—public, private, small/local, and corporate—and making things like mediation practices and enforcement consistent among the varied landlord situations.

Figure 12-3: Ensuring Rental Market Stability

Policies to Expand Rental Housing Affordability						
Policies to Increase Housing Stability for Renters	Levels of Action					
	City of Boise	Ada County	State of Idaho	IHFA	Federal Government	Other
Expand tenant landlord mediation	✓	×	×			Law schools Philanthropic foundations
Establish a right to council for low-income tenants facing eviction	×	×	×			
Increase funding for Housing First	×	×	×	×	×	Philanthropic foundations
Expand housing supports for formerly incarcerated people	×	×	×	×	×	Affordable housing providers
Standardize rental agreements	✓	×	×			Landlords
Additional:						
<ul style="list-style-type: none"> Facilitate discussions with the State of Idaho for an update to the statute that provides the acceptable reasons a landlord may evict a tenant. Educate County and State of Idaho elected representatives on the benefits of submitting a waiver to the Centers for Medicare and Medicaid Services. Allow cities to provide background checks that renters can use with landlords. These would be good for six months and decrease application fees. This would be enacted by an ordinance. 						

Housing Goals

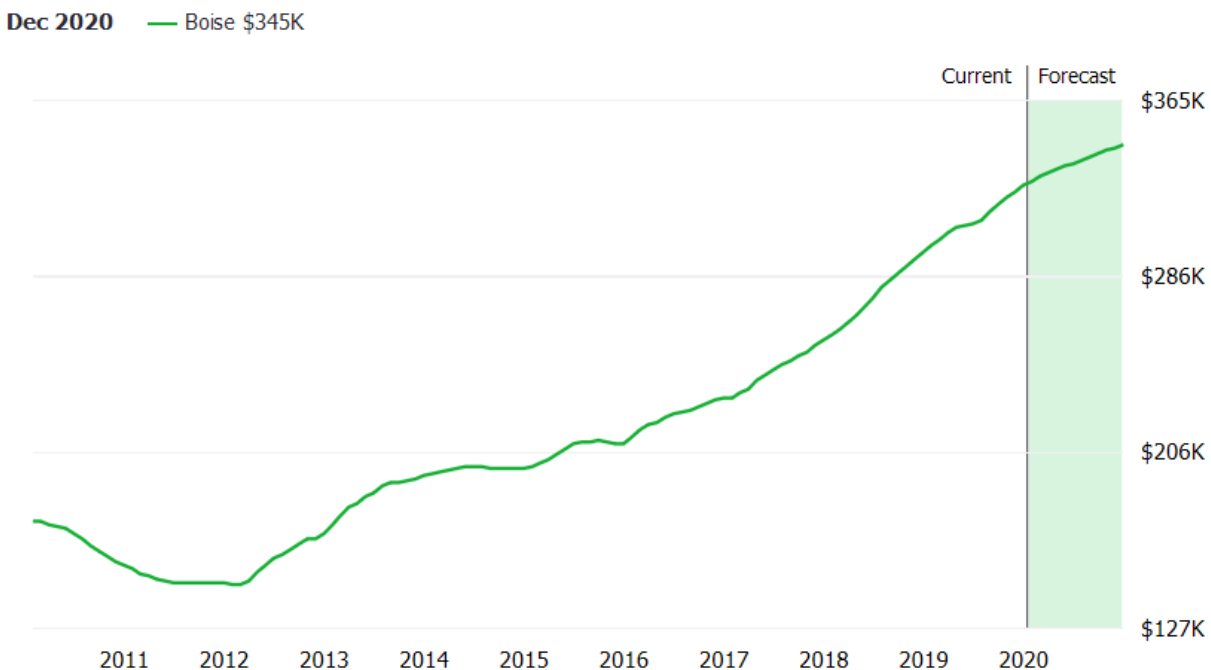
The objective of the City and those tasked with addressing housing needs and overseeing housing programs and funding is to improve conditions. Improving conditions translates into a myriad of areas that run the gamut of a healthy housing environment. Rather than simply aiming to build more homes to address the housing needs, the City seeks to implement recommendations and strategies that go beyond numbers of new rooftops and instead addresses the many ways housing impacts the lives of residents. This section is intended to highlight housing goals to be explored further in the upcoming Five-Year-Consolidated Plan, with 2025 targets as follows:

- Reduce rental cost-burdened households from current level of 48% to 40%. It is the long-term objective of the City to reduce the renter cost-burdened population to no more than 1 in 4 people.
- The current owner cost-burdened population is approximately 23.6%. The City's 2025 goal is to reduce the figure to 20% of the population. It is the long-term objective of the City to reduce the owner cost-burdened population to no more than 15%.
- Multi-family units of 10 or more consist of 11.7% of all Boise housing while single-family units comprise 66% of all homes. Boise's goal

is for 15% of the housing market to consist of properties with 10 units or more. The long term goal is for single-family units to comprise 50% of all units and complexes with 10 units or more to rise to 20% of all housing units.

- Currently, 20.7% of Boise households are without internet service. Boise's goal is to reduce the figure to roughly 10% of households. The overall goal is ensure every household has internet access in the long term.
- Increase properties of 10 units or more in every tract so that 10% of all housing units available are of higher density.
- No Census tract will average more than 10% of residents who experience 14 of 30 days in "poor physical health."
- No tract will have fewer than 90% of residents covered by some type of medical insurance.
- Work with mental health providers to reduce the per-tract population who currently have more than 14 out of 30 days in a poor mental health state to 10% or fewer by 2025.
- Increase the percentage of tree canopy coverage by 1% each year until every tract averages 30% or more tree canopy coverage.
- Residents in tracts with "no vehicle access" above 10% of all households will have at least one bus stop for every 1,000 residents.

Figure 12-4: Changes in Median Home Value in Boise, 2012 to 2020.



Source: <https://www.zillow.com/boise-id/home-values/>

13. Appendix

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