

2. A snapshot of Garden City-
 - a. It is bound by other jurisdictions and while redevelopment may occur there is very little room for greenfield.
 - b. 12,000 population, 2,000 businesses dense in Idaho terms,
 - c. Massive traffic- poor choices for alternative transportation- disconnected sidewalks, arterial roadways without crossings and dangerous conditions, bus routes that are not ideal, etc.
 - d. Very diverse socioeconomic spectrum
 - e. Part of Ada County growth- Taco Bell arena every year
3. Home is more than your house. It is the totality of your environment.
 - a. Where you work, community, live, recreate, environmental factors
 - b. Robert Wood Johnson has a health ranking that physical environment is 50% of your life expectancy determinant (health behaviors and clinical care is the other 50%)
 - c. Fast streets- dangerous, poor air quality, noise pollution/ lack of services/ psychological stress—green spaces/noise/ sense of safety
4.
 - a. Housing- shelter is a basic need
 - b. 30% of income cost burdened
 - c. Low income different definitions but start at 80% of the area median family income
5. Local Affordable
 - a. 35% of the HH are in some category
 - b. Idaho 40 hour minimum wage worker can afford \$377 without being house burdened
 - c. Very few options for the extremely low income
6. Garden City Housing Stock
 - a. GC has a greater percentage of the city dedicated to affordable housing than other cities
 - b. There are also more mobile homes, multi-family, and vouchers percentage wise than in the other Ada Co. cities
7. Census Tract 11
 - a. Half of GC geographically is in Census tract 11
 - b. Based on median income the median resident can afford \$600 in rent.
 - c. About a year ago a craigslist search showed that you could probably find something (although it would have been hard) at around \$750
 - d. A few days ago, didn't see anything under \$925 on craigslist
8. Barriers
 - a. Developer: NIMBY, cost- construction and land, perception for financing, competitive subsidies
 - b. The potential purchaser- income/ income constraints, not many available in price range, not a lot of creative solutions, the area has been great at building low density detached homes- not a lot of housing cooperatives, small homes, desirable apts., etc.

- c. Jurisdiction- enabling legislation- can't compel something to be built, private property rights- redevelop/ change to market rate, revenue to service- if you take something off the tax roles how do you pay for the service

9. The Puzzle

- a. Many approaches to chip away at affordability ranging from changing perceptions to financing

10. What the City has done

- a. Reduce cost burdens to residents- public investments in parks, bike and ped facilities, etc.
- b. Tried to reduce costs to developers- increased densities, quick/ certain processes
- c. Code establishing framework- connectivity and sidewalks required of development

11. The Minor PUD

- a. What: Pre-approved template, for infill development centered around Garden City standard lot sizes, can be coupled with Minor Land Division, an expedited subdivision process
- b. Strengths: Less 'scary' density design, Fast Tracks Development (up to a year if coupled with Minor Land Division), Marketing tool- think beyond a flag lot, Path forward for difficult lots, Reduce planning costs and uncertainties, Promotes a mix of housing types, don't have to subdivide so it can allow for housing cooperative, rentals, or condominiums
- c. Limitations: Every property is unique- because it is a preapproved template it only allows for so much deviation (easement and an irrigation lateral can be too much of a deviation), professionals haven't used it before so are reticent to go down a path they haven't already gone down.

12. Minor PUD in action

- a. Example: Neighborworks- a nonprofit that find housing solutions for underserved populations have used the template pocket neighborhoods
- b. Example: Twotown project has also used the templates as components of a destination location development. Twotown has developed what were previously mobile home parks. They have provided affordable apartments, mix of market and affordable housing for purchase, retail, school. To date they are at a net gain of affordable housing options because of the density.