



# Twilight Zoning: Slow Fade to Housing Diversity...

## Garden City Case Study

Jenah Thornborrow- Garden City

APA Idaho Planning Conference  
October 3, 2019

# Garden City

- 4.04 land square miles
- 12,000 population
- 2,000 businesses
- Average density 2,716 (Average density in Idaho 19.5)
- Physically constrained by river, bench and 3 highways
- Average of 160,000 cars/ day
- Limited sidewalks, bike paths, transit, especially in eastern portion of city
- Diverse socioeconomic spectrum
- Part of Ada/ Canyon County Growth
  - 1998 TVP assumed build out 745,691
  - Almost doubled from 563,786 to 936,730 in 13 years

# How does “Home” affect an individual?

[Robert Wood Johnson Foundation Program County Health Rankings & Roadmaps](#) indicates that Social and Economic factors in conjunction with Physical Environment = 50% determinant of health and life expectancy (Other 50% is health behaviors and clinical care)

Where reside

Where work

Where recreate

Access to goods and services

Community (social support)

Environmental factors (water, air, safety)

- “Broken Window” theory= crime
- Safety- e.g. expansive streets or streets without trees= faster less attentive drivers
- Green space and/or vegetative buffering = psychological relaxation/ stress alleviation, increased physical activity, reduced: air pollution, risk of flooding, noise
- Access to work, goods, and services= income, quality food, health services, schools, social services
- Overall economic health= money to provide services such as policing or libraries

# Affordable Housing



Shelter= basic need

Affordable housing can be provided by:

- Market (not deed restricted)
- Dedicated providers (provided for qualified households)

30% or less of income toward housing or household is considered “cost burdened”

Low income definitions:

1. Low income HH at 50-80% [HUD area] median family income (HAMFI)
2. Very low income HH at 30-50% HAMFI
3. Extremely low- income HH <30% HAMFI

# Local Affordable Housing



Census 2013-2017= Ada County Median Income \$60,151

\*Approximately 35% of (Boise) HH are in some category of qualified low-income earning.

A full time Idaho minimum wage earner 30% of income = \$377/ month in rent

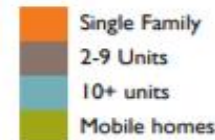
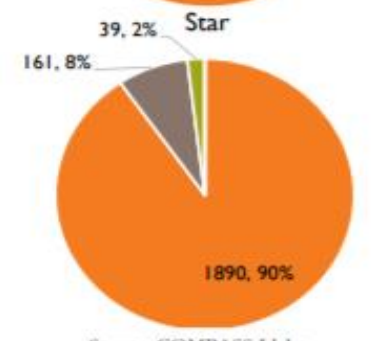
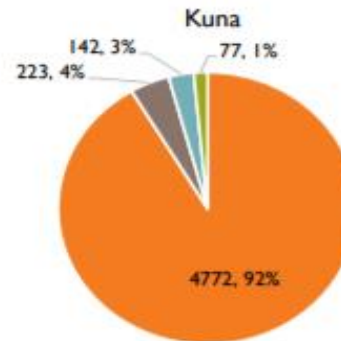
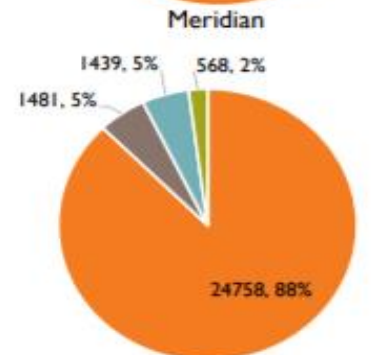
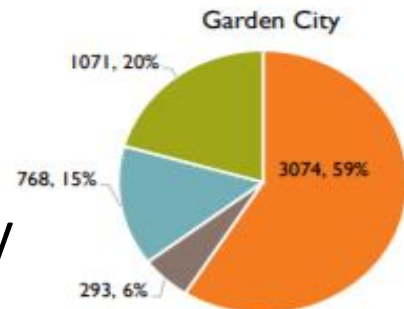
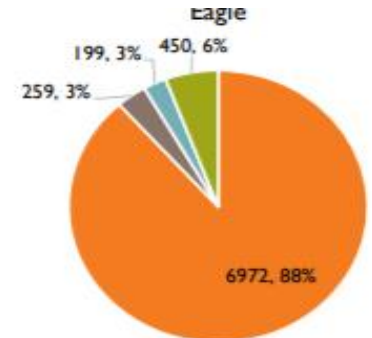
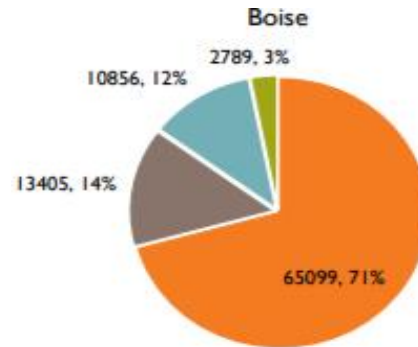
\*City of Boise 2015 Housing Needs Analysis: Unsheltered homelessness is increasing. There are 801 transitional/ emergency beds and 488 Permanent/ Rapid Re-housing beds vs. 2,461/2,373 in Salt Lake City

# Garden City Housing Stock

## Housing Stock:

- 59% Single Family Homes
- 21% Multi- Family
- 20% Mobile Homes

Garden City 3% of Ada County  
Population  
And 9% of the Housing  
Vouchers (Section 8) in Ada  
County

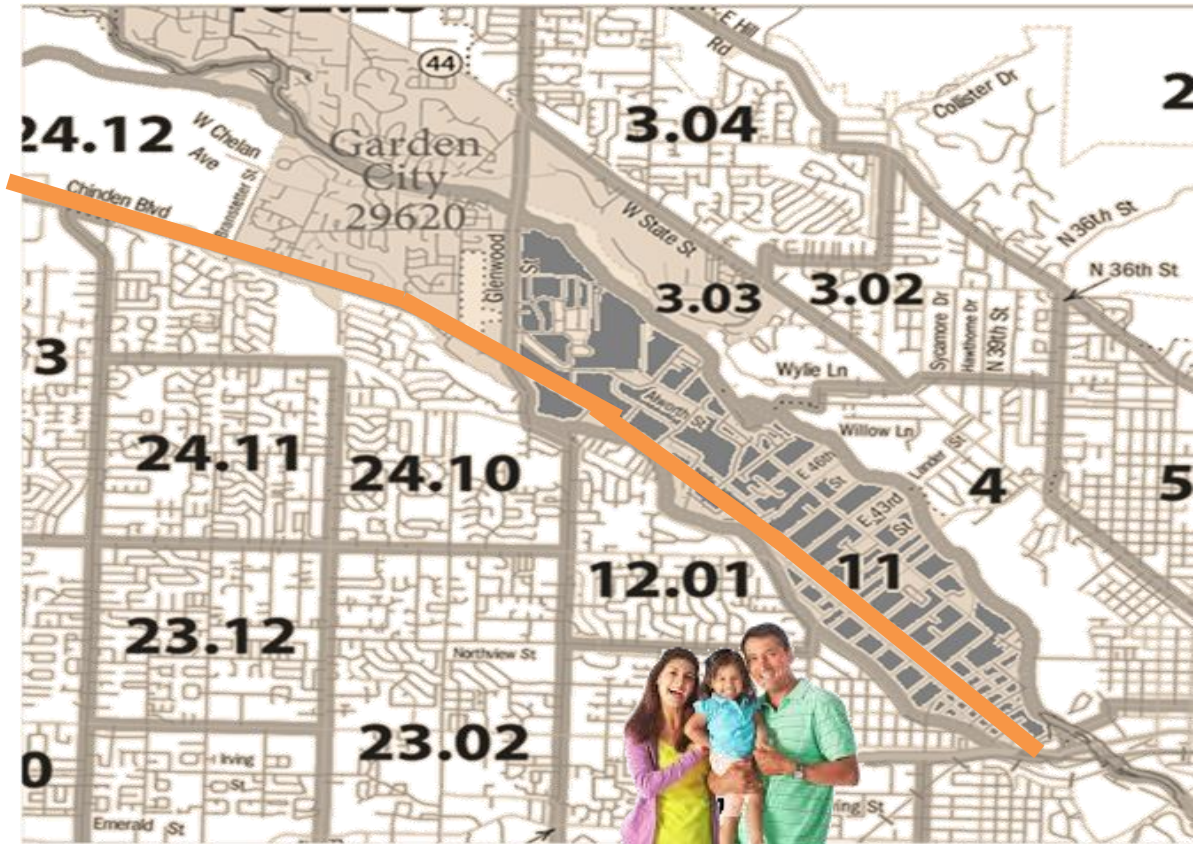


\* City of Boise 2015 Housing Needs  
Analysis

Source: COMPASS Idaho

Census  
Tract 11:  
Median HH  
income  
\$24,575/  
Year

\*Data USA 2016  
Estimate



These households can afford around \$600/month in rent

\$720\* Craigslist MFH

\$835\* Craigslist 1BAPT

**\$750** = \$15,575 for food, utilities, MFH, medical, transportation, daycare, etc.

On 9/26/2019 Craigslist lowest price in Garden City: \$925

# BARRIERS TO AFFORDABLE HOUSING

Builder	Homeowner	Community
NIMBY	Rising prices/ Existing prices high	Quality Jobs/ Under employment
Land Cost/ Gentrification	Home ownership costs: commuting, taxes, insurance, utilities, repairs, etc.	Idaho's empty Housing Trust Fund (Legislation passed in 1992 to help provide affordable housing but never funded)
Competitive Subsidies	Initial Price for close-in	International/ National investments in housing stocks
Infill Cost & Complexity	Economic & Interest Rate uncertainty	Private Property Rights: change to market rate/ redevelop property to other use
Impact fee	Investor Competition	Lack of enabling legislation (FL doc stamp): cannot demand affordable housing be built
No housing land bank	Income constraints- food, daycare, etc.	Revenue vs. Service costs
Appraisals/ comparable/ financing	Inventory of "Affordable Housing" Low (<200K)	Constituents
Realtor resistance to 'price per square foot'		



# The puzzle???

- Reduce the cost of housing?
- Reduce the cost of other financial burdens?
- Increase income?
- Change financing?
- Change status quo?
- Change perceptions?

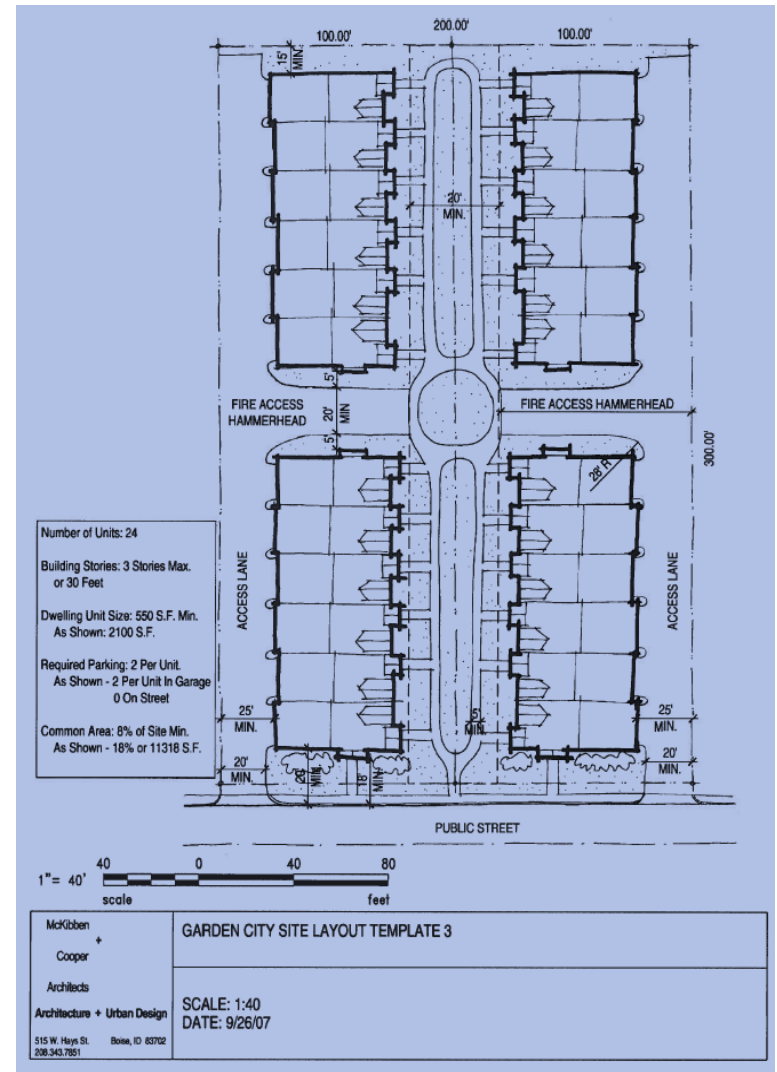
# What the City has done

- Substandard housing
  - Shift culpability to include property owners vs. renters
  - Code, policy, and procedure changes
  - Applied for State CO2 alarms
- Hands on with developments that are trying to achieve affordability
- Participation- GCCC, housing roundtable
- Public Investment
  - Parks
  - Greenbelt, sidewalks, and bridges
  - Supportive land use model
- Code
  - Reduce restrictions against multi-family
  - Minimum densities (without a CUP)
  - Remove minimum square foot
  - Increase densities allowed within zones
  - Require sidewalks and connectivity
  - Weave transportation provisions into code
  - Limit large tracts of homogenous housing types
  - Allow for housing/ accessory dwellings in all commercial and residential zones
  - Reduced parking requirements; allow for offsite parking within 300'
  - Reduced minimum lot size



# The Minor Planned Unit Development

- What
  - Pre-approved template
  - Infill
  - Can be coupled with Minor Land Division
- Strengths
  - Less ‘scary’ density design
  - Fast Tracks Development
  - Marketing tool- think beyond a flag lot
  - Path forward for difficult lots
  - Reduce planning costs and uncertainties
  - Promotes a mix of housing types
  - Can allow for housing cooperative, rentals, or condominiums
- Limitations
  - Every property is unique
  - It’s different...



# MPUD in Action

- Parkway Station
  - Currently at a net gain
- Neighborworks
  - Multiple 'Pocket Neighborhoods'





# Thank you!

Jenah Thornborrow  
jthorn@gardencityidaho.org