

HOUSING + COMMUNITY: RE-THINKING DESIGN, FINANCE, DEVELOPMENT

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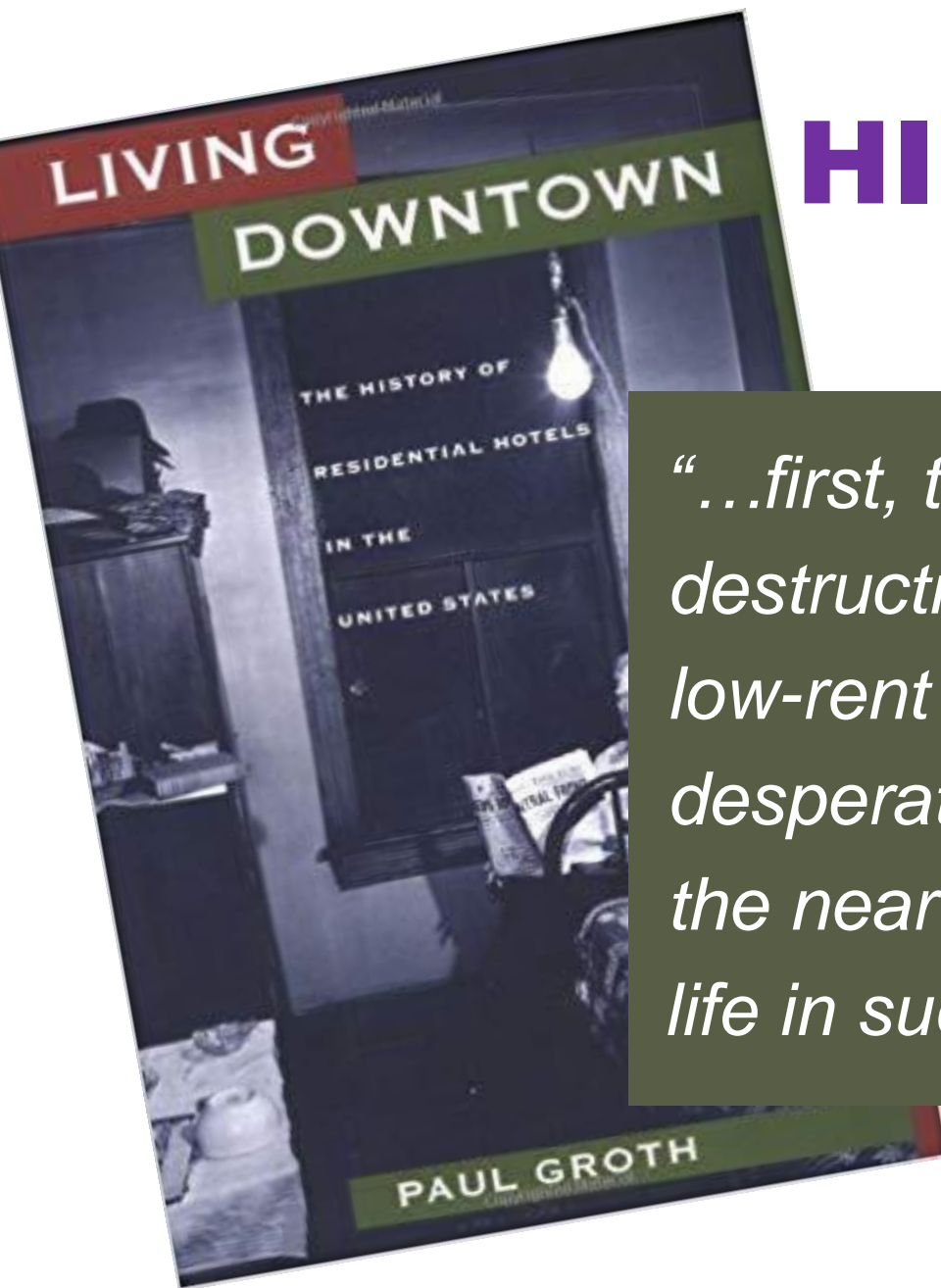
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- 1. LEGACY CHALLENGES**
- 2. FINANCE FOR CHANGE**
- 3. DESIGN FOR DEMAND**
- 4. DEVELOP WITH PURPOSE**



HINDSIGHT

“...first, the seemingly irrational destruction of millions of private low-rent housing units that are still desperately needed, and second, the near total misunderstanding of life in such places.”

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BY KATE TALERICO

NOVEMBER 27, 2018



The Hidden Costs of the Housing Crisis



The Long-Term Impact of Housing Affordability and Quality on Young Children's Odds of Success

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By Don Day - January 16, 2019

Your zip code

When it comes to health
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RETHINKING MARKETS

Smarter Money | January 29, 2019

Affordable and workforce housing are among the most stable asset classes in real estate

Bring ecosystem thinking to housing markets

Real estate industry requires:

- **Healthy buyers w good credit and income**
- **Diverse supply to allow movement**
- **Essential services, workforce and amenities**

RETHINKING SUBSIDY

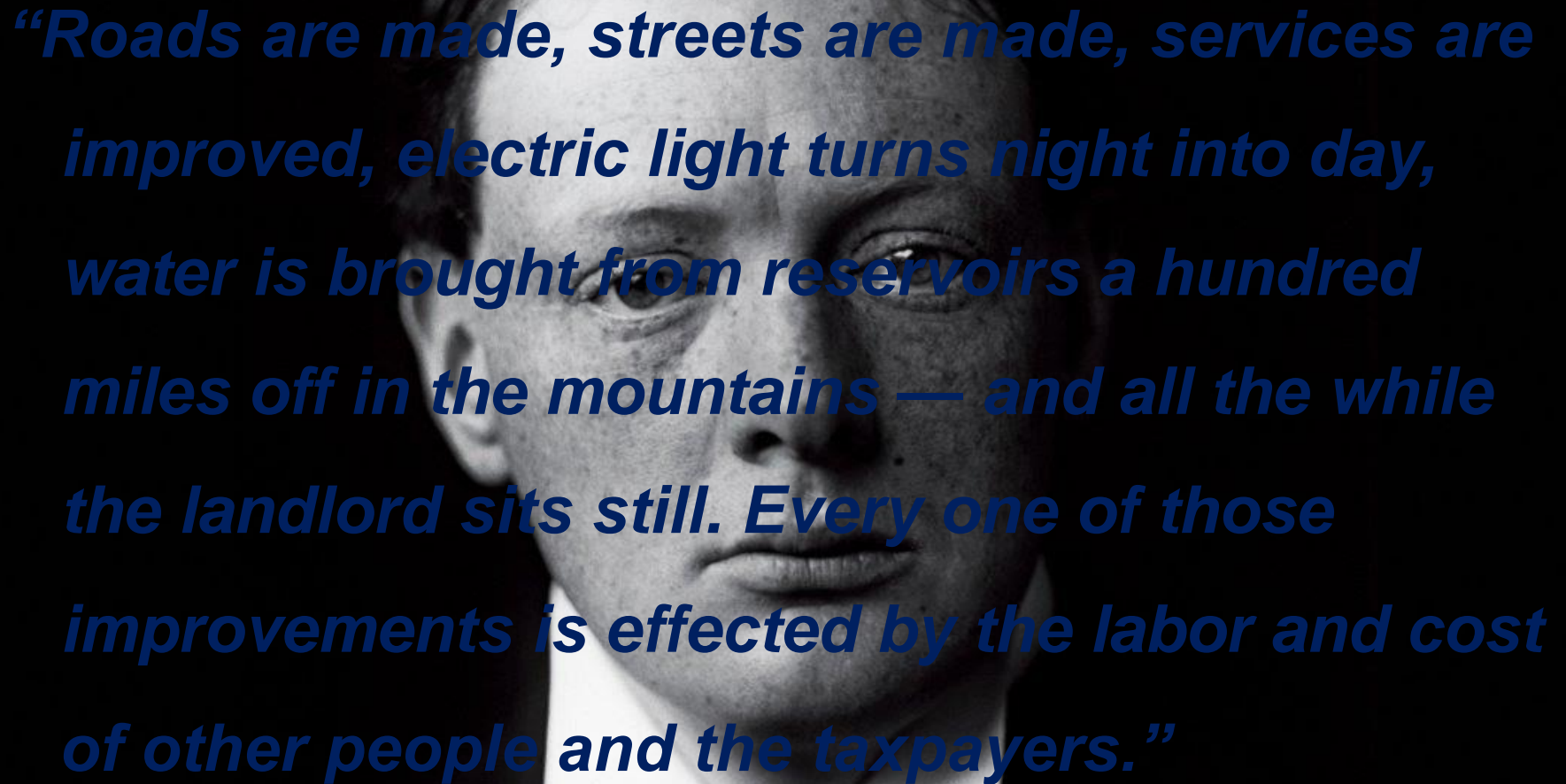


Case Study

1. Single parent commuting from Twin Falls to Ketchum daily to work as a barista.
2. Budget: 1 pre-K, 1 K-12 child

F/T @ \$7.25/hr	\$1,160
2bdrm rent (2/19)	\$1,016
Child care	\$550
Subtotal	<u>\$1,666</u>
Monthly deficit	-\$406

Workers provide a subsidy to employers and customers by commuting long distances or compromising health and safety in order to provide service...at a price we consider affordable. — 'Planning Behind' thebluereview.org



“Roads are made, streets are made, services are improved, electric light turns night into day, water is brought from reservoirs a hundred miles off in the mountains — and all the while the landlord sits still. Every one of those improvements is effected by the labor and cost of other people and the taxpayers.”

Churchill, House

RETHINKING LOCAL CONTROL



MIXING IT UP



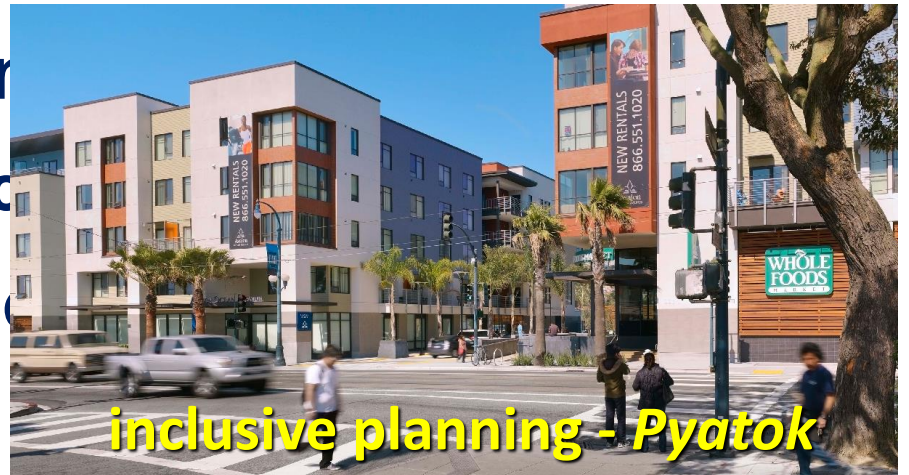
embodied energy - Boise



parking diet - Sandpoint



CSB — Boise Brewing



inclusive planning - Pyatok



IndieDwell.com