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

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1. LEGACY CHALLENGES
2. FINANCE FOR CHANGE
3. DESIGN FOR DEMAND
4. DEVELOP WITH PURPOSE
“...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.”
EXTERNALIZED COSTS

Speculation > inflation, displacement
Stress, despair, dysfunction
Productivity, health compromised
Environmental and social burden
RETHINKING MARKETS

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>F/T @ $7.25/hr</td>
<td>$1,160</td>
</tr>
<tr>
<td>2bdrm rent (2/19)</td>
<td>$1,016</td>
</tr>
<tr>
<td>Child care</td>
<td>$550</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$1,666</strong></td>
</tr>
<tr>
<td><strong>Monthly deficit</strong></td>
<td><strong>-$406</strong></td>
</tr>
</tbody>
</table>

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.”

— Winston Churchill, House of Commons, 1909
RETHINKING LOCAL CONTROL
MIXING IT UP

Preserve and conserve

People over parking

Demand - side planning and development

How we might finance stuff

Impact investing | crowdfunding | DPO

Who informs development decisions

embodied energy - Boise

parking diet - Sandpoint

CSB – Boise Brewing

inclusive planning - Pyatok