

ELEMENT B, THE CLIFFS PLANNED COMMUNITY

SUB-ELEMENT B7: POPULATION

B7.1 – Projected Population at Build-Out

Overview

The Cliffs master plan and phasing strategy is designed to create a variety of residential products that reflect the changing household composition within Ada County, as well as respond to current regional development and population trends (See Sub-Element B8: Development and Population Trends for more detail). Based on successful models elsewhere throughout the Intermountain West, this strategy of product diversity will increase absorption, allow multiple builders to participate in the construction and development of The Cliffs, and make for a more interesting, vibrant and diverse community. See Table B7.a below for a listing of the types of residential products anticipated and the total projected population at build-out.

Housing Diversity and Attainability

The Cliffs is designed to provide homes for a range of ages, household types, lifestyles, and incomes. In addition to a diverse selection of market rate housing, The Cliffs will seek to generate a attainable housing defined as households that earn 80 to 120 percent of Ada County’s Area Median Income (AMI) to a goal of 7.5% of the built units. While housing sizes and types are likely to be quite broad, Skyline is committed to developing housing for moderate-income families at prices that address Ada County’s increasing housing problem for its workforce and essential service providers.

The Cliffs is exploring techniques and programs currently used in communities outside Ada County and Idaho, for creating attainable housing. These programs may include reduced lot pricing to builders in return for attainable product pricing, interest rate buy downs, down payment assistance and deed restricting of some units to limit long term appreciation and thus maintain affordability.

While the community plan is structured to facilitate the development of attainable housing, Skyline’s capacity to deliver units will be determined by the project’s absorption rates and the imputed subsidies derived from sales of market rate homes. Other factors that will determine the ultimate number of inclusive housing units include: construction costs, the availability of cost effective financing for infrastructure, and mortgage assistance programs that may be made available by the state or County.

While working within the parameters of fair housing requirements, The Cliffs inclusive housing program will give priority to teachers, nurses, public sector employees and nonprofit professionals. Concurrently with its master plan approval, Skyline plans to forge alliances with health care providers, the Boise Public School District, and nonprofit organizations to ensure that their employees will have priority in The Cliffs housing program.

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Table B7.a - Projected Population at Build-out

Source of Estimate: GreenStreet, Ltd; Skyline Development; EPS

Lot Type	Potential Product Type	Potential Unit Size (sq. ft.)	Target Market(s)	Estimated number of units by product type	Estimated persons per unit	Sub-Total population by Product Type
Mixed-Use Apartments	rental or for-sale condominium flats	800-1,200	singles; young families	70	1.5	105
Townhouse	for-sale townhomes or live/work	1,200-1,800	single without children; single with children	150	2	300
Zero Lot Line/Duplex	for-sale attached (villas) or detached (patio homes)	1,600-2,400	married without children; empty nesters	240	2	480
Cottages	for-sale detached courtyard homes	1,800-2,800	married without children; empty nesters	80	2	160
Narrow Lots	for-sale detached	1,200-2,200	single with children	135	2.5	338
Neighborhood Lots	for-sale detached	1,500-3,000	married with children	485	3.5	1,698
Edge Lots	for-sale custom detached	3,000-5,000	married with children; married without children	190	3	570
				1350		3,650
				Wtg Average persons per household		2.70
*With an employable age population from 16-64 of 2177						