

Item IV-B

Topic: Regional Housing Coordination Plan

Purpose: Review the Regional
Housing Coordination Plan

Austin Miller, Principal Planner
Planning Team Lead

COMPASS Regional Housing Coordination Plan

Board of Directors Meeting
October 16, 2023



ECONNorthwest

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Lorelei Juntunen
Project Director



Madeline Baron
Project Manager



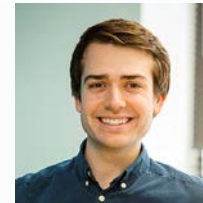
Justin Sherrill
Technical Manager



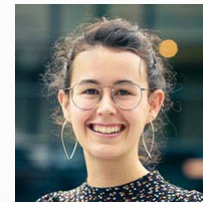
Scott Goodman
Associate



Ellen Campfield Nelson
Principal

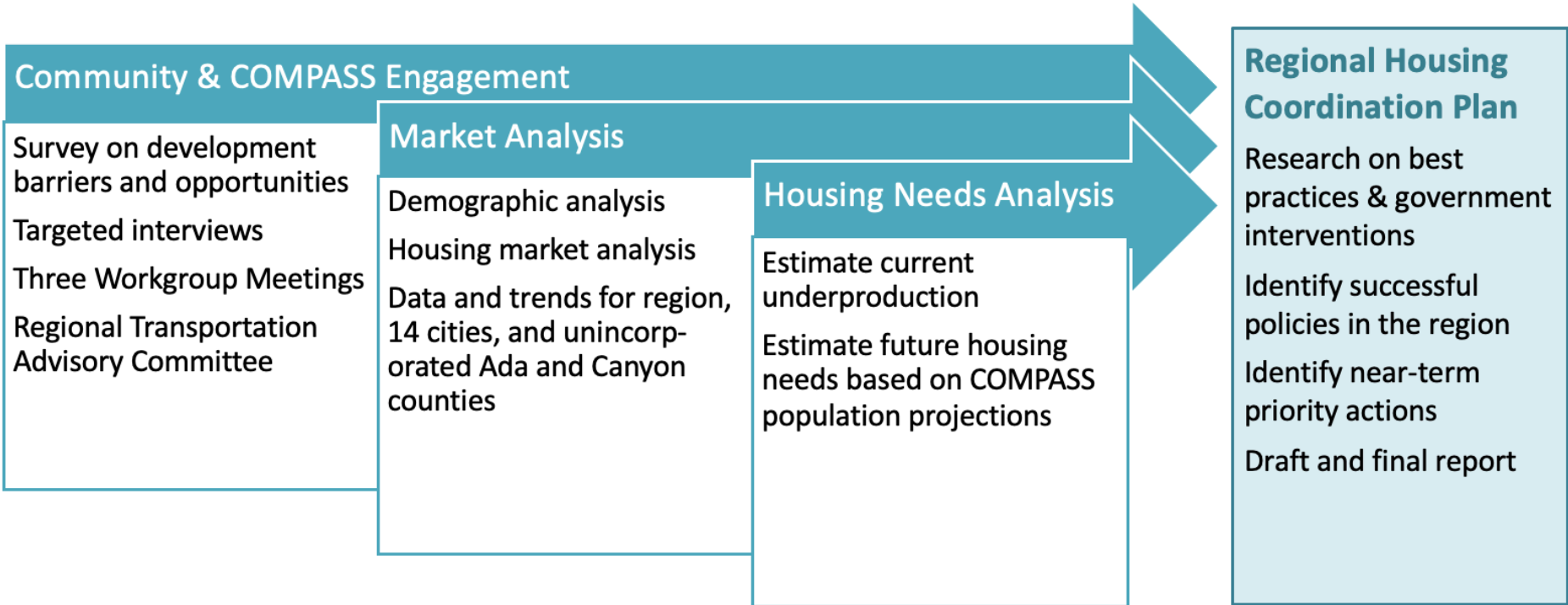


Aaron Mondada
Senior Associate



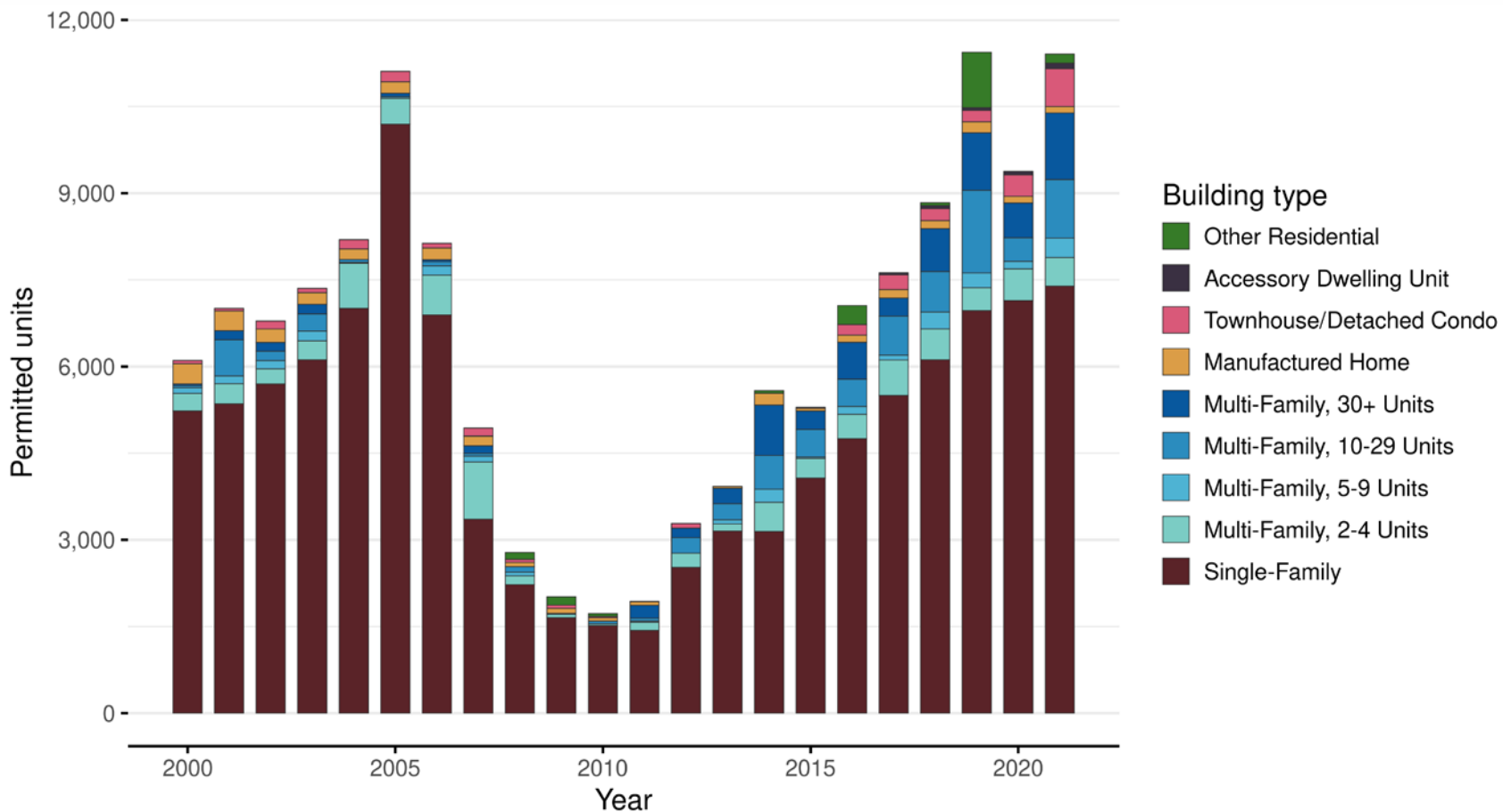
Abigail Morgan
Associate

Regional Housing Coordination Plan



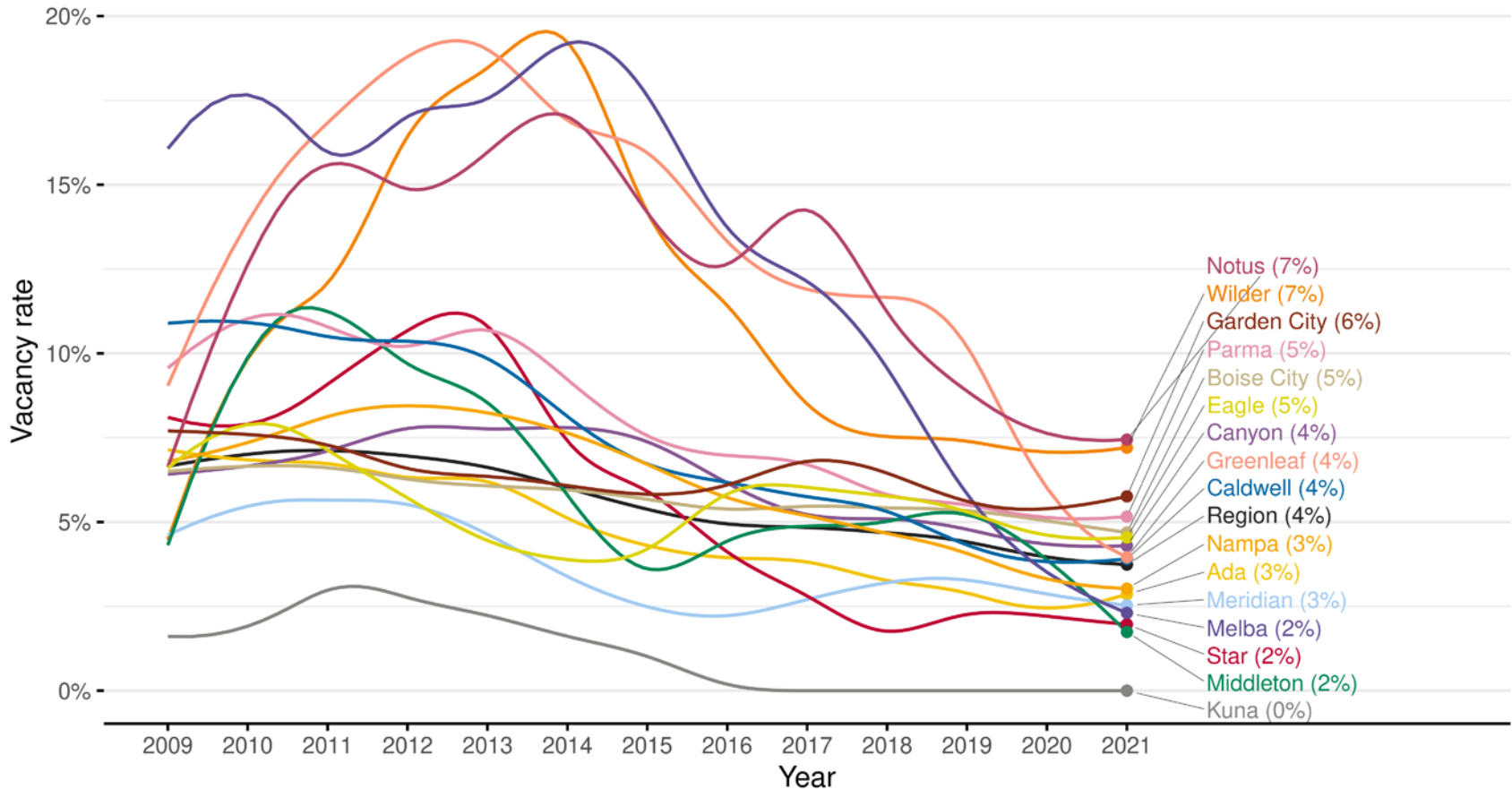
What are the Housing Challenges?

Total Development Region Wide has Accelerated



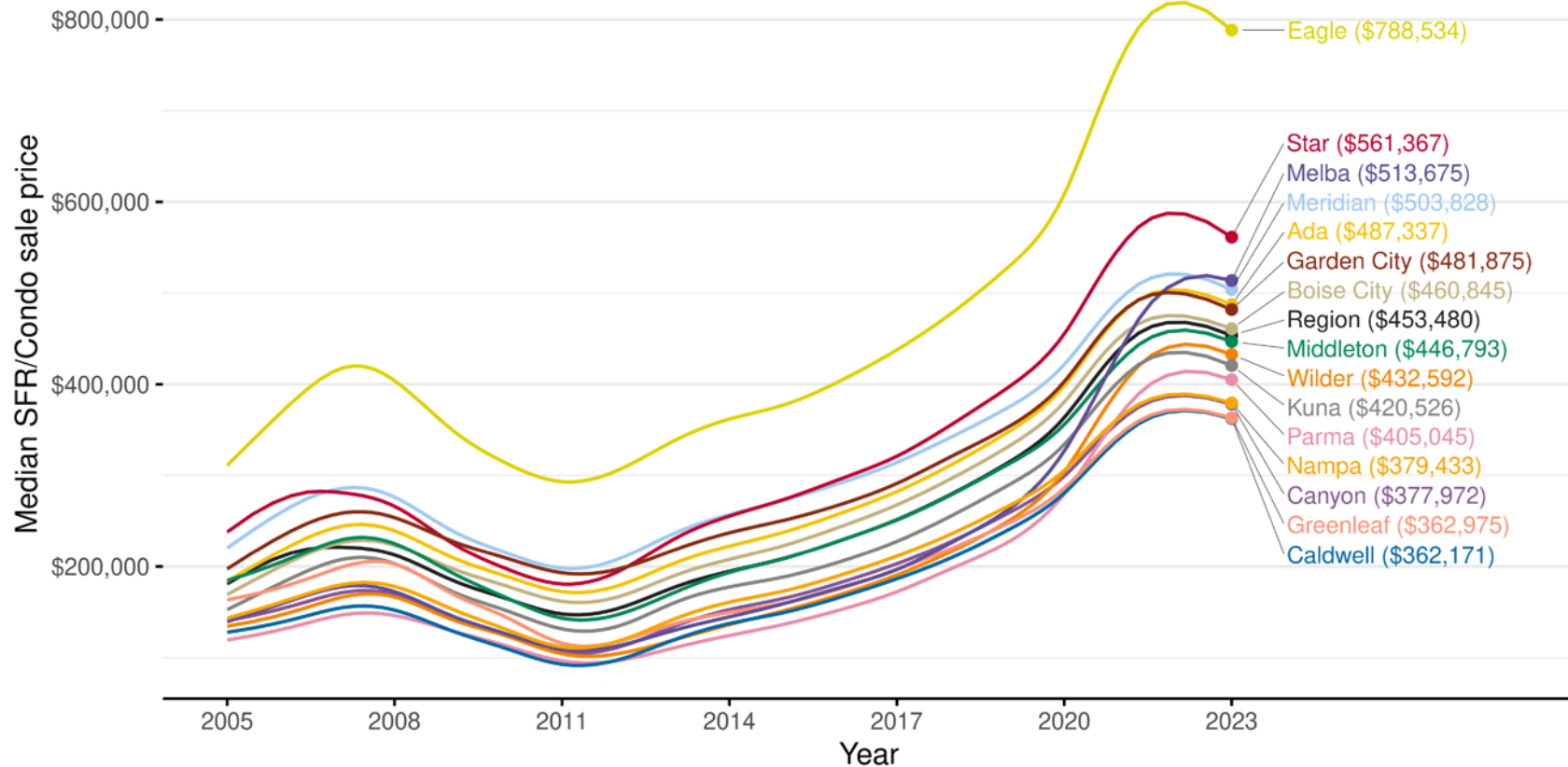
Source: COMPASS

Despite Building Increases, Vacancy has Continued to Decline



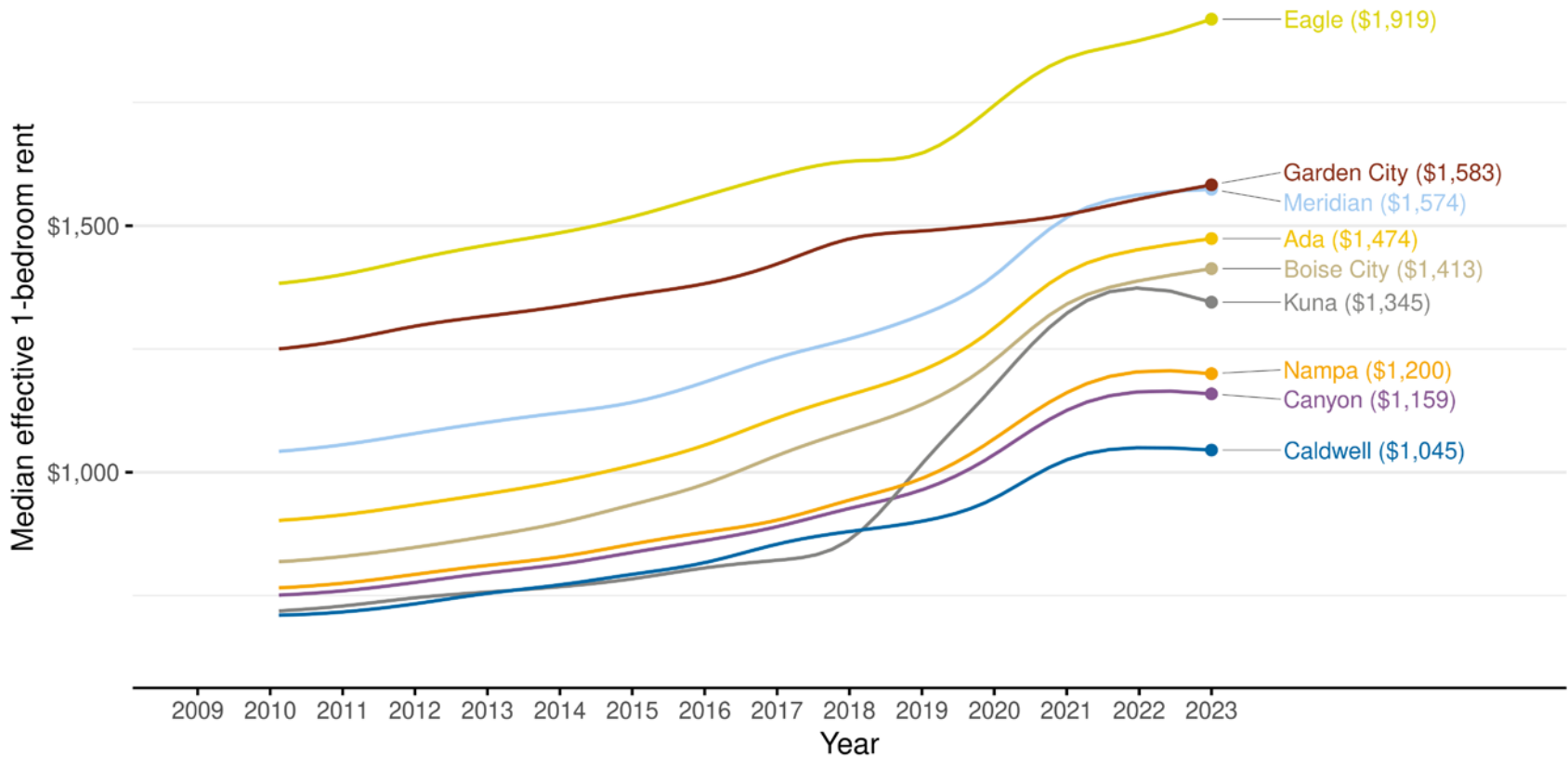
Source: ACS 5-year, 2009-2021

Despite Building Increases, Prices Have Continued to Rise



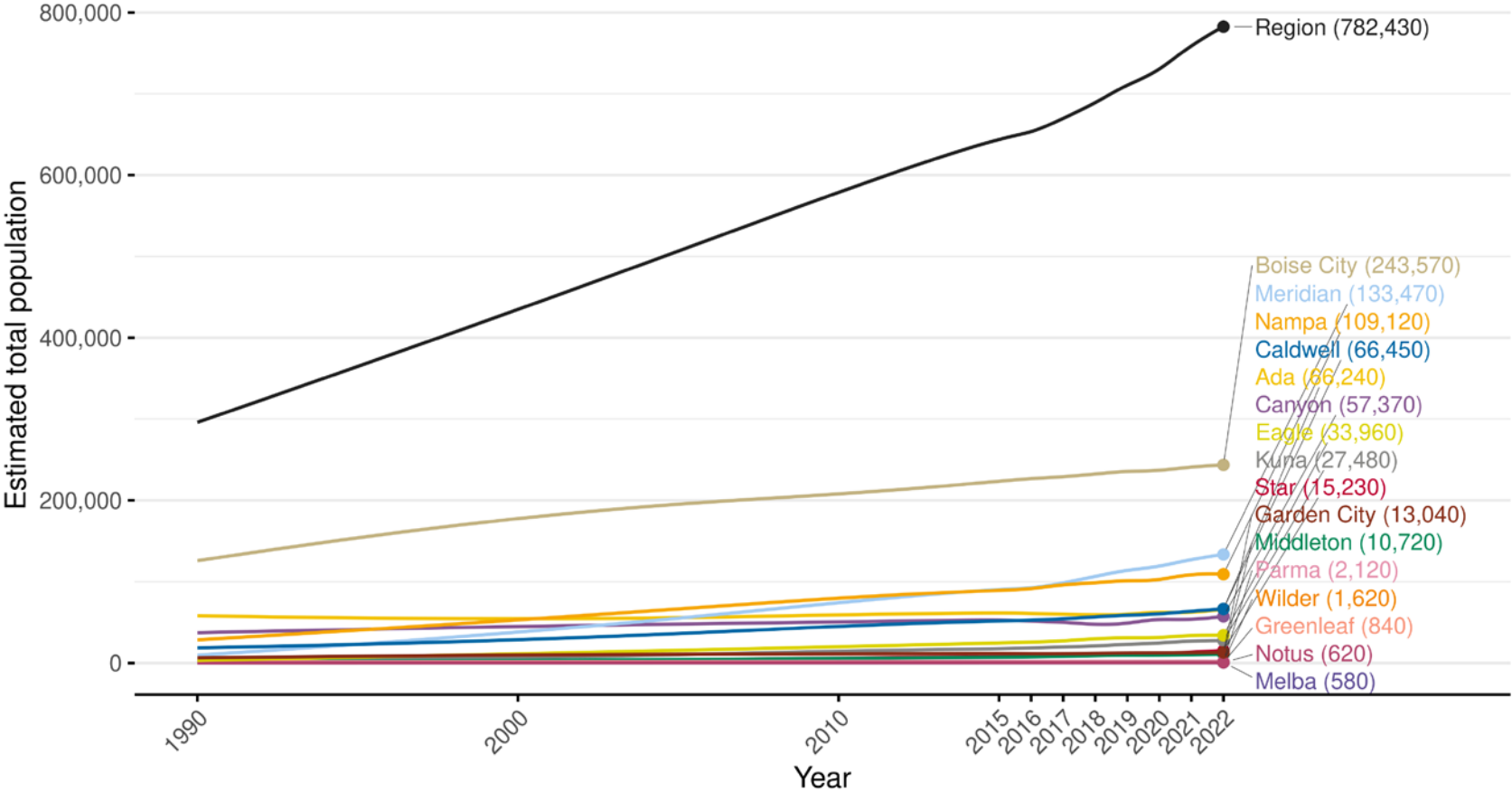
Source: Zillow
Ada and Canyon prices include incorporated areas here

And Rents Have Continued to Rise



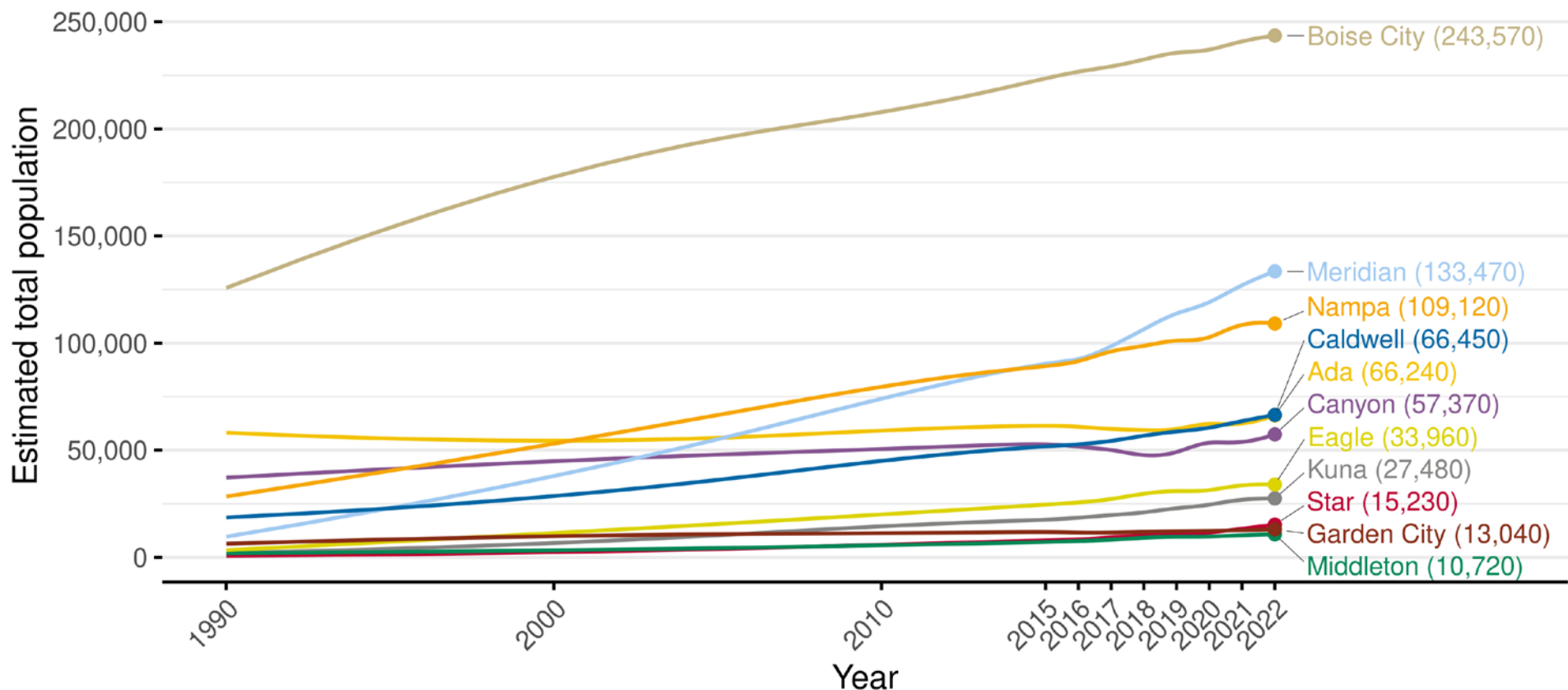
Source: CoStar
Notes: CoStar does not track apartment data in all study area geographies,
Ada and Canyon rents include incorporated areas here

Regional Population Growth is Strong



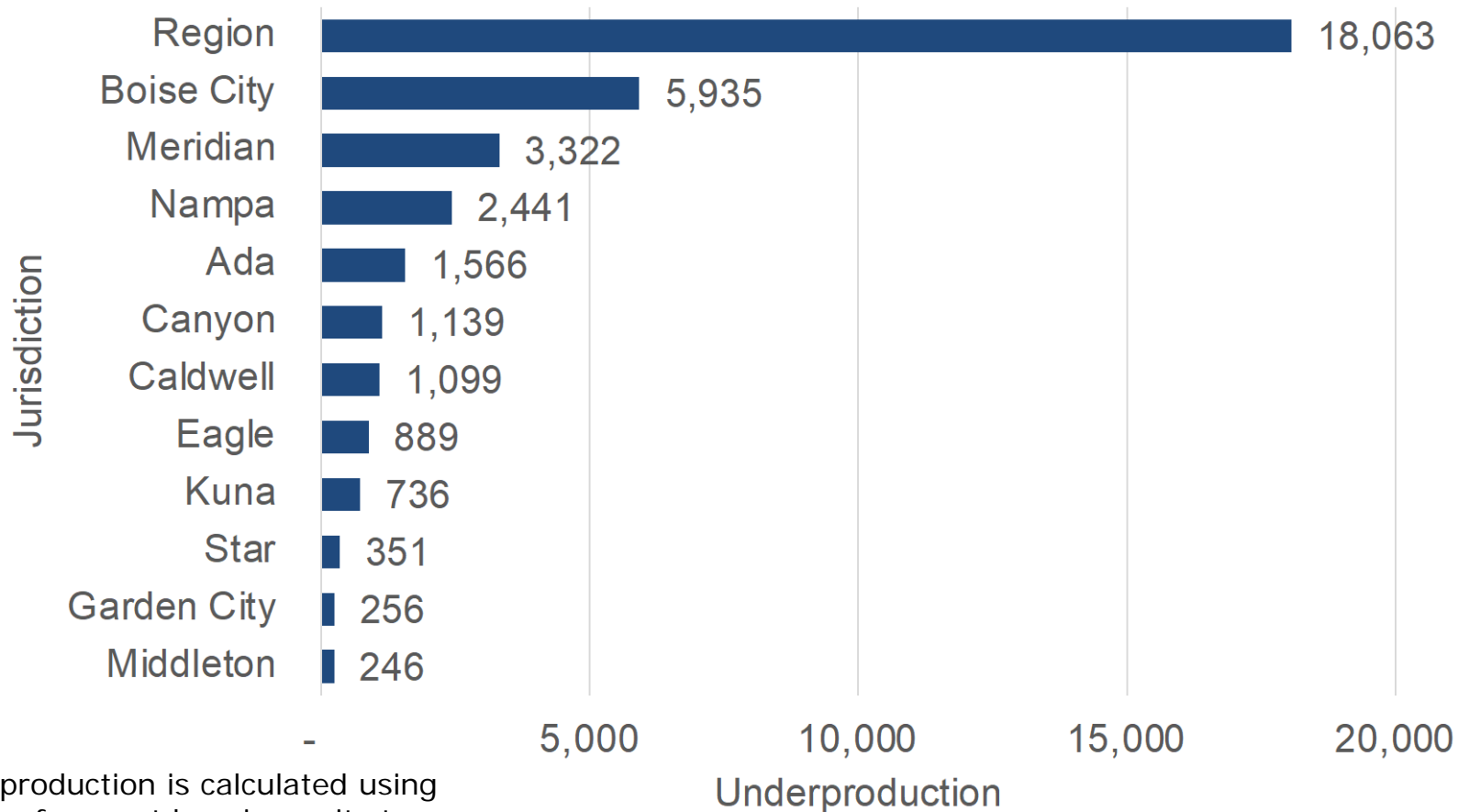
Source: COMPASS

Population Growth for Larger Cities



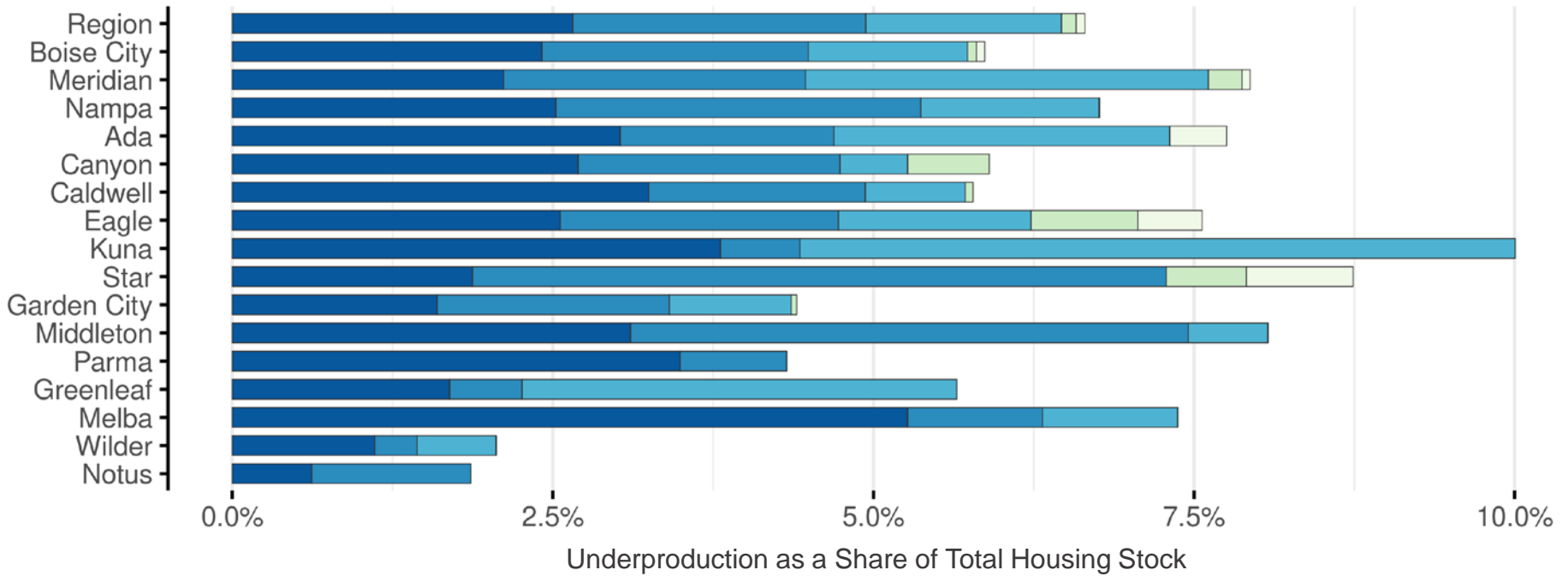
Source: COMPASS

Underproduction of Housing as of 2021



Underproduction is calculated using a ratio of current housing units to current households. Source: ACS 5-year 2021

Jurisdiction



Household income as %AMI

0-30% 30-50% 50-80% 80-100% +100%

Source: ACS 5-year 2021, CHAS 2019

Summary of Key Findings



Supply and demand are imbalanced. Treasure Valley communities are growing FAST and in uncoordinated ways. Housing supply has not kept pace with demand.



Affordability is at risk. Every community has housing needs at every income level. Safe, healthy, and affordable housing is essential to community and household stability.



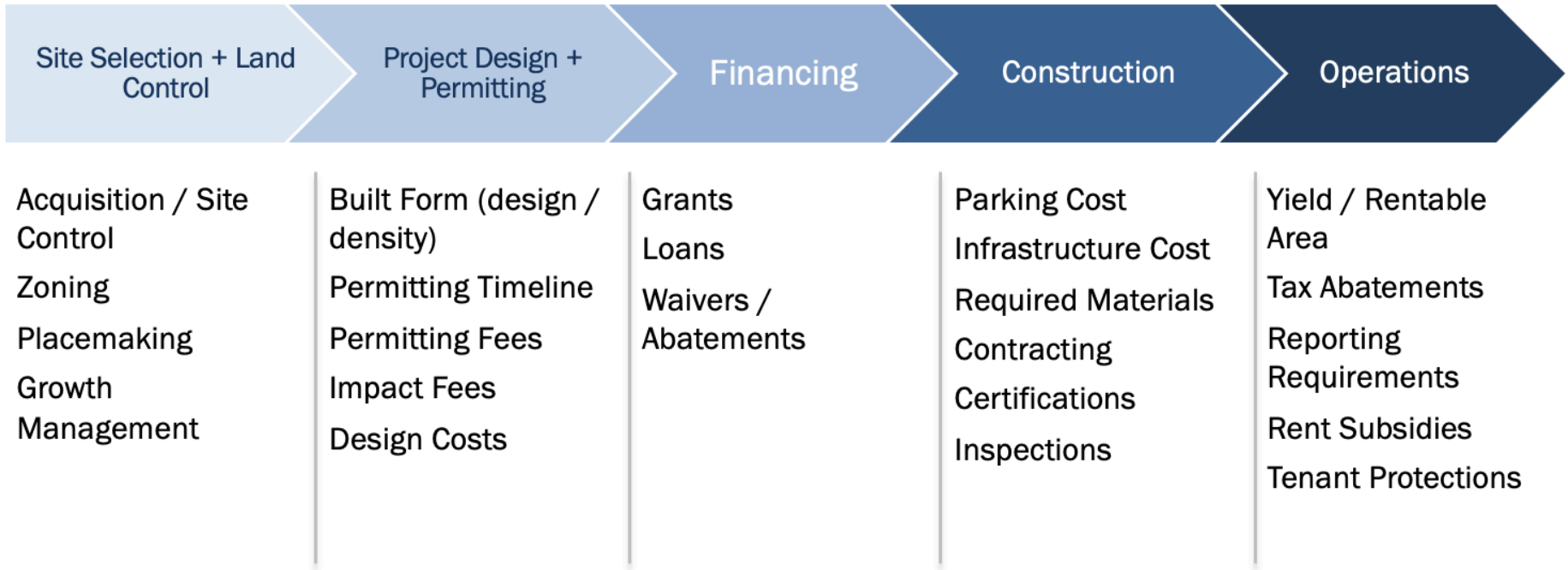
Every partner is needed. Every community has a role to play in meeting housing need at every income level.



Regional coordination is a missing piece. There are many ways to meet housing needs and regional coordination is needed.

Policy Solutions & COMPASS' Role

Encouraging Housing Policies at Every Stage of Development



Government Intervention Can Ease Development Barriers

Survey Respondents highlighted these barriers	...and also highlighted these solutions
Political support and leadership, public perception of affordable housing	Encourage political will and community support, increase the number of developers in the region
Zoning and regulations make development difficult	Adjust zoning for higher density development, offer incentives
Financing and funding for affordable and higher density development	Offer incentives, increase funding, change lending practices, use CDFIs

- The Regional Housing Coordination Plan is an initial phase of work that:
 - Sets the foundation and understanding of how different actors in the region can encourage coordinated housing production
 - Is focused on building relationships, framing the conversation, and developing a shared understanding of issues and solutions
 - Offers COMPASS, local governments, housing developers, service providers, and other partners time and space to establish roles, responsibilities, and a shared vision for housing in the region
- The near-term strategies are for COMPASS to set the stage
- Subsequent strategies/plans can focus on jurisdictions with more influence over housing opportunities and production

5 Near-Term Strategies for COMPASS to Undertake



1) Continue convening the Workgroup



2) Identify ways to encourage growth where infrastructure exists



3) Adjust COMPASS's population forecast methods



4) Continue offering housing education and training opportunities



5) Advocate for state policy change to increase affordable housing gap funding

November

Review study in context to what already exists within COMPASS

- **Action 2** – Development Monitoring Report (DMR), & Development Review Checklists
- **Action 3** – Vision update
- **Action 4** – (Deferring to January meeting)
- **Action 5 + 6** – Policy Focused
 - Guest from COMPASS - Government Affairs Coordinator
 - COMPASS Legislative Timeline
 - Review Current Legislative Positions

Upcoming Meeting Outline

November	January	March	May
<ul style="list-style-type: none"> ➤ Review study by action items once completed 	<ul style="list-style-type: none"> ➤ Action #4 ➤ Education deep-dive 	<ul style="list-style-type: none"> ➤ Legislative strategy ➤ How to build a consensus and how to get buy-in ➤ Best practices beyond COMPASS 	<ul style="list-style-type: none"> ➤ Recap of meetings 1-4 ➤ Legislative update ➤ DMR Done

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COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Item V-A

Topic: 2020 Census Adjusted Urban Area Boundaries

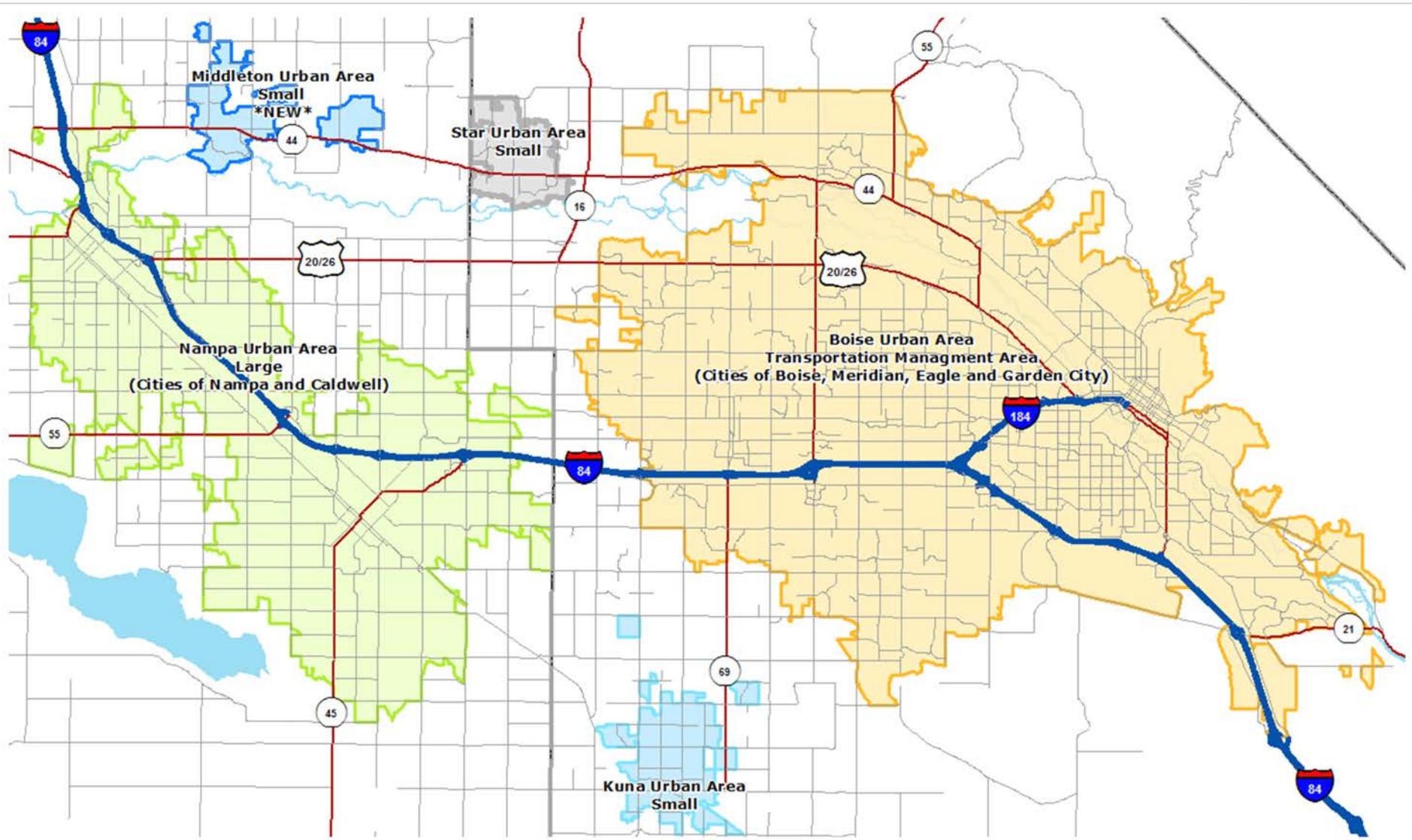
Purpose: Provide background, process and adopts resolution approving the Adjusted Urban Area Boundaries

Pages 76-86

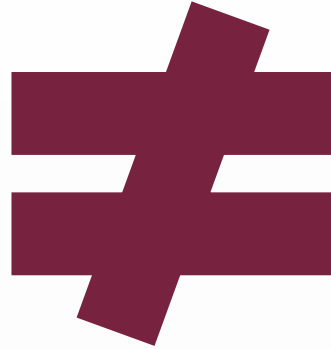
MaryAnn Waldinger | Principal Planner
Technical Services Team Lead
Community Planning Association (COMPASS)



2020 Urban Area Boundaries, per the U.S. Census

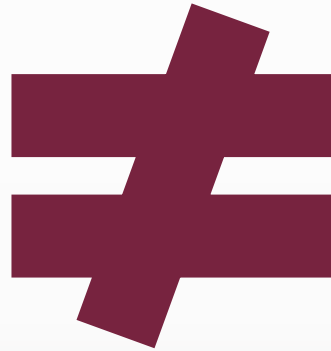


Urban Area
Boundaries



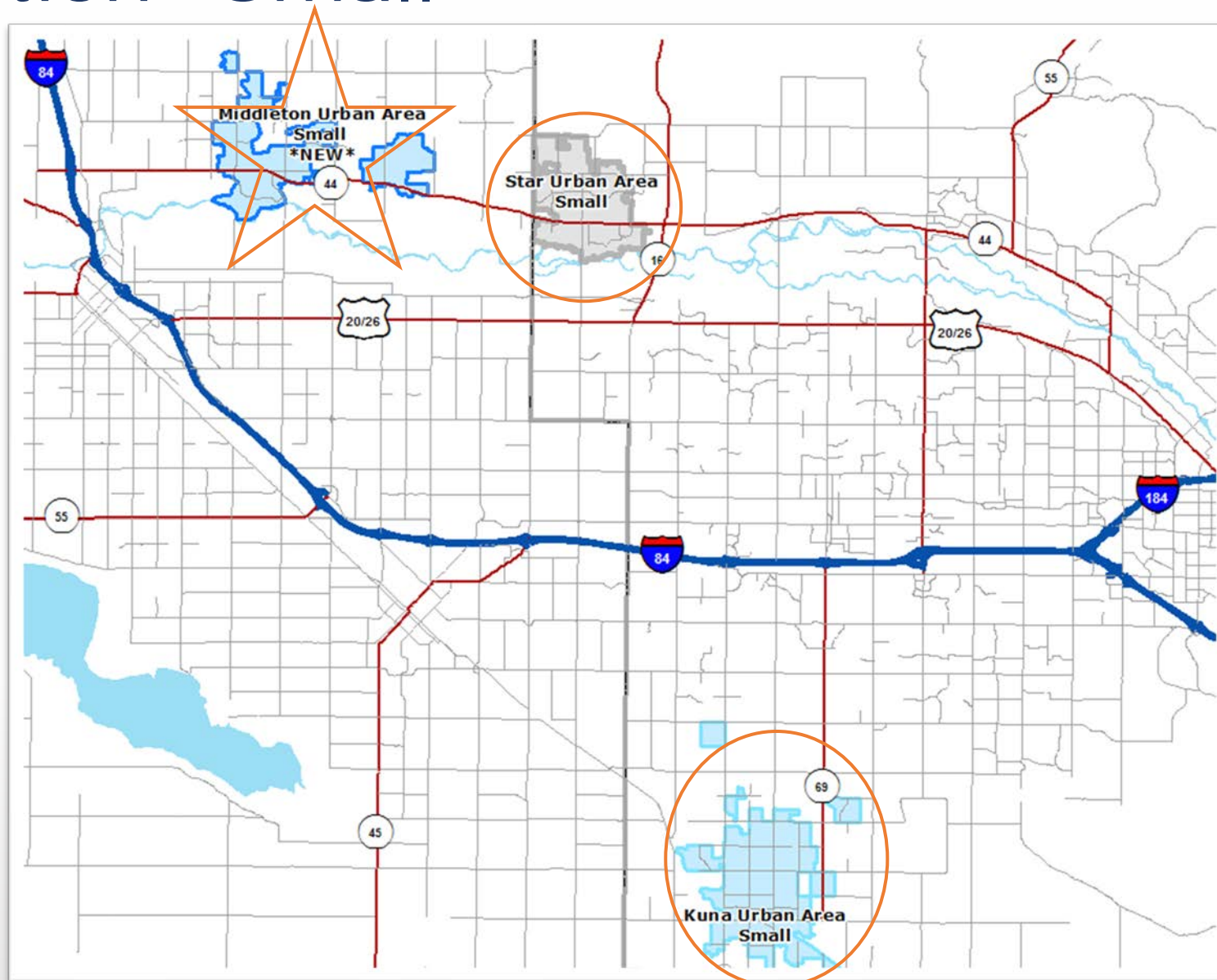
YOUR
City Limits

Adjusted
Urban Area
Boundaries

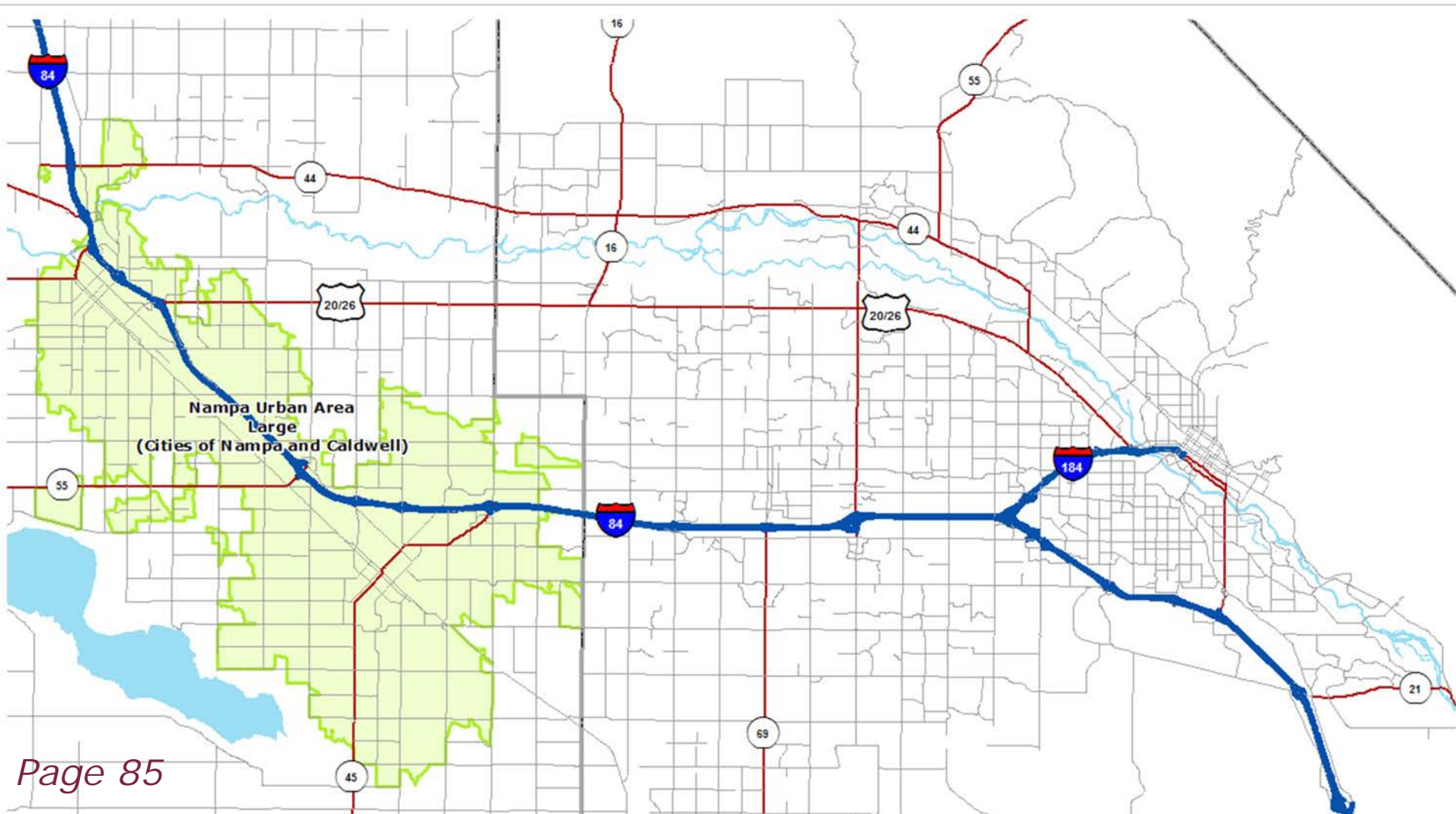


YOUR
City Limits

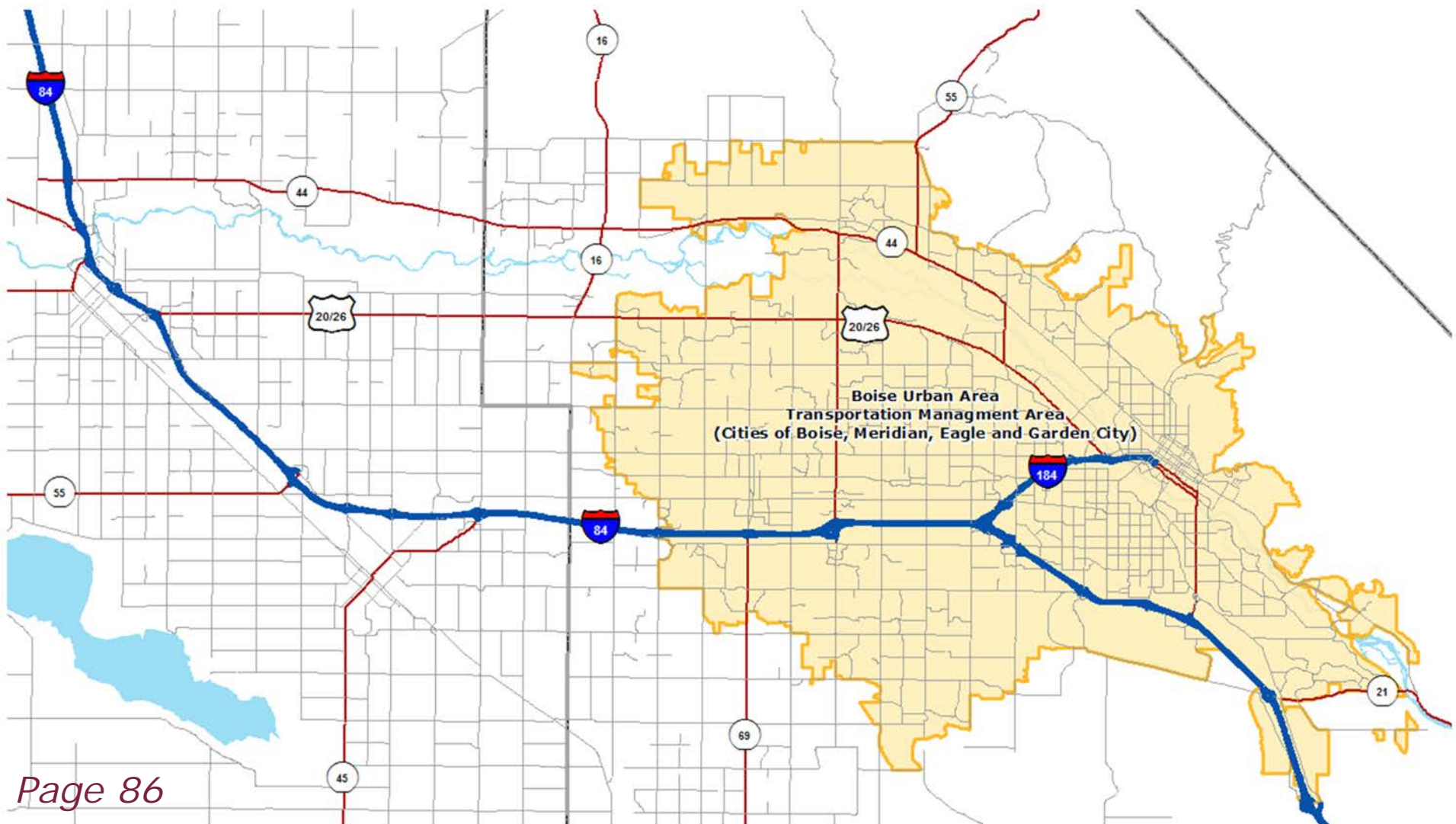
3 Urban Areas, Less than 50,000 Population "Small"



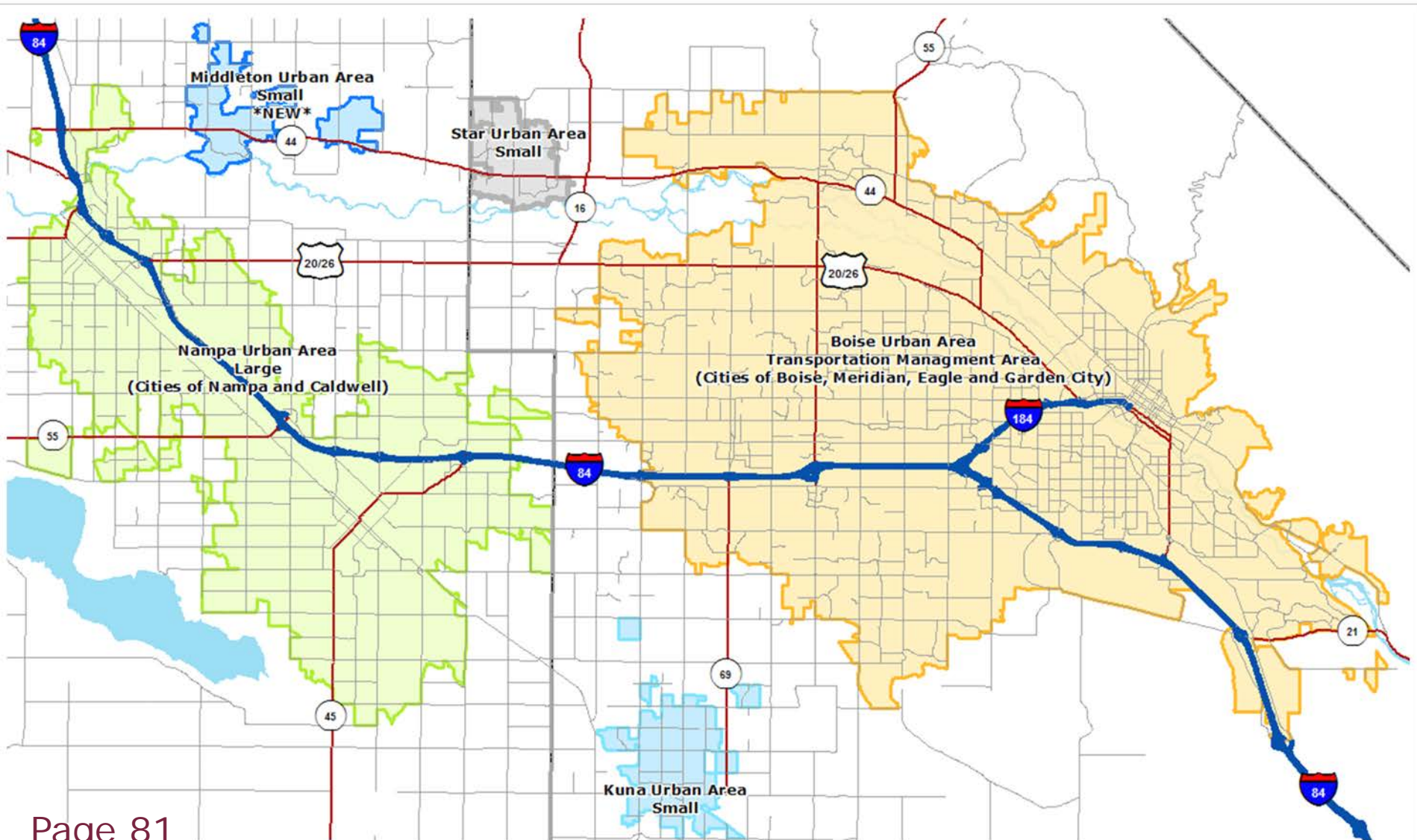
1 Urban Area, Over 50,000 Less Than 200,000 Population "Large"

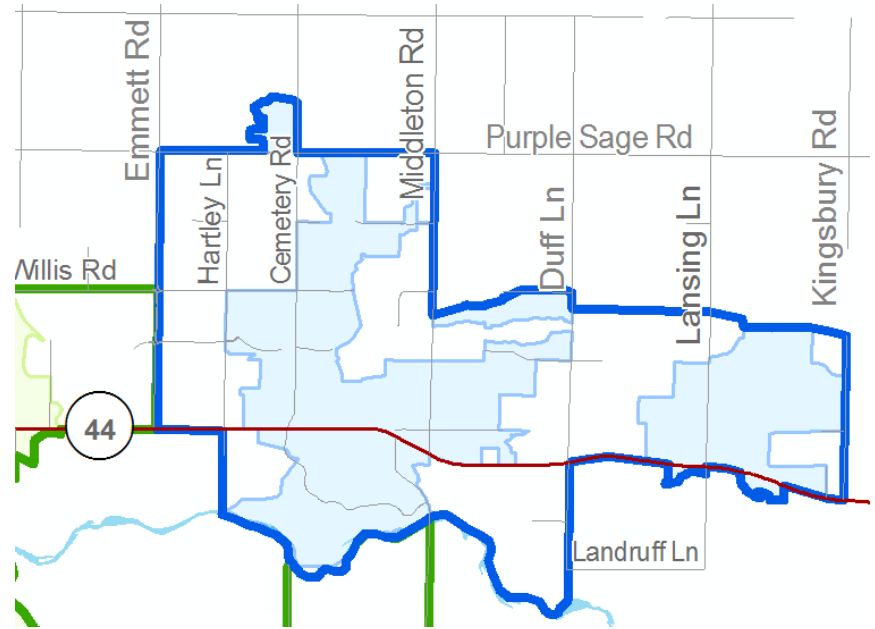
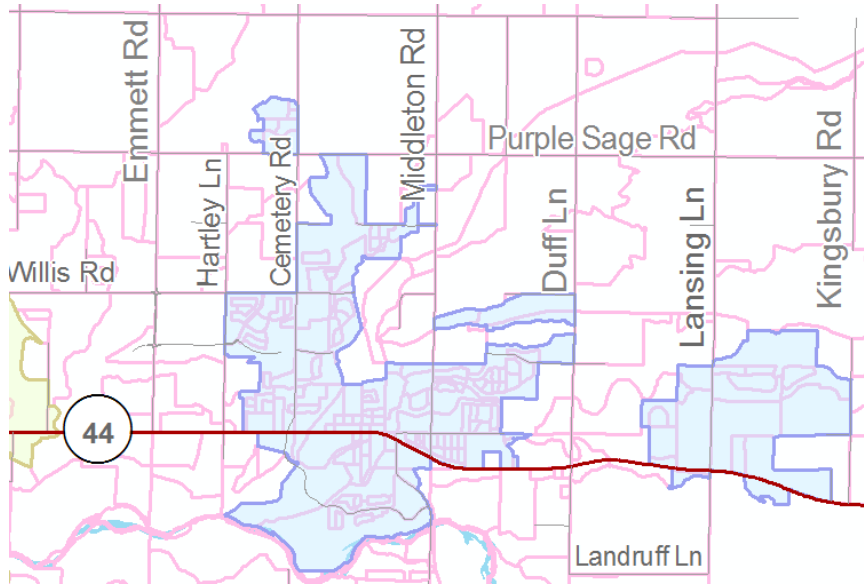
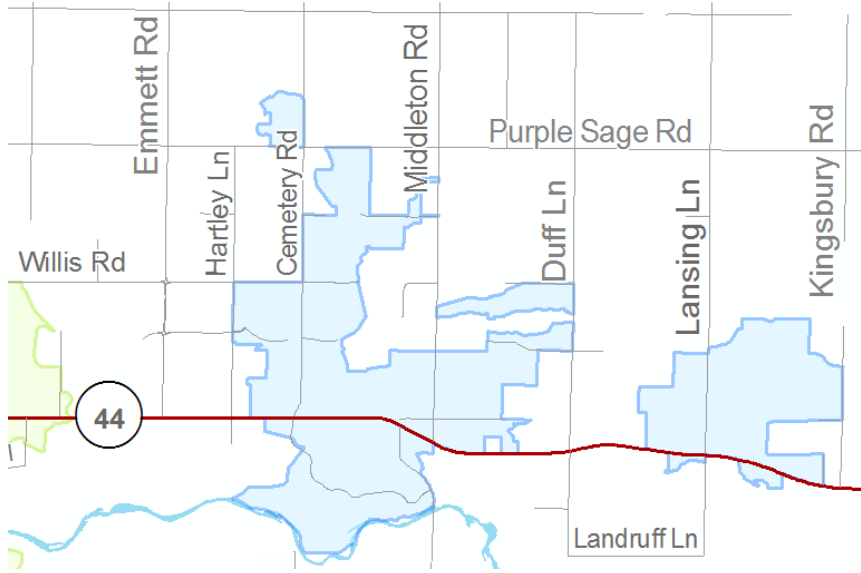


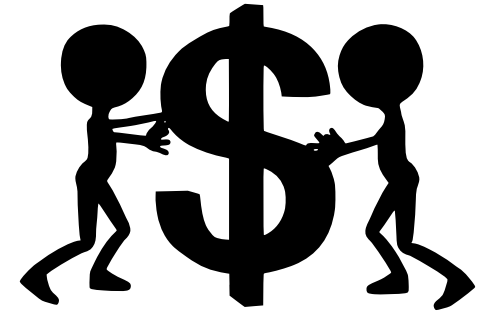
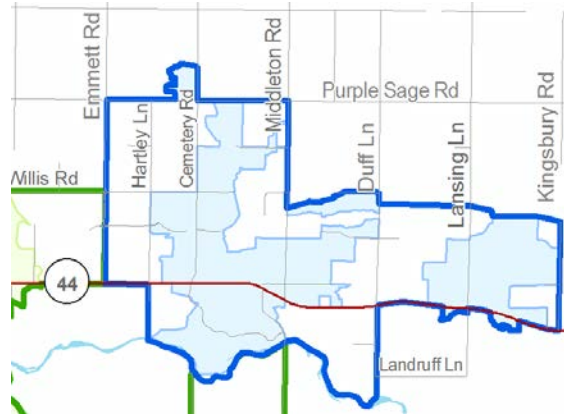
1 Urban Area, Over 200,000 Population "Transportation Management Area (TMA)"



2020 Urban Area Boundaries, per the U.S. Census



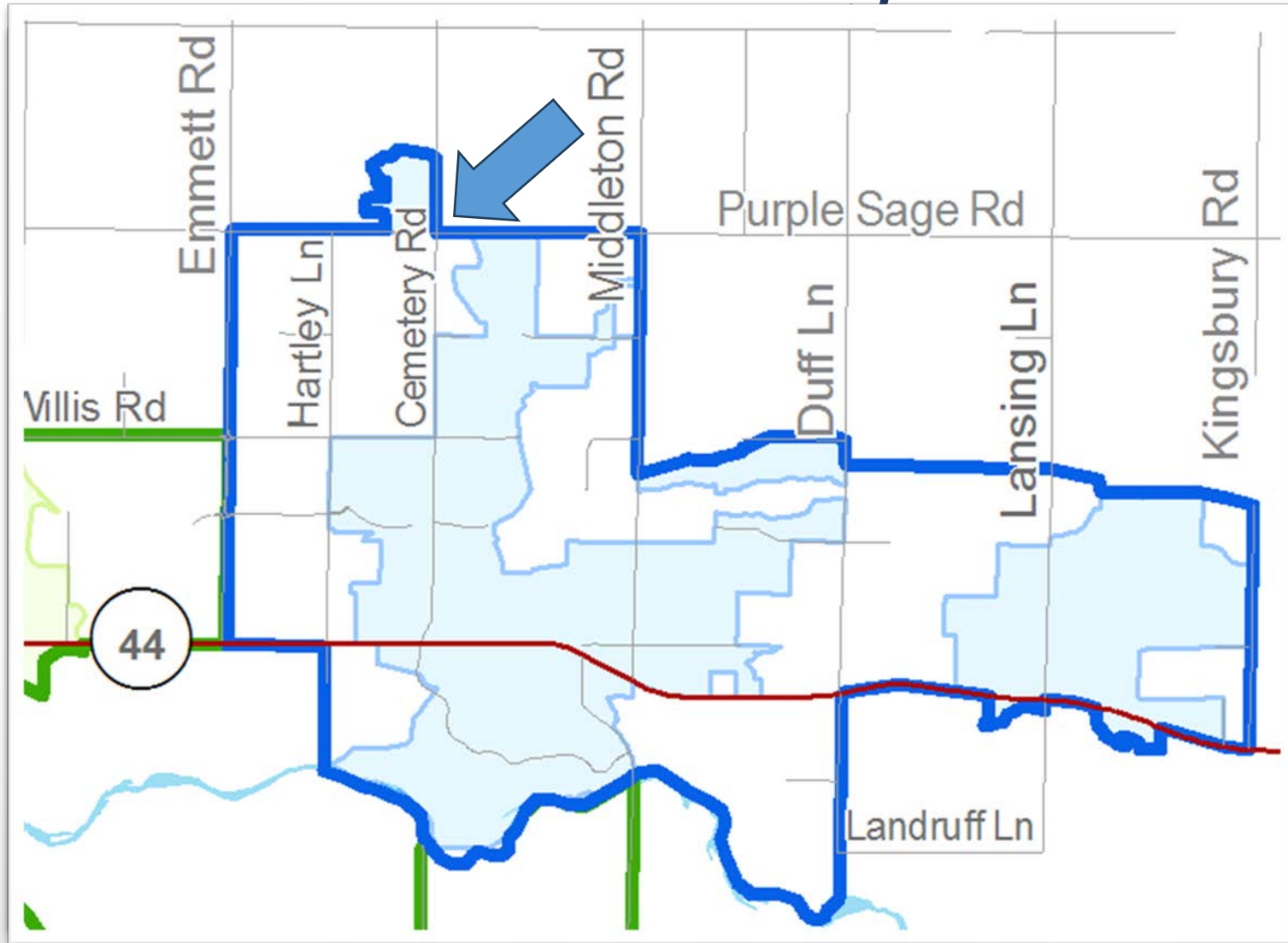




Important things to remember

- One-to-one (no merging of Urban Areas)
- Adjusted Urban Area Boundary (local purposes – simplify, more logical, efficient)
- No change in federal funding levels: “what we got is what we get”

What do you mean to simplify or make it more logical?

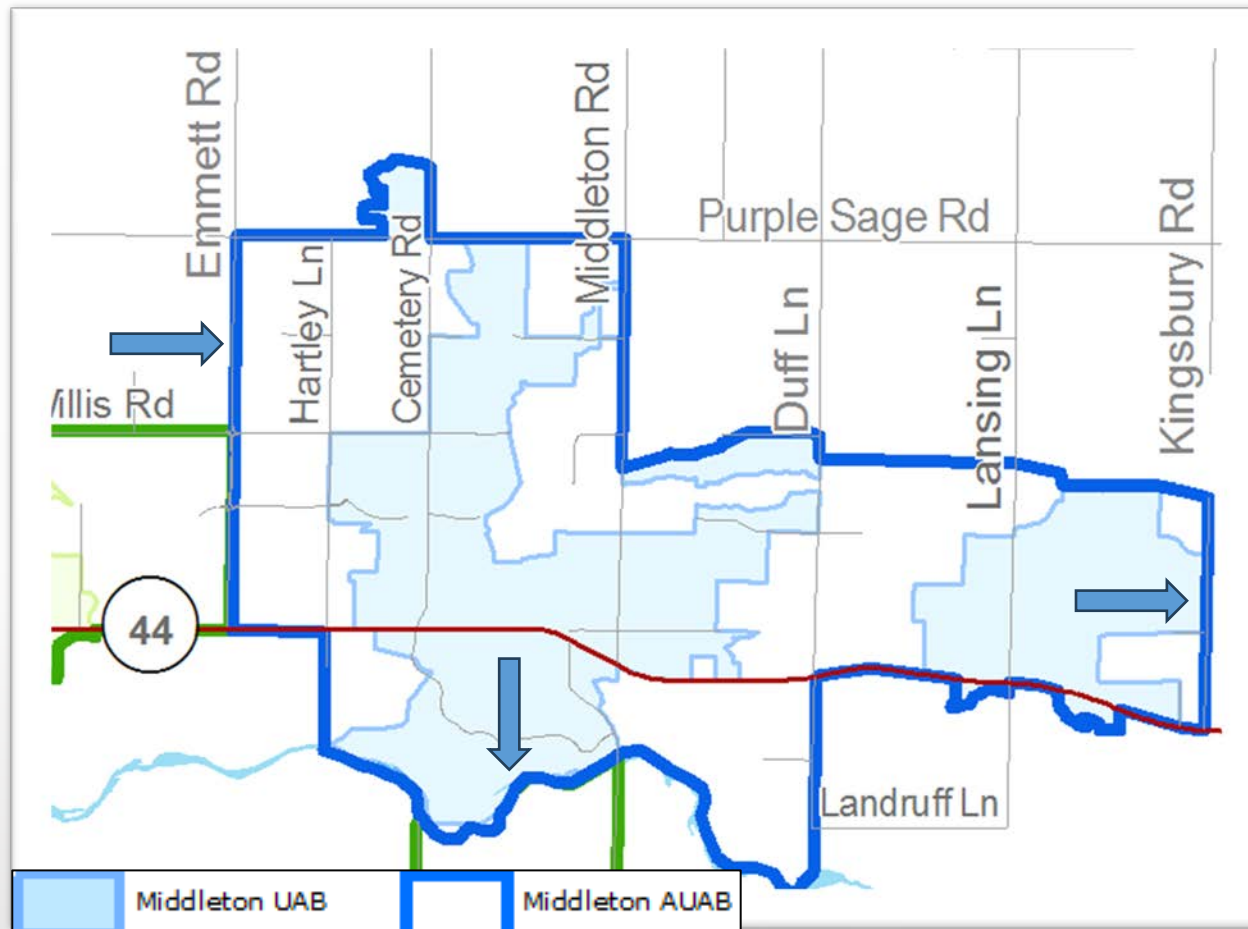


Rules and Rationale

- Include the U.S. Census Urban Area Boundary
- Use physical features (when possible)
 - Roads, canals, river, etc.
- Consider recent growth (building permit activity: 2020 to 2022)
- Consider city limits (best fit)

Rules and Rationale

- Include the U.S. Census Urban Area Boundary
- Use physical features (when possible)
 - Roads, canals, river, etc.



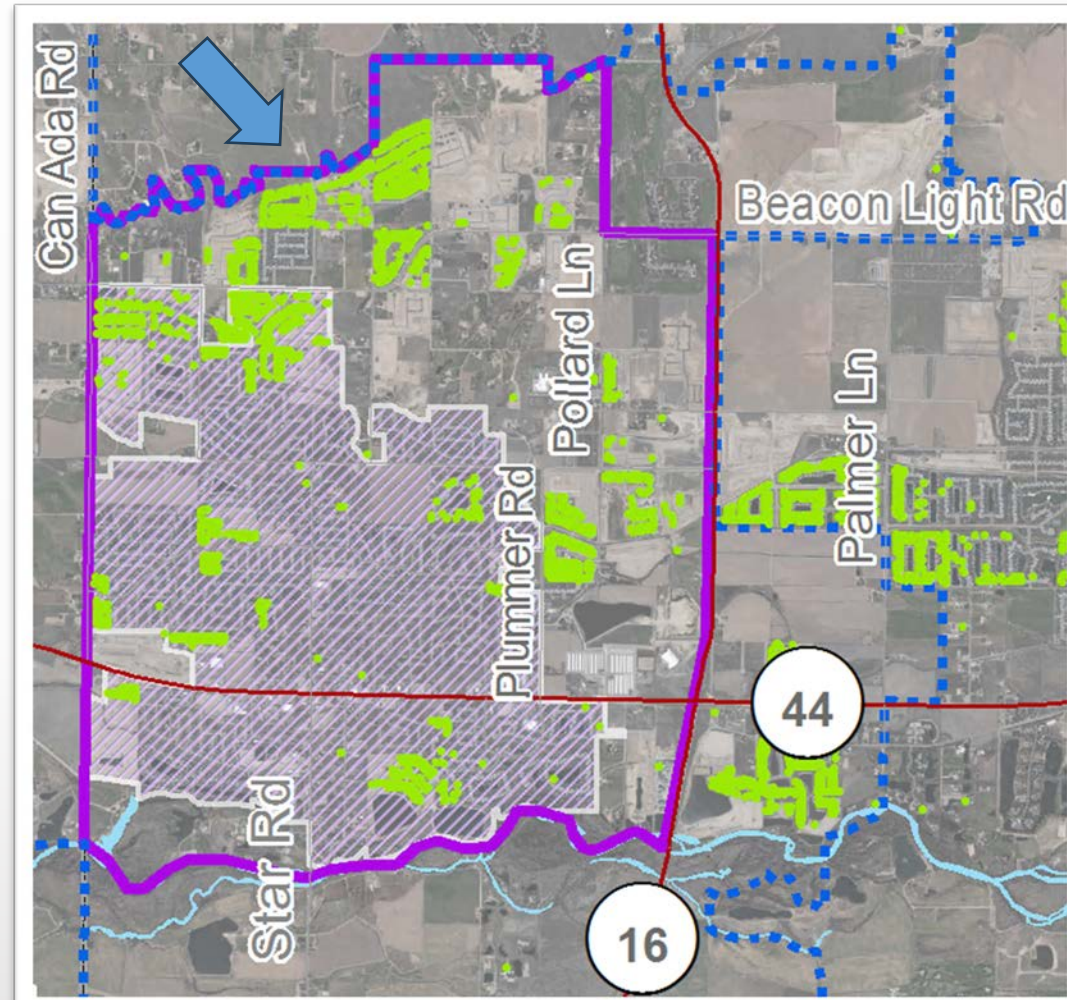
Rules and Rationale

- Use physical features (when [^] possible)
 - Roads, canals, river, etc. *not*



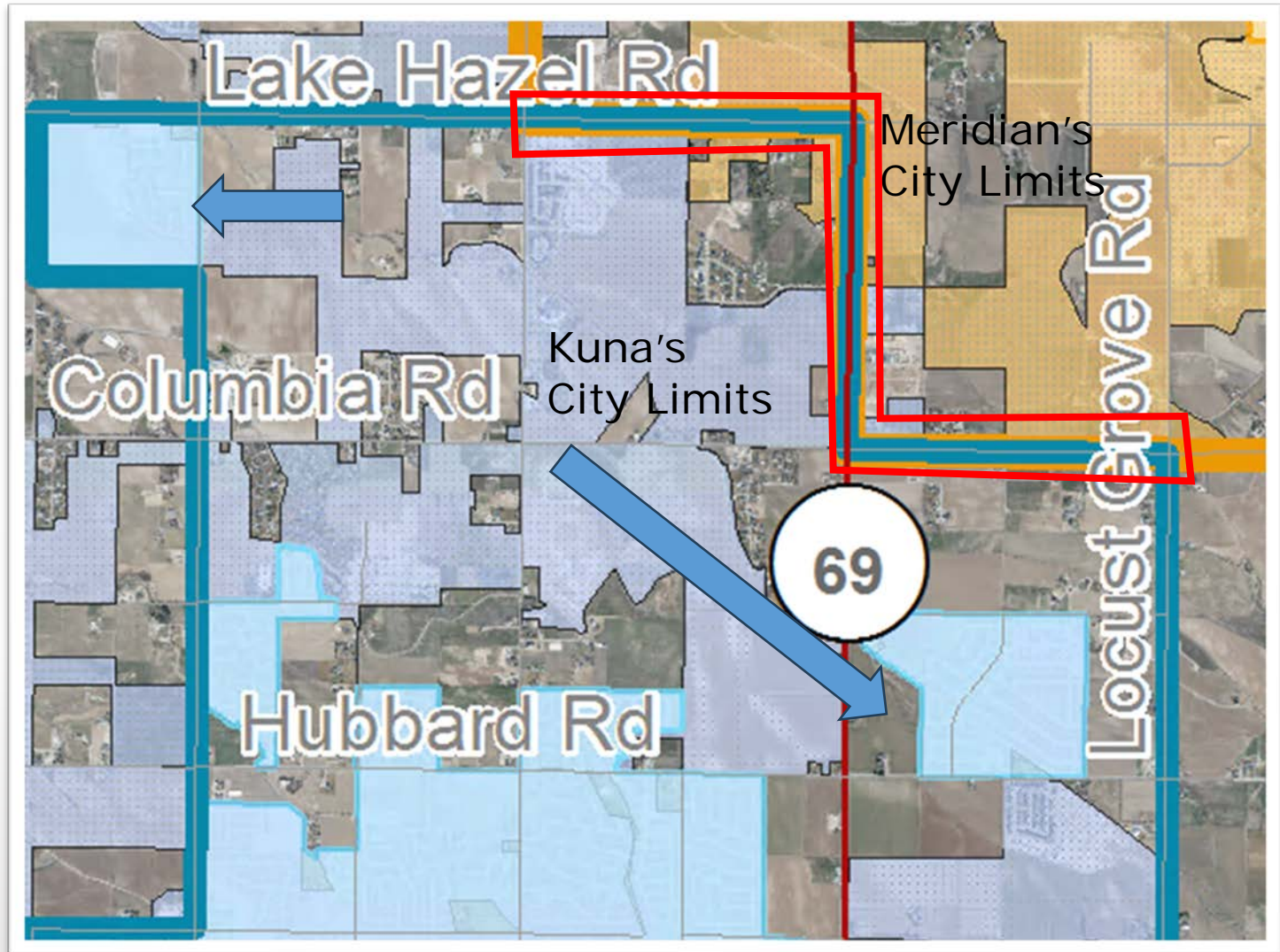
Rules and Rationale

- Use physical features (when [^]not possible)
 - Roads, canals, river, etc.
- Consider recent growth (building permit activity: 2020 to 2022)

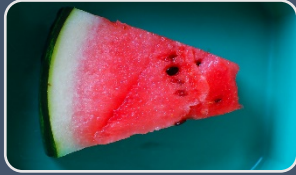


Rules and Rationale

- Consider city limits (best fit)



Process and Next Steps



Developed Adjusted Urban Area
Boundaries and Agency Outreach



RTAC Recommended



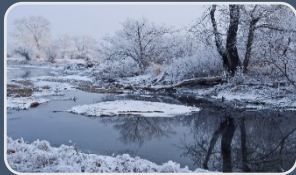
COMPASS Board



Federal Highway Funding Eligibility
Discussion (the “where”)



Idaho Transportation Department
(ITD) and IT Board

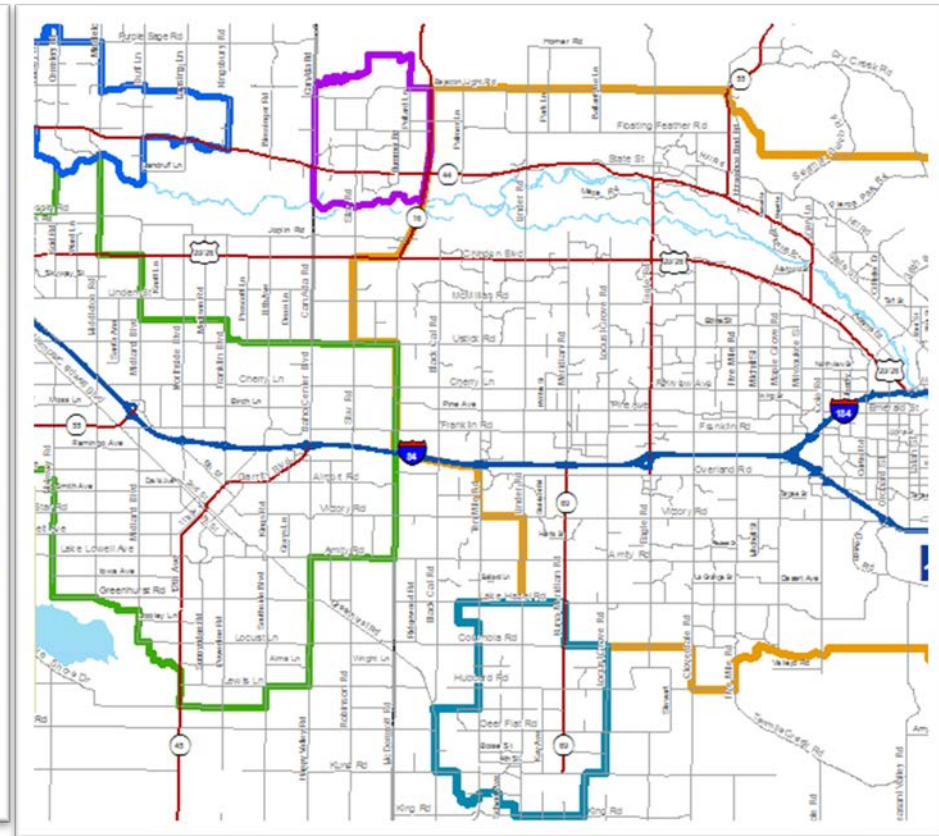
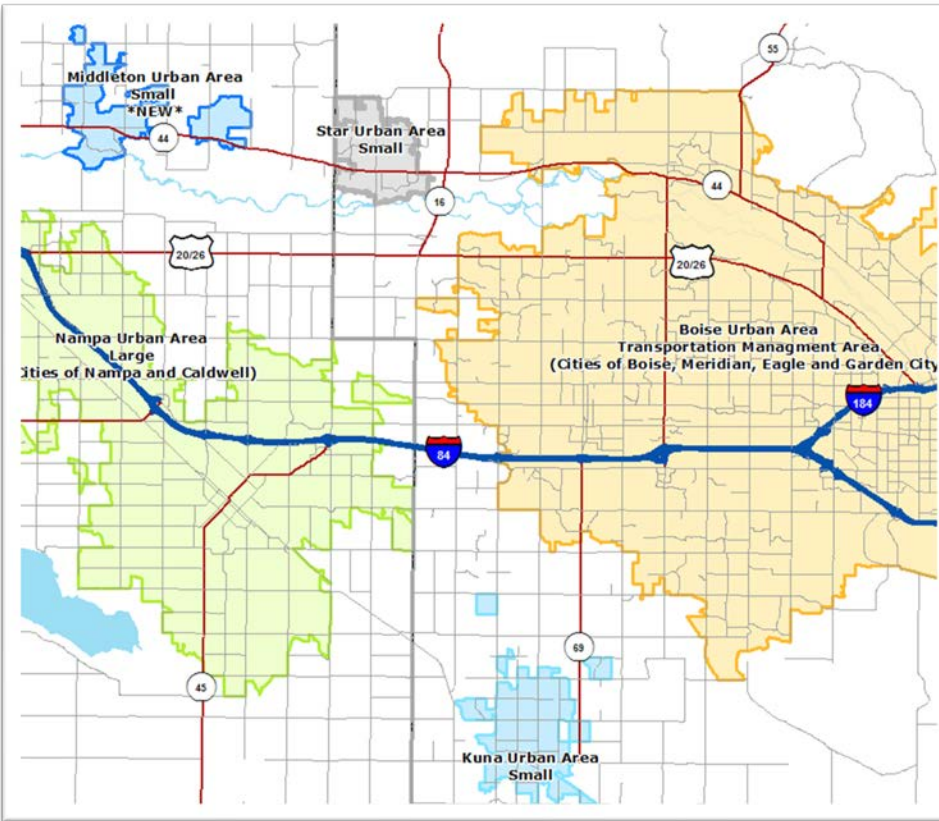


Federal Highway Administration-
Idaho Division

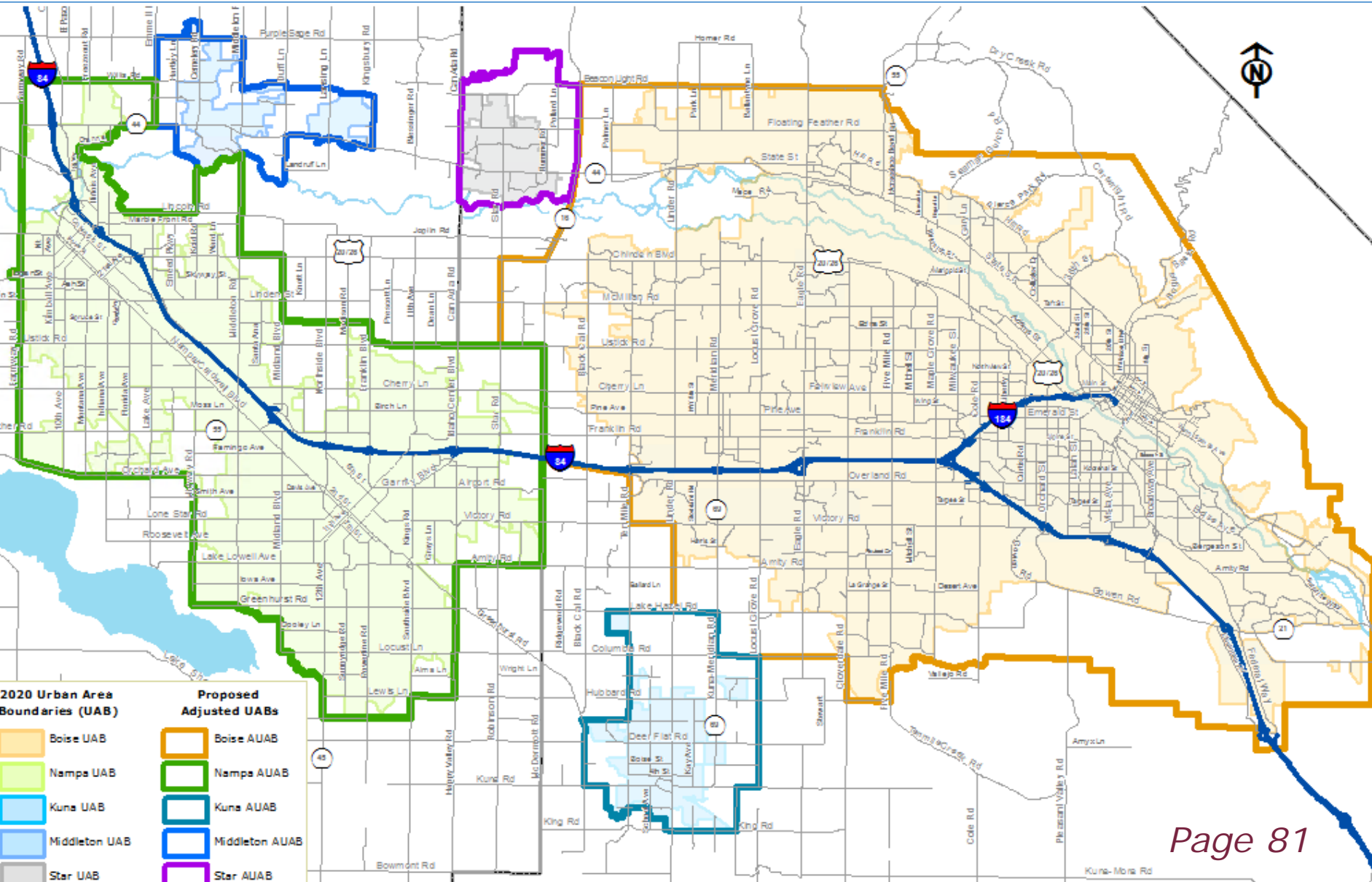
Remember...

U.S. Census Bureau
Urban Area Boundaries

Option:
Develop Adjusted
Urban Area Boundaries



U.S. Census Urban Area Boundaries and Adjusted Urban Area Boundaries, within the COMPASS Planning Area





Recommended Motion

**The COMPASS Board of Directors
adopts Resolution 04-2024
approving the Adjusted Urban Area
Boundaries.**

Pages 79-80

Item V-B

Topic: FY2024 Resource Development Plan

Purpose: Approve the FY2024
COMPASS Resource
Development Plan

Matt Carlson, Principal Planner

See Page 87

Resource Development Plan

By-Laws

“Approve the annual development plan which identifies:

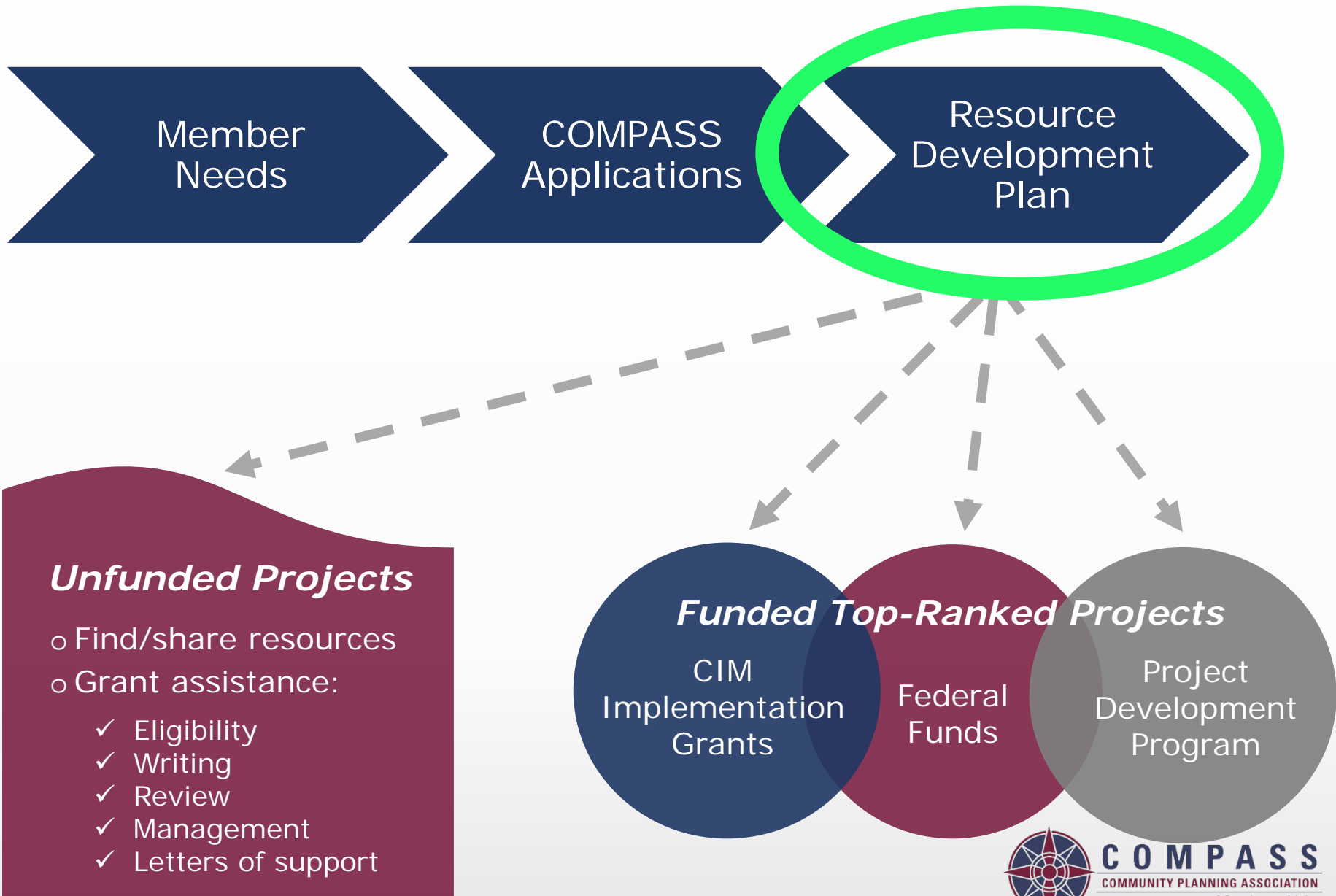
- a) grants and other funding sources for COMPASS; and*
- b) resource development activities which will be pursued by COMPASS staff.”*

Resource Development Plan

Projects

Funding Sources

Resource Development Program

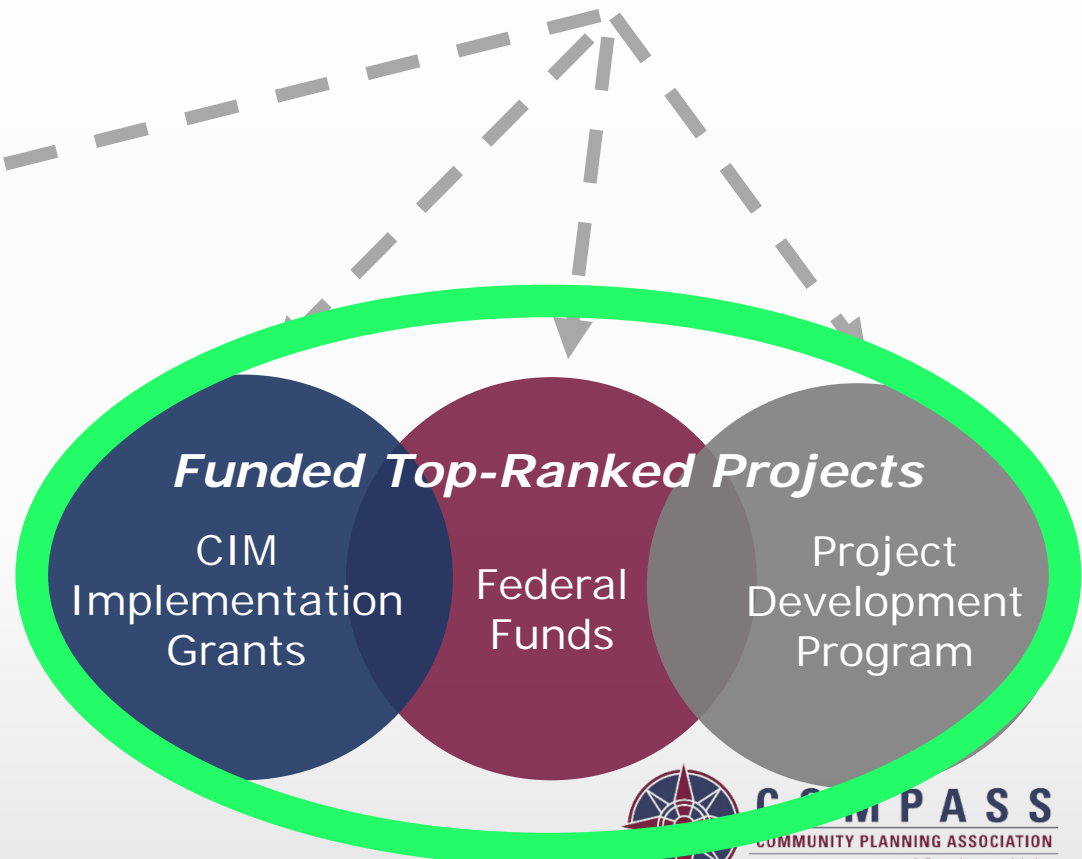


Resource Development Program



Unfunded Projects

- Find/share resources
- Grant assistance:
 - ✓ Eligibility
 - ✓ Writing
 - ✓ Review
 - ✓ Management
 - ✓ Letters of support

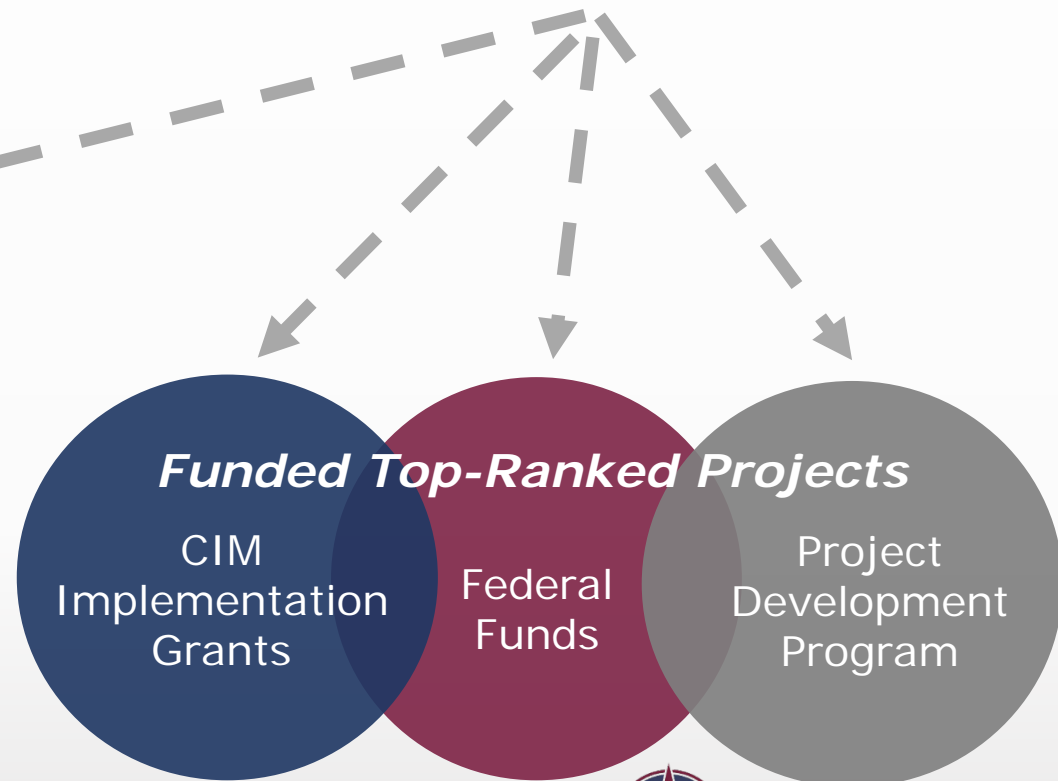


Resource Development Program

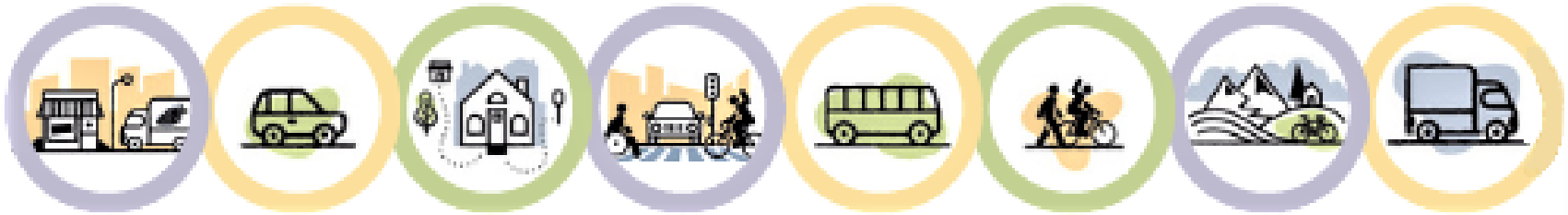


Unfunded Projects

- Find/share resources
- Grant assistance:
 - ✓ Eligibility
 - ✓ Writing
 - ✓ Review
 - ✓ Management
 - ✓ Letters of support



What's in the Resource Development Plan?



- Previously unfunded applications
- *Communities in Motion 2050*
- *Transportation Systems Management and Operations (TSMO) Strategic Plan*
- *Interstate 84 Corridor Operations Plan*
- *Partially funded projects needing additional funds*
- *Project Development Program projects with established pre-concept reports*

Potential Funding Sources



Resource Development Plan



Resource Development Plan



Recommended Motion:

COMPASS Board of Directors
approves the FY2024 COMPASS
Resource Development Plan

Items V-C and V-D

Topic: 2024 State Legislative Positions and Federal Transportation Positions

Purpose: Approve the 2024 state legislative positions and federal transportation positions.

Jacob Miller

Government Affairs Coordinator

Overview

1. Purpose and Process
2. State Legislative Positions
3. Federal Transportation Positions

Purpose and Process

Purpose:

- To provide guidance and direction regarding the policy preferences and priorities of the COMPASS Board.

Process:

- Accelerated timeline
 - August Executive Committee Discussion
 - September Executive Committee Recommendation
 - October Board Approval

Item V-C: DRAFT 2024 State Legislative Positions

1. Transportation Revenue:

COMPASS supports continued investment in Idaho's state and local transportation systems...

2. Growth:

COMPASS supports policies that allow for growth to pay for growth...

3. State Transportation Policy:

COMPASS supports policies to augment state and local transportation entities' abilities to meet the transportation needs of the state and region...

Item V-C: DRAFT 2024 State Legislative Positions

Transportation Revenue:

- **Enhanced Transportation Revenues.** COMPASS supports enhancing state transportation revenues in a stable and predictable fashion to address Idaho's long-term infrastructure funding needs, including but not limited to local roadways, highways, public transportation, active transportation, and child pedestrian safety projects.

Item V-C: DRAFT 2024 State Legislative Positions

Growth:

- **Property tax cap.** COMPASS supports removing the property tax cap on local taxing districts to meet the increasing infrastructure needs associated with new development.
- **Transportation impact fee flexibility.** COMPASS supports expanding the statutorily allowable uses of transportation impact fees to include additional capital improvements such as sidewalks, bicycle lanes, and public transportation improvements.

Item V-C: DRAFT 2024 State Legislative Positions

State Transportation Policy:

- **High occupancy vehicle (HOV) lanes.** COMPASS supports changing existing statutory authority to allow HOV lanes to be considered by the Idaho Transportation Department (ITD) Director in any region in Idaho.
- **Speed limits on state highways.** COMPASS supports improved coordination and cooperation between ITD and local governments in establishing speed limits on state highways within local jurisdictional boundaries.
- **Interstate passenger rail service.** COMPASS supports the restoration of Amtrak passenger rail service in Idaho.

Item V-C: DRAFT 2024 State Legislative Positions

Recommended Motion:

The COMPASS Board of Directors approves the 2024 state legislative positions.

Item V-D: DRAFT 2024 Federal Transportation Positions

No substantive changes proposed

Summary of current federal transportation positions:

- Support reauthorization of the Infrastructure Investment and Jobs Act
- Solve the Highway Trust Fund shortfall
- Increase direct funding to local governments
- Increase funding for non-motorized and public transportation options
- Increase set-aside for off-system bridges
- Oppose federal aid turnback proposals
- Support the restoration of intercity passenger rail service

Item V-D: DRAFT 2024 Federal Transportation Positions

Recommended Motion:

The COMPASS Board of Directors approves the 2024 federal transportation positions.