

ATTACHMENT 3
Ada County Scenario Implications by Community Area
Scenario Implications: Total Ada County

		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Ada County	328,911	589,553	562,569	556,894
	Gain		260,642	233,658	227,983
Households	Ada County	124,522	216,750	209,396	206,470
	Gain		92,228	84,874	81,948
Employment	Ada County	181,658	354,424	316,078	313,280
	Gain		172,766	134,420	131,622
Jobs/Housing Balance	Ada County	1.46	1.64	1.51	1.52
	Treasure Valley	1.29	1.43	1.42	1.43

Housing Type Summary for New Households

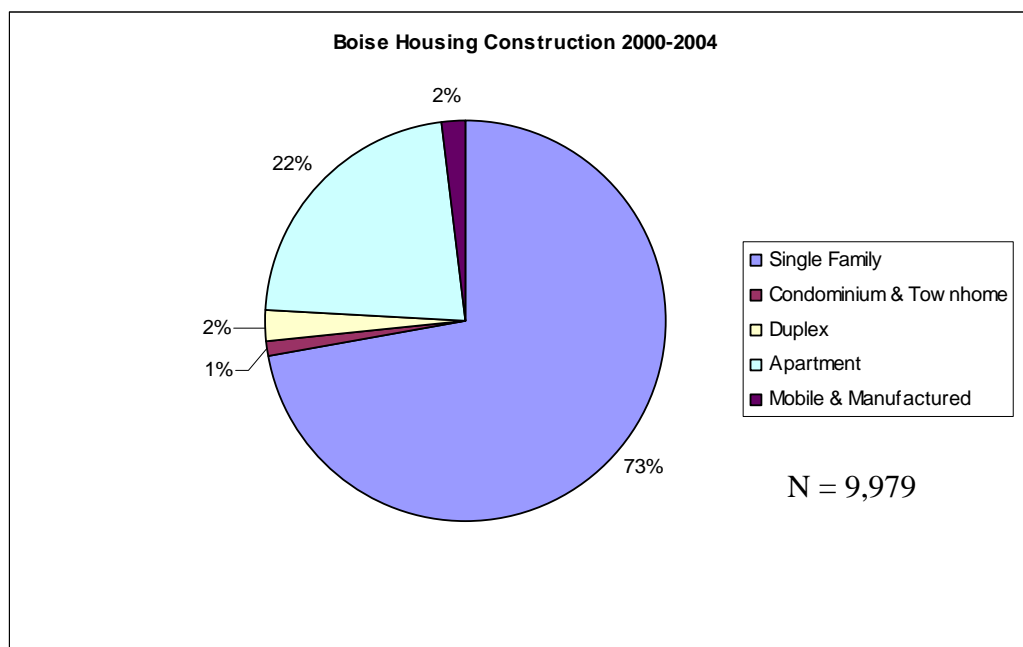
Ada County			Adjusted Corridors		Adjusted Blended	
	Adjusted Trend					
New Households	92,228		84,874		81,785	
Downtown (85 to 150 net units/acre)	101	0.1%	3,000	3.5%	2,855	3.5%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	14,507	15.7%	42,050	49.5%	35,516	43.4%
Single Family (1 to 8 net units/acre)	66,499	72.1%	38,418	45.3%	42,091	51.5%
Rural (0.2 net units/acre)	11,121	12.1%	1,406	1.7%	1,323	1.6%
Residential Acres Consumed	94,056		25,277		27,347	
Percent of Housing @ Transit Density in 2000 – 13.9%						
Number of New Units at Transit Density*	18,393	19.9%	53,645	63.2%	45,909	56.1%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Location of New Housing Growth	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Within existing city limits	23.1%	53.0%	45.6%
Within Areas of Impact	34.1%	37.5%	47.0%
Within both	57.2%	90.5%	92.6%
Outside	42.8%	9.5%	7.4%

Scenario Implications: Boise

		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Boise	226,687	294,133	317,062	315,917
	Gain		67,446	90,375	89,230
Households	Boise	89,444	115,458	124,619	123,795
	Gain		26,014	35,175	34,351
Employment	Boise	149,816	275,006	236,587	236,284
	Gain		125,190	86,771	86,468
Jobs/Housing Balance	Boise	1.67	2.38	1.90	1.91
	Ada Total	1.46	1.64	1.51	1.52



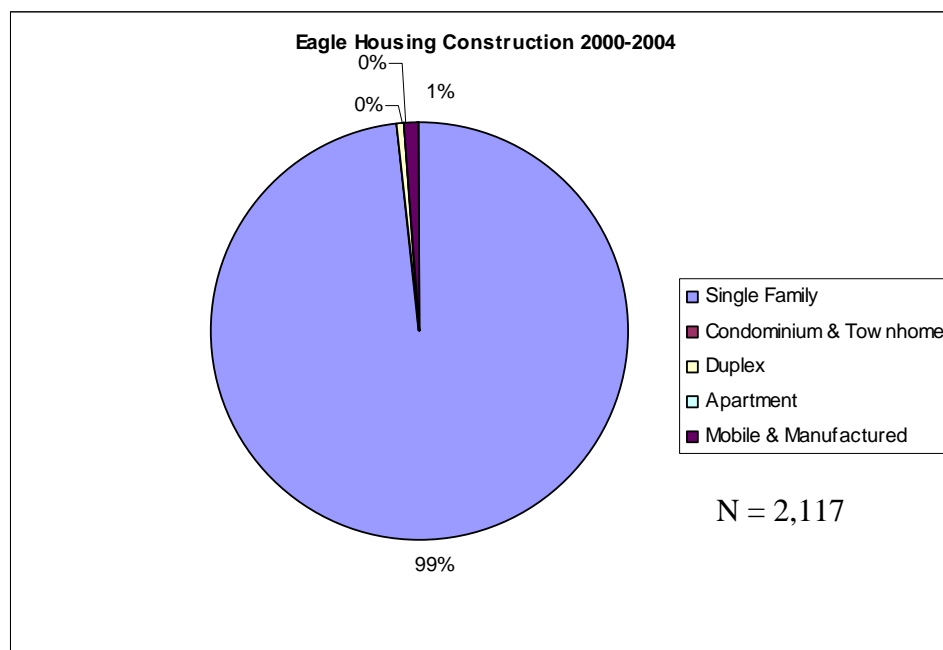
Housing Type Summary for New Households

Boise	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	26,014		35,175		34,351	
Downtown (85 to 150 net units/acre)	101	0.4%	3,000	8.5%	2,855	8.3%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	4,812	18.5%	20,074	57.1%	18,109	52.7%
Single Family (1 to 8 net units/acre)	18,546	71.3%	11,826	33.6%	13,097	38.1%
Rural (0.2 net units/acre)	2,556	9.8%	275	0.8%	289	0.8%
Residential Acres Consumed	22,756		6,872		7,452	
Percent of Housing @ Transit Density in 2000 – 29.9%						
Number of New Units at Transit Density*	6,031	23.2%	25,917	73.7%	23,866	69.5%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Scenario Implications: Eagle

		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Eagle	16,345	28,082	34,382	31,525
	Gain		11,737	18,037	15,180
Households	Eagle	5,565	9,643	11,794	10,878
	Gain		4,078	6,229	5,313
Employment	Eagle	2,473	8,377	7,904	7,545
	Gain		5,904	5,431	5,072
Jobs/Housing Balance	Eagle	0.44	0.87	0.67	0.69
	Ada Total	1.46	1.64	1.51	1.52



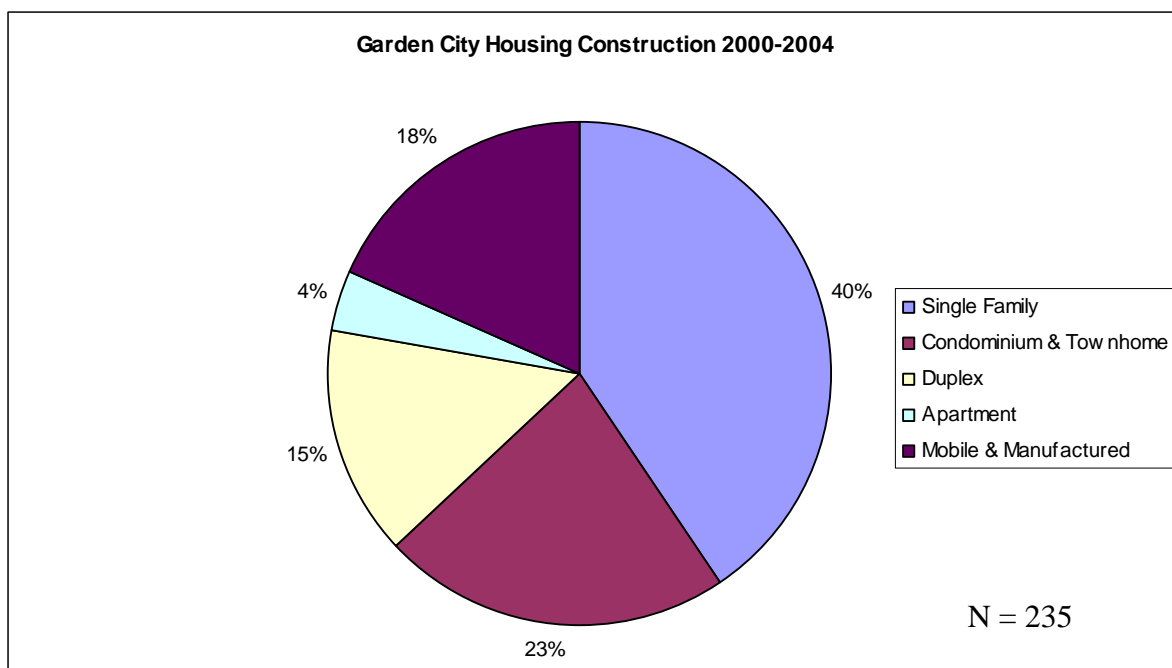
Housing Type Summary for New Households

Eagle	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	4,078		6,229		5,313	
Downtown (85 to 150 net units/acre)	0	0.0%	0	0.0%	0	0.0%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	681	16.7%	3,139	50.4%	2,298	43.3%
Single Family (1 to 8 net units/acre)	2,912	71.4%	2,932	47.1%	2,858	53.8%
Rural (0.2 net units/acre)	485	11.9%	157	2.5%	157	3.0%
Residential Acres Consumed	4,328		2,252		2,373	
Percent of Housing @ Transit Density in 2000 – 2.8%						
Number of New Units at Transit Density*	804	19.7%	4,032	64.7%	2,743	51.6%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Scenario Implications: Garden City

		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Garden City	10,668	15,303	18,841	16,604
	Gain		4,635	8,173	5,936
Households	Garden City	4,194	6,027	7,455	6,587
	Gain		1,833	3,261	2,393
Employment	Garden City	7,075	12,673	11,353	13,596
	Gain		5,598	4,278	6,521
Jobs/Housing Balance	Garden City	1.69	2.10	1.52	2.06
	Ada Total	1.46	1.64	1.51	1.52



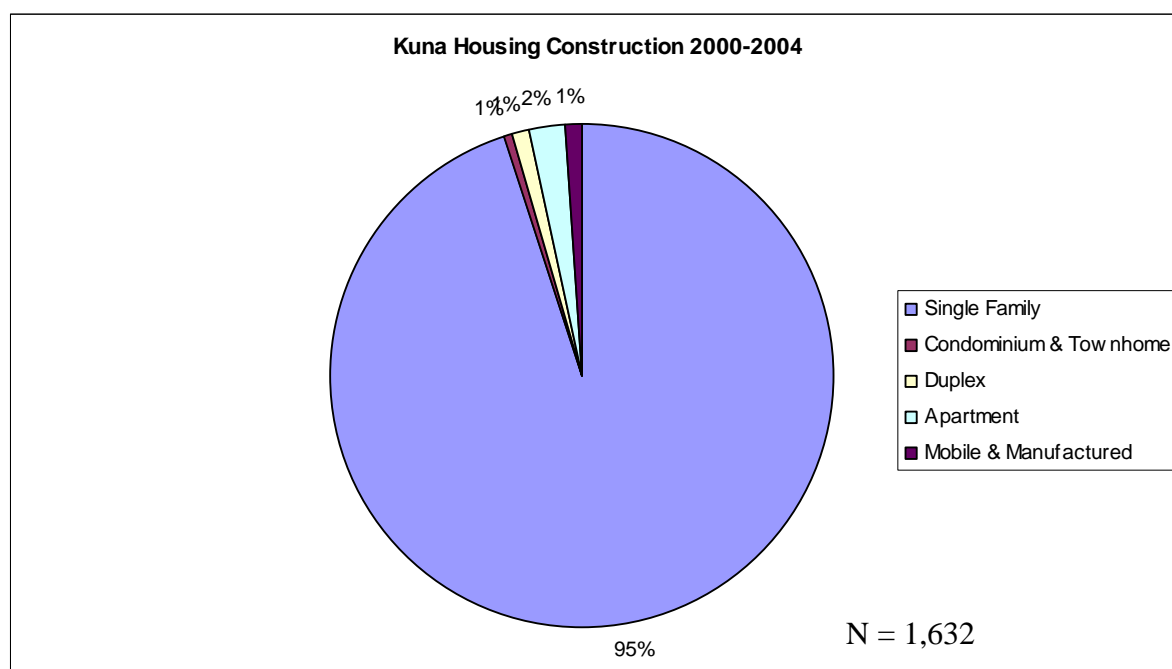
Housing Type Summary for New Households

Garden City	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	1,833		3,261		2,393	
Downtown (85 to 150 net units/acre)	0	0.0%	0	0.0%	0	0.0%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	399	21.7%	2,503	76.8%	1,942	81.2%
Single Family (1 to 8 net units/acre)	1,209	66.0%	756	23.2%	451	18.8%
Rural (0.2 net units/acre)	225	12.3%	2	0.1%	0	0.0%
Residential Acres Consumed	1,880		401		201	
Percent of Housing @ Transit Density in 2000 – 20.7%						
Number of New Units at Transit Density*	501	27.3%	2,788	85.5%	2,172	90.8%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Scenario Implications: Kuna

		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Kuna	10,379	24,584	25,615	26,393
	Gain		14,205	15,236	16,014
Households	Kuna	3,347	7,868	8,254	8,523
	Gain		4,521	4,907	5,176
Employment	Kuna	648	4,914	3,496	3,515
	Gain		4,266	2,848	2,867
Jobs/Housing Balance	Kuna	0.19	0.62	0.42	0.41
	Ada Total	1.46	1.64	1.51	1.52



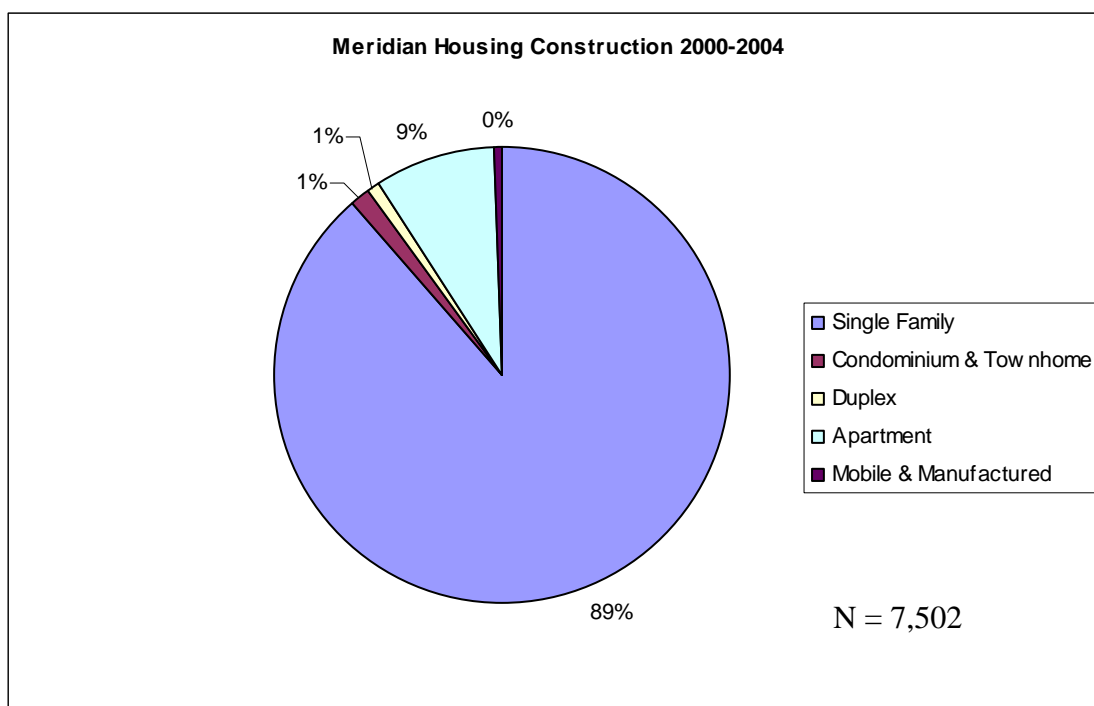
Housing Type Summary for New Households

Kuna	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	4,521		4,907		5,176	
Downtown (85 to 150 net units/acre)	0	0.0%	0	0.0%	0	0.0%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	855	18.9%	993	20.2%	1,020	19.7%
Single Family (1 to 8 net units/acre)	3,059	67.7%	3,770	76.8%	4,011	77.5%
Rural (0.2 net units/acre)	608	13.4%	144	2.9%	145	2.8%
Residential Acres Consumed	4,874		2,705		2,907	
Percent of Housing @ Transit Density in 2000 – 17.8%						
Number of New Units at Transit Density*	1,098	24.3%	1,365	27.8%	1,443	27.9%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Scenario Implications: Meridian

		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Meridian	50,533	102,169	127,073	131,168
	Gain		51,636	76,540	80,635
Households	Meridian	17,080	34,620	43,301	44,366
	Gain		17,540	26,221	27,286
Employment	Meridian	18,562	44,824	50,521	47,738
	Gain		26,262	31,959	29,176
Jobs/Housing Balance	Meridian	1.09	1.29	1.17	1.08
	Ada Total	1.46	1.64	1.51	1.52



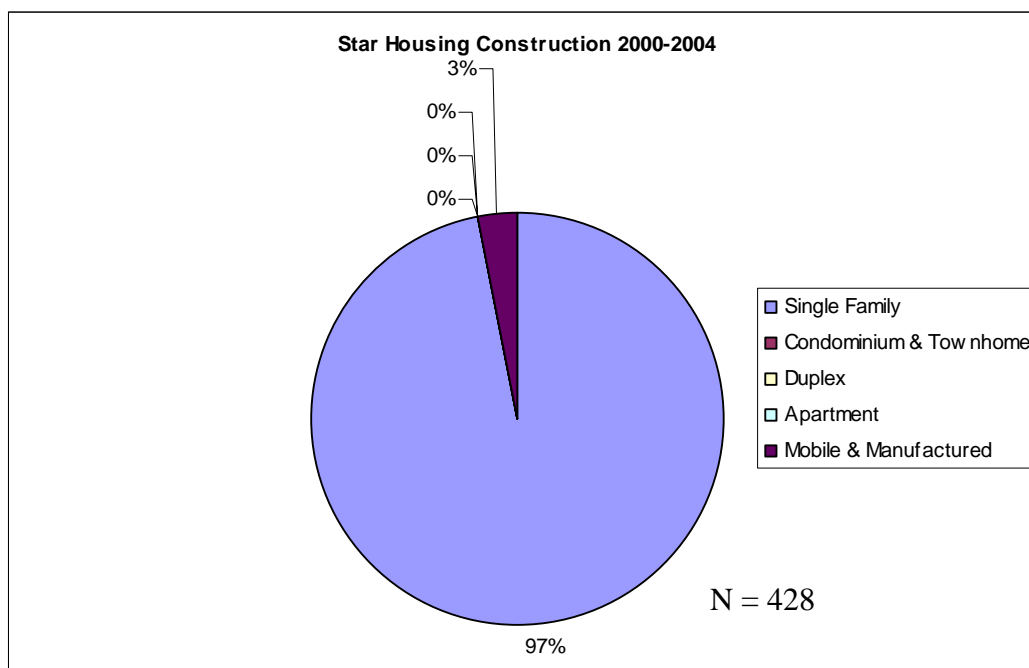
Housing Type Summary for New Households

Meridian	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	17,540		26,221		27,286	
Downtown (85 to 150 net units/acre)	0	0.0%	0	0.0%	0	0.0%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	2,404	13.7%	11,905	45.4%	11,195	41.0%
Single Family (1 to 8 net units/acre)	13,890	79.2%	14,158	54.0%	15,939	58.4%
Rural (0.2 net units/acre)	1,246	7.1%	158	0.6%	152	0.6%
Residential Acres Consumed	13,600		7,243		8,718	
Percent of Housing @ Transit Density in 2000 – 12.6%						
Number of New Units at Transit Density*	3,102	17.7%	15,020	57.3%	13,873	50.8%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Scenario Implications: Star

		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Star	2,672	10,875	12,228	10,915
	Gain		8,203	9,556	8,243
Households	Star	952	3,874	4,336	3,881
	Gain		2,922	3,384	2,929
Employment	Star	215	1,858	1,230	663
	Gain		1,643	1,015	448
Jobs/Housing Balance	Star	0.23	0.48	0.28	0.17
	Ada Total	1.46	1.64	1.51	1.52



Housing Type Summary for New Households

Star	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	2,922		3,384		2,766	
Downtown (85 to 150 net units/acre)	0	0.0%	0	0.0%	0	0.0%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	297	10.2%	1,290	38.1%	372	13.4%
Single Family (1 to 8 net units/acre)	2,428	83.1%	2,074	61.3%	2,374	85.8%
Rural (0.2 net units/acre)	197	6.7%	20	0.6%	20	0.7%
Residential Acres Consumed	2,126		1,046		1,137	
Percent of Housing @ Transit Density in 2000 – 9.2%						
Number of New Units at Transit Density*	434	14.9%	1,773	52.4%	982	35.5%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Scenario Implications: Rural

		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Rural	11,627	114,407	27,367	24,372
	Gain		102,780	15,740	12,745
Households	Rural	3,940	39,259	9,637	8,440
	Gain		35,319	5,697	4,500
Employment	Rural	2,869	6,771	4,987	3,939
	Gain		3,902	2,118	1,070
Jobs/Housing Balance	Rural	0.73	0.17	0.52	0.47
	Ada Total	1.46	1.64	1.51	1.52

Housing Type Summary for New Households

Rural	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	35,319		5,697		4,500	
Downtown (85 to 150 net units/acre)	0	0.0%	0	0.0%	0	0.0%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	5,060	14.3%	2,084	36.6%	579	12.9%
Single Family (1 to 8 net units/acre)	24,455	69.2%	2,901	50.9%	3,360	74.7%
Rural (0.2 net units/acre)	5,804	16.4%	650	11.4%	560	12.4%
Residential Acres Consumed	44,491		4,758		4,558	
Number of New Units at Transit Density*	6,424	18.2%	2,751	48.3%	831	18.5%

*Note: this figure includes units at a net density of 8 units per acre or higher.

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