

a. Notifications

- | | |
|----------------------------|---|
| i. Neighborhood Meeting | October 14, 2015 (seven persons attended) |
| ii. Agency Comment Request | January 28, 2016 |
| iii. 300' Property Owners | April 14, 2016 |
| iv. Kuna, Melba Newspaper | April 13, 2016 |
| v. Site Posted | April 16, 2016 |

B. Applicants Request:

1. Request:

Steve Arnold, with A-Team Consultants requests to amend the Comprehensive Plan Map (Comp Plan Map) *designation* from Medium Density to High Density Residential for approximately (6.18 +/- acre), and to rezone the same property from R-6 (Medium Density Residential) to R-12 (High Density). The applicant also proposes to subdivide the parcel into 21 lots, in preparations to develop the site as a multi-family project. The site is located near the southeast corner (SEC) of School Avenue and the alignment for Sunbeam Street.

C. Aerial Map:



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D. Site History:

This site is in the City and has been vacant for many years. It is adjacent to the School House Park Subdivision.

E. General Projects Facts:

- 1. Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation, it is not the actual zone. The Comp Plan Map identifies this site as Medium Density Residential.
- 2. Surrounding Land Uses:**

North	R1	Low Residential – Ada County
South	R-6	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6 & RUT	Medium Density Residential – Kuna City Rural Urban Transition – Ada County

3. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Parcel Size: 6.18 acres (approximately)
- Zoning: R-6; Medium Density Residential - Kuna
- Parcel #: S1326428020

4. **Services:**

Sanitary Sewer– City of Kuna
 Potable Water – City of Kuna
 Irrigation District – Boise-Kuna Irrigation District
 Pressurized Irrigation – City of Kuna (KMID)
 Fire Protection – Kuna Rural Fire District
 Police Protection – Kuna Police (Ada County Sheriff’s office)
 Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:**

There is a structure on site that appears to be a shed. The remaining site has vegetation that is generally associated with an open field.

6. **Transportation / Connectivity:**

The site is near the SEC of School Avenue and Sunbeam Street (alignment). Ingress / Egress is proposed to and from future Sunbeam Street.

7. **Environmental Issues:**

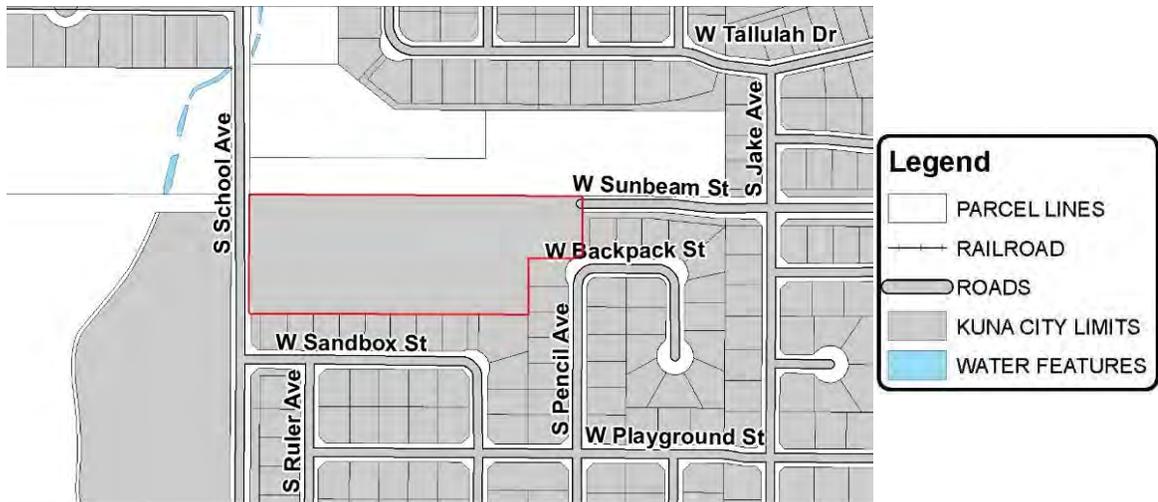
Staff is not aware of any environmental issues, health or safety conflicts. The site’s topography is generally flat.

8. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.) page 31, Ada County Highway District (Mindy Wallace) Page 35, Boise Project Board of Control (Bob Carter) page 45, Idaho Transportation Department (ITD) page 46. The responding agency comments are included with this case file and are included with this report.

F. **Staff Analysis:**

The Comprehensive Plan Map amendment (Comp Plan), rezone, and subdivision applications involve a parcel that is essentially surrounded by Kuna City limits and is neighboring several platted subdivisions. The parcel is adjacent to a major collector (School Avenue) and all public utilities are near this site. These applications have been submitted to prepare the site for a multi-family housing development.



The applicant has submitted a written commitment to mitigate any perceived adjacent property impacts associated with this request. Applicant will apply extensive landscaping adjacent to both collectors and a year-round screening buffer on the south between this site and the adjacent single family uses. The applicant will enhance landscaping, and place dwelling units at a maximum distance from neighboring subdivisions, following the setback and other site design requirements.

Staff is aware this request differs from the Comp Plan Map designation. If approved, this map amendment request (from Medium Density (8 units/acre) to High density (12 units/acre), would result in an overall difference in the number of units allowed per acre, by four (4) units. However, if the Comp Plan Map amendment is approved, it would in fact, comply with the guidelines identified within the Comp Plan.

In accordance with the requirements of the Fair Housing Act, staff has reviewed the Comp Plan. Kuna’s Comp Plan encourages a variety of housing types and income levels numerous times throughout the Plan. The sections of the Comp Plan that address multi-family housing are included below, in Section K (Comp Plan analysis) of this report. The City attempts to balance all housing types within the City. The Comp Plan invites dense development in order to bring life and strength to specific areas which benefit the community as a whole as vacant areas of the City begin to fill in with development (Neighborhood development plans – pg. 79, Land Use 6.2 objectives Pg. 63 goal 1, Obj. 1.1, policy 1).

The dominant housing type for Kuna and the Treasure Valley, is single-family housing. In Kuna, single-family homes comprise more than 97% of all housing types. From 2008 until April 15, 2016, there have been zero new multi-family building permits issued, while the city has grown from roughly 13,748 residents to a recent estimate at 18,430 (from COMPASS). This demonstrates that while single family home sales have increased dramatically, the multi-family market has fallen considerably behind and the goals of the Comp Plan have not been met or realized.

Typical multi-family projects are more dense than single-family projects and do not require the same acreage in terms of overall lands used. Often times, multi-family units are placed in remnant land, or left-over lands, which is typical for in-fill style development. This helps explain why there are typically pockets of multi-family units scattered throughout a City rather than placing all of them in one or two locations with a land mass equal to most single-family projects. Given the fact this site is nearly surrounded by City limits and several subdivisions or otherwise developed land, this application should be considered similar to infill development.

Staff has also determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No’s 16-01-ZC, 16-02-CPM and 16-01-S subject to the recommended conditions of approval listed in Section ‘N’ of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

H. Proposed Procedural Background:

On July 12, 2016, the Commission considered the project, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Proposed Findings of Fact for Commissions Consideration:

16-01-ZC, 16-01-CPM and 16-01-S: Based on the record contained in Case No's 16-01-ZC, 16-02-CPM and 16-01-S, including the exhibits, staff report and the public testimony at the public hearing, the P&Z Commission hereby recommends *approval/denial* of the *proposed* Findings of Fact and Conclusions of Law, and conditions of approval/denial for Case No's 16-01-ZC, 16-02-CPM and 16-01-S, Rezone, Comp Plan Map amendment and subdivision, to the City Council of Kuna.

1. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Commission held a public hearing on the subject applications on July 12, 2016, to hear from the City staff and the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. Based on the evidence contained in Case No's 16-01-ZC, 16-02-CPM and 16-01-S, this proposal appears to *generally* comply with the Comp Plan and accompanying Comp Plan Map.

Comment: *The Comp Plan has listed numerous goals for providing multi-family housing in Kuna. The Comp Plan Map designates this property as Medium Density. As this is a proposed residential use the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

3. The Kuna Commission has the authority to recommend approval or denial for these applications.

Comment: *On July 12, 2016, Kuna Commission will vote to recommend approval or denial of Case No.s 16-01-ZC, 16-02-CPM and 16-01-S.*

4. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *As noted in the process and noticing section, notice requirements were met to hold a public hearing on July 12, 2016.*

J. Factual Summary:

This site is located near the SEC of School Avenue and Sunbeam Street (Alignment). Applicant proposes a rezone for approximately 6.2 acres in the City from R-6 to R-12. Applicant proposes a Comprehensive Plan Map amendment for the site, from Medium Density to High Density Residential and a preliminary plat to subdivide the parcel into 21 lots (six buildable, seven common).

The site will take access from the future Sunbeam Street in two places.

K. Proposed Comprehensive Plan Analysis:

The Kuna Commission accepts the Comp Plan components as described below:

The proposed zone change for the site is consistent with the following Comp Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. Citizens anticipated the manufacturing area moving south and eastward between the Union Pacific Railroad Line and Kuna Mora Road (Page 21).

Housing:

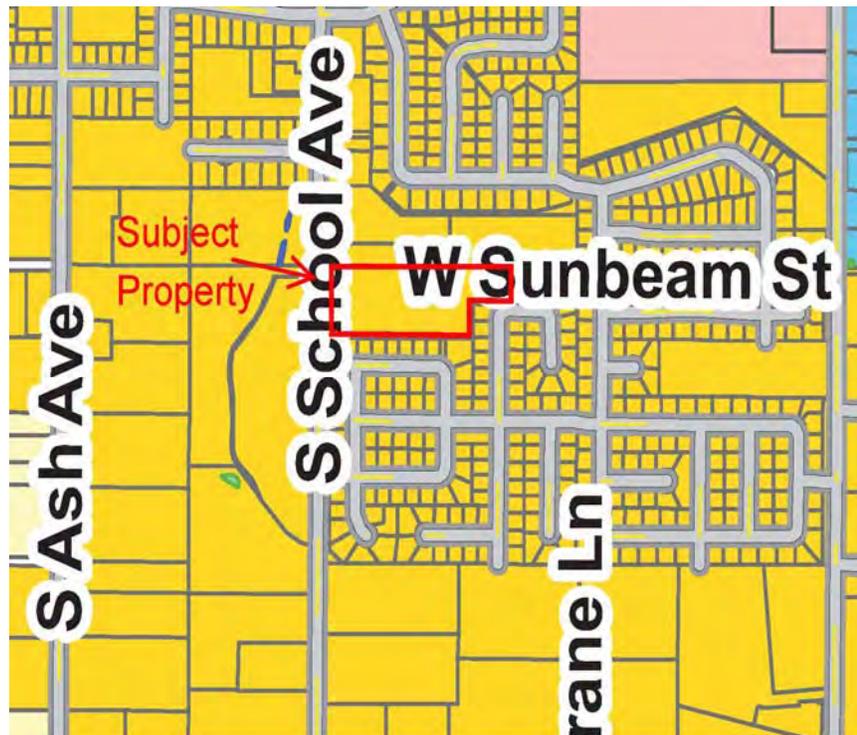
Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings applications; including single- family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

Comment: *The proposal follows the community vision and housing goals as stated and adopted.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

Comment: *Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.*



 AGRICULTURAL	 PROFESSIONAL OFFICE
 RURAL CLUSTER	 FEDERAL LAND
 LOW DENSITY	 NEIGHBORHOOD CENTER
 MEDIUM DENSITY	 NEIGHBORHOOD DISTRICT
 HIGH DENSITY	 WWTF
 MIXED USE GENERAL***	 CITY INTEREST
 MIXED USE CITY CENTER	 MIXED USE GENERAL WITH A MINIMUM EQUIVALANCE OF 3 UNITS PER ACRE
 LIGHT INDUSTRIAL	 GREEN WAY WATERWAYS
 HEAVY INDUSTRIAL	 GREENBELT OVERLAY
 PUBLIC	
 COMMERCIAL	*** MIXED USE GENERAL EXPECTED RESIDENTIAL DENSITIES CAN RANGE FROM 2 TO 20 UNITS PER ACRE

Legend

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1).

Comment: *The proposed application complies with these elements of the comp plan by providing a non-standard housing type meeting this goal.*

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Neighborhood Core Concept:

The character of residential housing surrounding and within the core of a Neighbor Center is that of a close-knit, mixed-density community. The Neighborhood District provides close access to community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include multi-family dwellings, duplexes, town houses, row homes, and single-family residences (Page 81).

Neighborhood District:

The Neighborhood District can be characterized as residential housing within the core of a close-knit, mixed-density community. The Neighborhood District provides close access to the community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include *multi-family* dwellings, duplexes, town houses, row homes, and single-family residences (Page 93).

Comment: *The proposal complies with the land use plan as adopted by Kuna, by incorporating the following; non-typical housing densities and types in or near a neighborhood core while promoting in-fill methodologies and a quality housing project.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155).

Comment: *Applicant proposes high density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner with an infill-style of development.*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna’s Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2).

Existing Residential Subdivisions:

Residential placement is intended to increase social interactions at various times of the day. *Multi-family* residential uses should be located closer to the neighborhood cores and be interspersed with mixed-uses (Page 178).

Neighborhoods:

Kuna’s updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood

will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development (Page 179).

Comment: *This application promotes sound community and urban design principles.*

L. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).

Comment: *The proposed project meets the land use and area standards in Chapter 3, Title 5 of the (KCC). Staff also finds that the proposed project meets all applicable requirements of Title 6 of the KCC*

2. The site is physically suitable for a subdivision.

Comment: *The 6.2 acre (approximate) project includes a request for a change to an R-12 zone. The site appears to be compatible with the proposal.*

3. The rezone and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be rezoned is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. The rezone, Comp Plan Map amendment and subdivision applications are not likely to cause adverse public health problems.

Comment: *The rezone and Comp Plan Map amendment for the property requires a zoning designation per Kuna Code 5-13-9. The high density land use designation requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *Staff did consider the rezone, Comp Plan Map amendment and subdivision and the location of the property with adjacent uses. The subject property is surrounded by existing City and Ada County subdivisions and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are small vacant lands, residential uses and two major collector roads.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

M. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No's 16-01-ZC, 16-02-CPM and 16-01-S, Commission finds Case No's 16-01-ZC, 16-02-CPM and 16-01-S generally comply with Kuna City Code.
2. Based on the evidence contained in Case No's 16-01-ZC, 16-02-CPM and 16-01-S, Commission finds Case No's 16-01-ZC, 16-02-CPM and 16-01-S are generally consistent with Kuna's Comp Plan.

3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

N. Recommended Conditions of Approval:

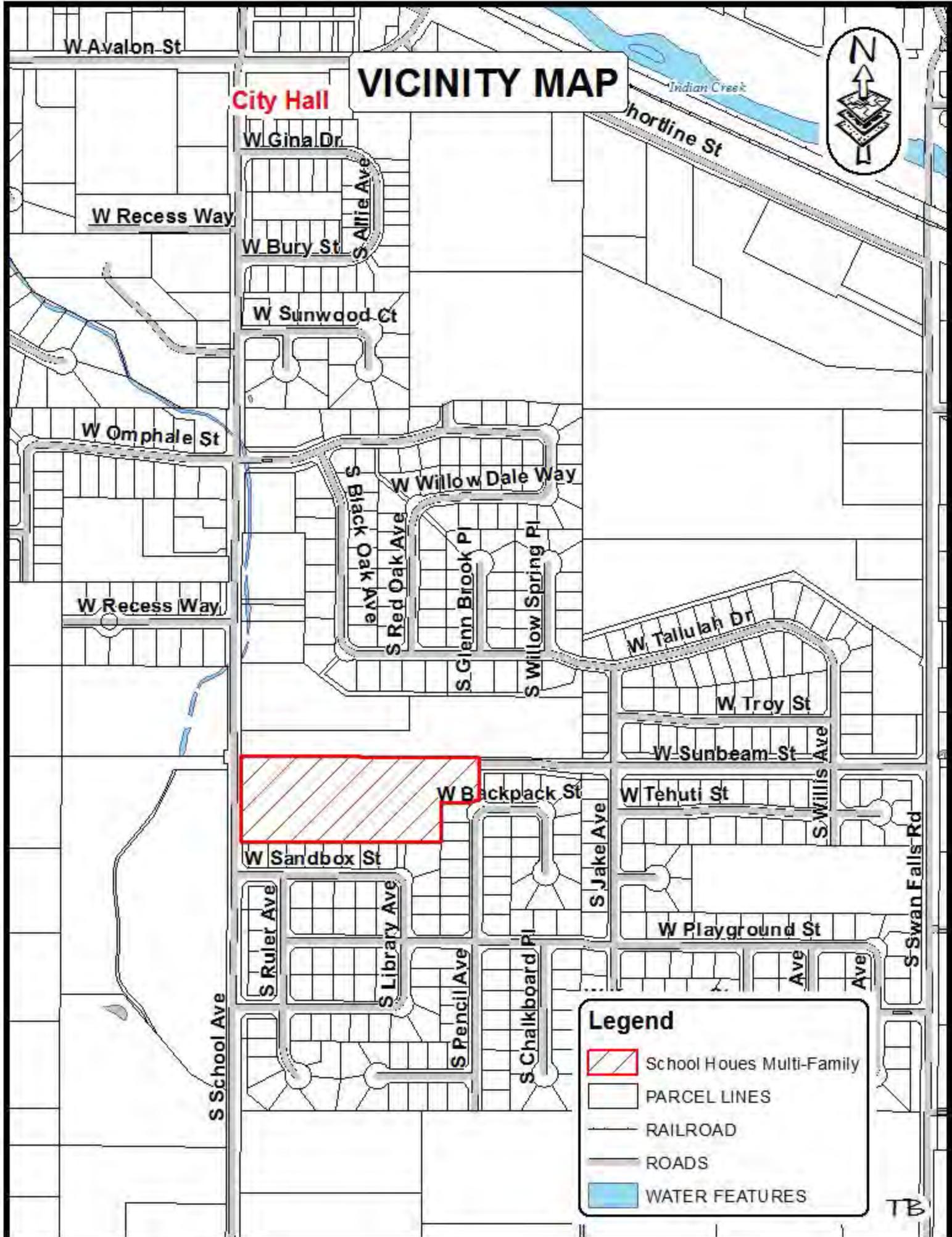
Note: This proposed motion is to approve, conditionally approve, or deny these requests. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony during the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval/denial*) for Case No's 16-01-ZC, 16-02-CPM and 16-01-S, a rezone, Comprehensive Plan Map amendment and subdivision request from Steve Arnold (A-Team Consultants), (*with/without*) the following conditions of approval to Council:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from agencies noted below. All submittals are required to include lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– *At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.*
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. All street lighting within and for the site shall be LED lighting and must comply with KCC and established Dark Skies practices.
7. Parking within the site shall comply with KCC. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with KCC (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with KCC.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.

11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
13. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this __, day of _____, 2016.



VICINITY MAP

City Hall



Indian Creek

Shortline St

W Avalon St

W Gina Dr

W Recess Way

W Bury St

S Allie Ave

W Sunwood Ct

W Omphale St

S Black Oak Ave

W Willow Dale Way

S Red Oak Ave

S Glenn Brook Pl

S Willow Spring Pl

W Tallulah Dr

W Troy St

W Sunbeam St

S Willis Ave

W Backpack St

W Tehuti St

W Sandbox St

S Jake Ave

S Swan Falls Rd

W Playground St

S School Ave

S Ruler Ave

S Library Ave

S Pencil Ave

S Chalkboard Pl

Legend

-  School Hoes Multi-Family
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

TB

AERIAL MAP



W Tallulah Dr

S School Ave



W Sandbox St

S Pencil Ave

S Jump Rope Pl

S Ruler Ave

W Playground St

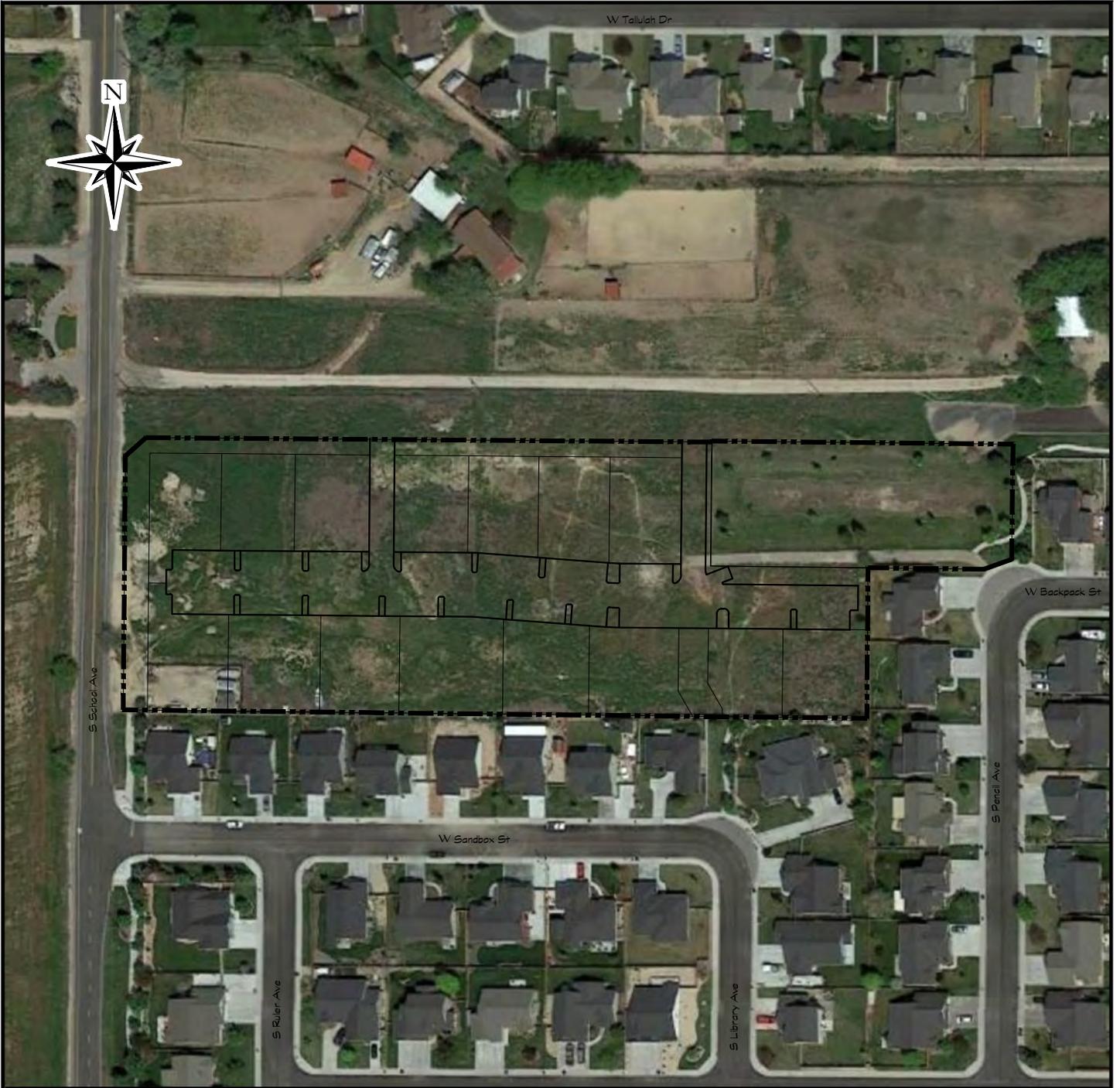
W Lunch Box St

ard Pl

Legend

-  School Houes Multi-Family
-  PARCEL LINES
-  ROADS

TB



OWNER / DEVELOPER
OASIS PROPERTIES LLC
475 THORNWOOD WAY
MERIDIAN ID 83642

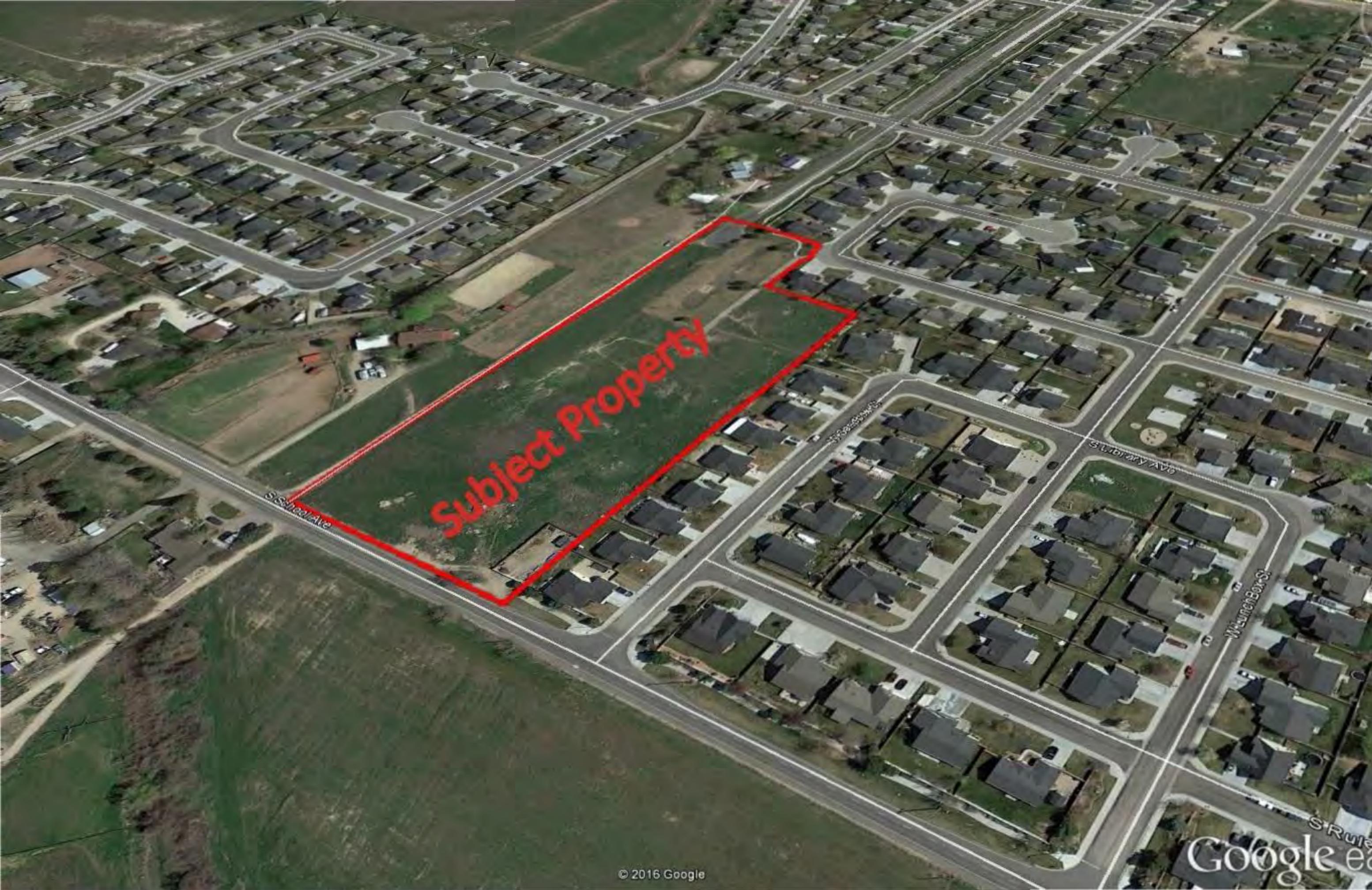
PLANNER / CONTACT
STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709 PH. 208-871-7020

SCHOOL HOUSE

THE NW 1/4 OF THE SE 1/4 OF SECTION 26,
T.2N., R.1W, BOISE MERIDIAN
CITY OF KUNA, ADA COUNTY, IDAHO

1" = 150'





Subject Property

S School Ave

S Library Ave

W Lunch Box St

S Rule

Google e

© 2016 Google



RECEIVED
4.20.16

April 4, 2016

Troy Behunin, Senior Planner
City of Kuna
763 W. Avalon
Kuna, Idaho 83634

Dear Troy:

Subject: **RE: School House Apartments Subdivision Comprehensive Plan Amendment**

On behalf of Oasis LLC, A Team Land Consultants presents to the City of Kuna a Comprehensive Map Amendment for the proposed School House Apartments Subdivision. The 6.37-acre site is located at the southeast corner of Sunbeam Road extended and School Avenue. The applicant is proposing 56 units on 14 lots. The property is currently zoned R-6, and the density proposed would require the R-12 zoning, which is considered to be a High Density zoning. As required for a comprehensive map change the applicant is required to provide the following:

1. **Definition of the requested change:** the property is currently zoned R-6, and is listed on the Comprehensive Map as Medium Density. The R-6 allows for a density of 6 units/acre. The applicant is proposing approximately 56 units; the current zoning will allow for 38 units. The 56-unit density that is being proposed is significantly lower than that allowed by the requested R-12 rezone.
2. **Specific information on the property involved;** the subject property was a part of the original School House Subdivision Preliminary Plat, and originally proposed as single family units, approximately 25 homes. In the last housing crunch starting in 2006, the owners met with the City to discuss modifying the preliminary plat to allow for a mix of housing type to try to diversify the product type in the subdivision. At that time, it was agreed to do a higher density product due to the location of the two major collector adjacent to the site and there was a need for a mix of housing units. Based on that decision, the City allowed the applicant to remove a stub street into this site and plat phase two of School House Subdivision not connecting to this site, and access into this phase would be off Sunbeam Street.
3. **The Condition or Situation which warrants the change:** as stated above we will have two major collectors abutting the site. It is typical planning practices to transition higher density housing adjacent to major streets into lower density as you move into a development. This is one of the requested conditions that warrant modifying the comprehensive plan map. Another is the lack of housing type in this area of Kuna; there is virtually no quality multifamily housing south of the town in this area. With the existing demand and anticipated future demand



with the growth of the City, the developer believes that this is a great location for a high quality multifamily housing unit. Potential renters will be able to travel directly to the meat processing plant without even crossing the tracks.

4. **Public need and benefit of such a plan with the map:** there is currently a high demand for multifamily housing units in Kuna, especially where this site is located. This site is located south of town where there is very little multifamily units. There is a significant amount of industrial growth and commercial growth currently going on in or around Kuna that will only exasperate the need for a multifamily housing product. Nationally, and locally in the state of Idaho, there is a huge demand for multifamily housing, the current vacancy in Ada County is hovering around 3-percent. That is significantly below the normal vacancy rate. And the trend for first time home buyers is starting to lean toward renting longer before a purchase is made. The trend of moving towards a rental multifamily unit along with the fact that the City of Kuna has a very low supply of rental units has created a high demand for this product type within the City.
5. **There is no other solution to modifying the comprehensive plan to achieve this product type:** the current zoning and comprehensive planning map does not permit for multifamily housing on this site. In speaking with City Staff there is no other option other than a comprehensive plan map change to get the density of this multifamily unit.
6. **Development intentions for the land involved:** our intention is to develop a multifamily project that is of high quality. There is a significant amount of architectural design going into the buildings. Each of the buildings are being platted so that the building can be individually owned, however, all the building and the site will be subject to one Home Owners Association with a strict set of guidelines and rules governed by our Covenants Conditions and Restrictions (CC&R's). There will be extensive screening adjacent to the collectors to buffer this site from the future traffic noise. Also, we will be providing year round screening to the south to buffer this development from the single family uses to the south to mitigate any perceived issues with our development. The buffer to the south is between 20-30 feet in width.

As part of the application we are submitting color photographs of the proposed buildings. The color combination for the buildings will be a mixture of earth tones as shown on the submitted pictures. The fascia and trim will be designed in such a way as to better accent the earth tones. Variations in wall panels and rooflines are provided to also add architectural amenities to the buildings appearance. All of the buildings will be constructed to a minimum of a Silver LEED standard, thus providing energy efficiency. This in turn allows the mechanical units to be constructed smaller. Two foot fencing will be provided to screen the mechanical units.



The buildings and the facades are architecturally attractive and help function to promote owner occupied building or a higher end rental unit. Each of the units is two stories with its own individual entrance on each side of the building. Pathways to the entrances are provided from the parking area to each unit, thus giving the owner or renter the feel of a private entrance. The builder has put a significant amount of time designing these units to be very attractive as he did in the single family units in the previous phases of School House Subdivision.

7. **The proposed amendment will provide an example of an improved development type in the future growth of the City:** providing a mix of housing type promotes a quality of living among all within a subdivision, a community and a City by providing housing diversity. Diversity in housing types has been proven to increase value within a subdivision and a community. What the applicant is trying to provide in this subdivision is a product type that is in high demand within the City and that demand is anticipated to increase with the future growth. Multifamily housing compared to single family housing offers many benefits, such as:
 - a. **Less Demand on City Services and Infrastructure:** multifamily housing places less demand on City services. An example is a comparison of 100 single family units compared to 100 multifamily units and the School Impact. The same number of single family units will have approximately 51-school aged children, where the same number of multifamily units will place approximately 31-school aged children. Multifamily units tend to be more empty nesters and young couples without children compared to the counter parts of single family. Transportation is also impacted less, with an average of 6.8 trips per day for multifamily compared to 10 trips per day for single family. Other infrastructure costs include sewer and water burdens. It takes less extensions of service to provide more multifamily units than it does their counter part of single family units, just by the very nature that multifamily units are compact compared to single family units.
 - b. **Apartments generally pay higher taxes:** because apartments are generally considered a commercial use in most jurisdictions they tend to pay a higher tax rate than their counter part of single family dwellings. Thus the multifamily units contribute more to the economic growth of a community.
 - c. **Multifamily Units add Value to nearby single family units:** a study done by the National Association of Home Builders has concluded that a well maintained multifamily housing complex will actually add value to nearby single family uses.
 - d. **Multifamily Units do not increase Crime:** the assumption that multifamily renters are less engaged in a community and more apt to commit crimes is only supported by false antidotes. There have been numerous studies comparing single family crime rates to the similar multifamily crime rates. And one study actually found fewer police calls



per 100-units of multifamily compared to its counter of 100-single family units. There is no correlation between crime vs ownership and renting.

The applicant is providing a housing product of high quality that will suit this neighborhood very well. Each of the building will be platted separate on its own lot so that they can be owned. A Home Owners Association will be created for the up keep and maintenance of the entire site to keep uniformity throughout the project. There will also be a property management company that will manage the day to day activities and see that all the rules and regulations of the Home Owners Association are followed. The builder of this site is also the builder of the School House subdivision and that is evidence of the high quality housing unit that will be built. A high quality product type will demand higher rents, thus ensuring that a quality project is brought forward to the City.

This narrative for the Comprehensive Map Amendment is provided to help clarify our request. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City and will be a high quality multifamily development along two major Collectors. I look forward to working with the City as this development moves forward in the process.

Sincerely,
A Team Land Consultants

A handwritten signature in blue ink that reads 'Steve Arnold'.

Steve Arnold
Project & Real Estate Manager



March 12, 2016

Troy Behunin, Senior Planner
City of Kuna
763 W. Avalon
Kuna, Idaho 83634

Dear Troy:

Subject: School House Apartments Subdivision

On behalf of Oasis Properties LLC, A Team Land Consultants presents to the City of Kuna a Design Review, Preliminary Plat, Rezone, Special Use application, and a Comprehensive Plan Amendment applications for the proposed School House Apartments Subdivision. The subject property is located at the southeast corner of School Avenue and Sunbeam Street. The property contains 6.37 total acres. The subject property was originally a part of the School House Subdivision Preliminary Plat. That plat was allowed to expire by the Applicant and the City in anticipation of this submittal for multifamily housing.

Project Summary

The applicant is proposing 14 four plex units, 1 basketball and gazebo lot, and three other common landscape lots. The site is currently zone R-6, which allows up to 38 units on this site. The gross density of the residential area is calculated at 8.79 dwelling units to the acre. All of the residential lots will have access via a common drive isle running parallel to Sunbeam Street. No direct access is proposed to Sunbeam Street or School Avenue. There are several common areas planned in the center of the development, a gazebo and picnic area, a pathway lot, and extensive landscaping will be provided adjacent to the collectors. There will be a pathway connection made to the south, within the School House Park Subdivision. There is an existing 6-foot vinyl fence adjacent to our south boundary, we will continue that adjacent to our other boundaries. Fencing will be constructed in accordance with City Code.

Drive Isles and Adjacent Roads

Primary accesses to the proposed development are two driveways off Sunbeam Street extended, connecting to the proposed east/west drive isle. The internal private streets will be constructed as a 25-foot drive isles, 19-foot parking stalls on both sides and sidewalks adjacent to the parking. A traffic study was not included with this application due to the minimal amount of trips this site generates per day; approximately 390 trips per day.

Neighborhood Meeting Minutes

Utilities, Irrigation and Storm Drainage

There are existing wet and dry utilities adjacent to this site's property line. The developer is proposing to extend both sewer and water from the east into this development. We are currently showing a looped water system within the development. Dry utilities will also be extended into this site to all building lots. The common areas will also be utilized for storm drain, with seepage beds handling the nuisance water. Pressurized irrigation is existing and will be extended to all new common areas.

Neighborhood Meetings

There were two neighborhood meetings conducted prior to submitting this application one on November 9, 2015, and another on March 7, 2016. There were three main points of concern. The first was the use that was being proposed, multifamily. There were property owners in the vicinity of the development that did not want to have renters near to their location. The belief was that a renter exhibits more crime, and other undesirable behaviors not compatible with home ownership. The second was the traffic that would be generated from the development on the nearby street. The neighbors did not believe that the local roads could handle the additional traffic generated from this development. The final concern was the extension of Sunbeam Street; it was believed to have a negative impact on adjacent land owners. At our original meeting we had 15 four plex buildings, at the second meeting we dropped to 14 buildings but that did not seem to have much impact on the concern about multifamily units.

Proposed Buildings

As part of the application we are submitting color photographs of the proposed buildings. The color combination for the buildings will be a mixture of earth tones as shown on the submitted pictures. The fascia and trim will be designed in such a way as to better accent the earth tones. Variations in wall panels and rooflines are provided to also add architectural amenities to the buildings appearance. All of the buildings will be constructed to a minimum of a Silver LEED standard, thus providing energy efficiency. This in turn allows the mechanical units to be constructed smaller. Two-foot fencing will be provided to screen the mechanical units.

The buildings and the facades are architecturally attractive and help function to promote owner occupied building or a higher end rental unit. Each of the units is two stories with its own individual entrance on each side of the building. There are no separate units above one another. Pathways to the entrances are provided from the parking area to each unit, thus giving the owner or renter the feel of a private entrance. These are very attractive units, built by a reputable builder.

Amenities and Open Space

The proposed development includes 4.61 acres of open space and common lots to be used for a street buffering, a basketball and picnic/gazebo area, and a pedestrian pathway. Landscape buffering is being provided along School Avenue and Sunbeam Street. This will produce a very nice entrance when you enter the development off School Avenue. Central to the site will be a gazebo with picnic benches and a plaza/sitting area. Additional landscaping will be provided adjacent to the existing storm drain facility to enhance the look of it and add to this development. All landscape areas will be landscaped in accordance with City landscaping requirements.

Comprehensive Plan Policies

This proposal reflects many of goals, guidelines and policies within the City's Comprehensive Plan Policies. Some of those objectives include the following:

- 9.3 Goal 3: Balance land use planning with transportation needs. Develop strategies to reduce travel demand. Encourage developers to create mixed use developments that will reduce travel demand through trip capture. Encourage higher densities near collectors and arterials.
- 12.1 Goal 1: Provide a wide range of housing types to meet the needs of the current and future population. Ensure that house is available throughout the community for people of all income levels and for those with special needs. Encourage a mixed-use development that includes town centers, single-family, multi-family, accessory units, and other types of residential development.
- 12.3 Goal 3: Encourage high-quality residential development.

Vision Statement

This site is a great location for multifamily development, walking distance to downtown and shopping centers. The multifamily use will make a good transitional use between the existing single family uses and the collector roadways adjacent to the north and west boundary, and meets all City Planning policies. The developer will also be the builder and has a very unique floor plan and elevations which greatly enhance the quality of the project. Our vision is to work with the City and create a neighborhood that will add value to the community as this developer did within the School House Residential Subdivision. We encourage members of Staff, the Planning and Zoning Commission and City Council to participate in this Vision. This will only enhance the community and the project, which will be a benefit to all.

It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City and will be a high quality multifamily

Page 4

development along two major collectors. I look forward to working with the City as this development moves forward in the process.

Sincerely,
A Team Land Consultants

A handwritten signature in blue ink that reads "Steve Arnold". The signature is written in a cursive, flowing style.

Steve Arnold
Project & Real Estate Manager

Cc: Marty Pieroni



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

Contact/Applicant Information

Owners of Record: <u>Oasis Properties LLC</u>	Phone Number: <u>994-9691</u>
Address: <u>475 S Thornwood Way</u>	E-Mail: <u>martypieroni@gmail.com</u>
City, State, Zip: <u>Meridian ID 83642</u>	Fax #: <u>401-0977</u>
Applicant (Developer): <u>A Team Land Consultants</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 Whisper Cove Ave.</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise ID 83709</u>	Fax #: <u>401-0977</u>
Engineer/Representative: <u>A Team Land Consultants</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 Whisper Cove Avenue</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise ID 83709</u>	Fax #: <u>401-0977</u>

Subject Property Information

Site Address: <u>S. School Avenue, Kuna Idaho</u>	
Site Location (Cross Streets): <u>School Avenue and Sunbeam Road</u>	
Parcel Number (s): <u>S1326428020</u>	
Section, Township, Range: <u>2N, 1W, SEC 26</u>	
Property size : <u>6.37-acres</u>	
Current land use: <u>Vacant</u>	Proposed land use: <u>Multifamily</u>
Current zoning district: <u>R-6</u>	Proposed zoning district: <u>R-12</u>

Project Description

Project / subdivision name: Schoolhouse Apartments Subdivision

General description of proposed project / request: The applicant is proposing 14 four plex buildings with a gazebo/pic nic area and basket ball court.

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): Half Basketball Court and Gazebo/Pic Nic area.

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: 56 Number of building lots: 14

Number of common and/or other lots: 6

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): 4,200 s.f

Gross density (DU/acre-total property): 8.79 Net density (DU/acre-excluding roads): 11.07

Percentage of open space provided: 72-percent Acreage of open space: 4.61-acres

Type of open space provided (i.e. landscaping, public, common, etc.): Basket ball and gazebo

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Hours of operation (days & hours): _____ Building height: _____

Total number of employees: _____ Max. number of employees at one time: _____

Number and ages of students/children: _____ Seating capacity: _____

Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking:

a. Handicapped spaces: 6 Dimensions: 9x19

b. Total Parking spaces: 114 Dimensions: _____

c. Width of driveway aisle: 25-feet

Proposed Lighting: _____

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): There will be landscape buffers/berms adjacent to School and Sunbeam roads, common pathway lots and gazebo and pic nic areas.

Applicant's Signature: Steve Arnold Date: 4/6/16

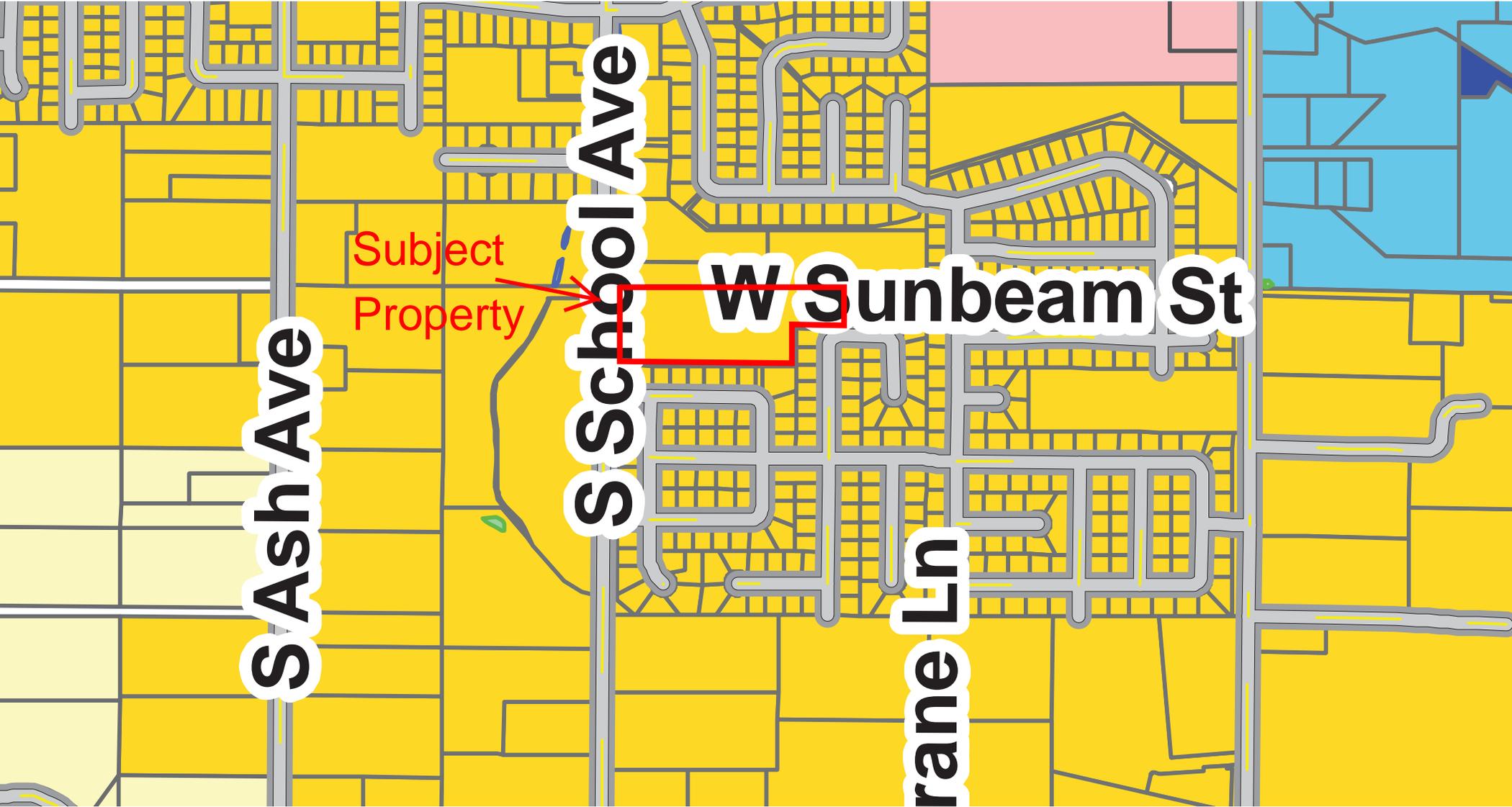
S Ash Ave

Subject
Property

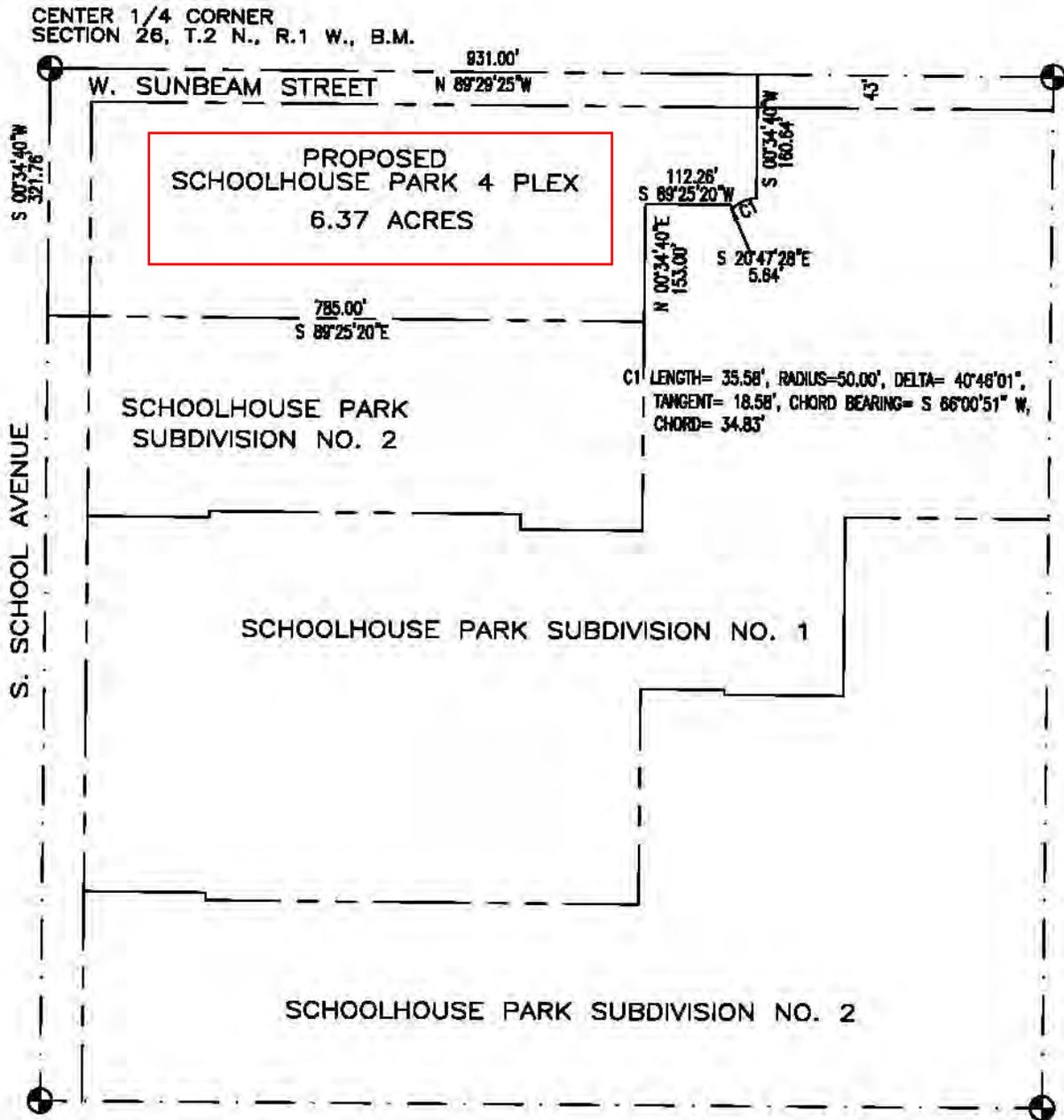
S School Ave

W Sunbeam St

rane Ln



REZONE EXHIBIT



REVISIONS

REZONE EXHIBIT
SCHOOLHOUSE APARTMENTS SUBDIVISION
NW 1/4, SE 1/4, SECTION 26, T2N, R1W, BM
KUNA, ADA COUNTY, IDAHO



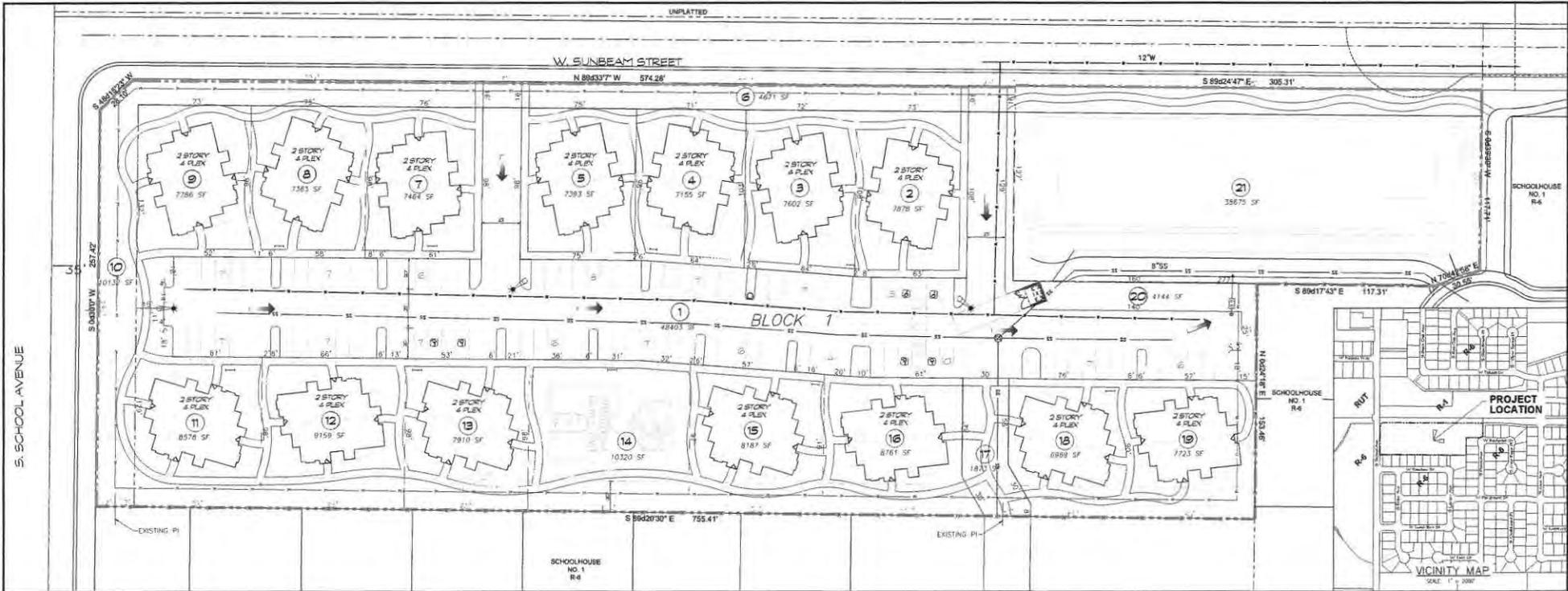
1785 WHISPER COVE AVE
BOISE ID 83709
208-321-0525

DRAWN: JEM

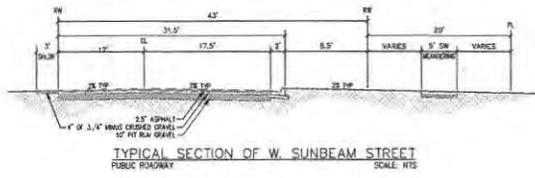
DATE: 3/01/16

SCALE: NTS

JOB NO. 1605



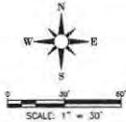
- NOTES**
- KUNA CITY SEWER AND WATER SERVICE WILL BE EXTENDED TO ALL LOTS.
 - ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC OR PRIVATE STREET.
 - PRESSURE IRRIGATION TO BE PROVIDED TO ALL LOTS TO BE SERVED BY THE CITY OF KUNA.
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
 - STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY ACHD.
 - LOT 1, BLOCK 1 IS A COMMON DRIVE ISLE LOT WITH BLANKET CROSS ACCESS AND UTILITY EASEMENTS. SAID LOT SHALL BE OWNED AND MAINTAINED BY THE SCHOOL HOUSE APARTMENTS HOMEOWNERS ASSOCIATION.
 - LOTS 8, 10, 14, 17, 20 AND 21, BLOCK 1, ARE COMMON LOTS THAT SHALL BE OWNED AND MAINTAINED BY THE SCHOOL HOUSE APARTMENTS HOMEOWNERS ASSOCIATION.



- LEGEND**
- SITE BOUNDARY LINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - 8" SANITARY SEWER LINE
 - WATER LINE
 - PRESSURE IRRIGATION LINE
 - STORM DRAINAGE RETENTION SYSTEM
 - ZONING BOUNDARY
 - EXISTING PARCEL/LOT LINE
 - ACHD SLOPE EASEMENT LINE
 - CENTERLINE
 - SECTION LINE
 - EXISTING FENCE LINE
 - TOP OF WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM DRAIN LINE
 - EXISTING OVER HEAD POWER LINE
 - EXISTING WATER LINE
 - EXISTING IRRIGATION LINE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - EXISTING CURB LINE
 - FOUND ALUMINUM CAP MONUMENT
 - CALCULATED POINT
 - SURVEY CONTROL POINT
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - SURFACE FLOW DIRECTION
 - FIRE HYDRANT
 - WATER VALVE
 - WATER SERVICE
 - IRRIGATION VALVE
 - WATER METER
 - EXISTING LOT NUMBER
 - NATURAL GAS LINE MARKER
 - TELEPHONE SERVICE RISER
 - ELECTRIC TRANSFORMER BOX
 - SIGNAL JUNCTION BOX
 - CULY WIRE ANCHOR
 - POWER/UTILITY POLE
 - STREET SIGN
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - MAILBOX
 - STREET LIGHT

PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO:	5132542820
ADDRESS:	8 SCHOOL AVE KUNA, ID
ZONING:	EXISTING: R-6 PROPOSED: R-12
PROPERTY SIZE:	9.23 ACRES
SUNBEAM FCOW:	1.08 ACRES
BUILDABLE LOTS:	
TOTAL:	14
4-PLEX LOTS:	14
COMMON LOTS:	8
SITE DETAILS:	
PRIVATE DRIVE ISLES:	1.12 ACRES
COMMON LANDSCAPE AREA:	2.12 ACRES
COMMON LOTS:	1.60 ACRES
4-PLEX UNITS:	88 UNITS
POND:	89 ACRES
PARKING REQUIREMENTS:	
REQUIRED:	112
PROVIDED:	114
ADJ. PARKING:	8
COVERED PARKING:	50%
BIKE RACKS PROVIDED:	9
SETBACKS:	
REAR:	20'
SITE AMENITIES:	
HALF COURT BASKETBALL, GAZEBO	



SURVEYOR
GREGORY B. CARTER
1800 S. UNIVERSITY BLVD., P.O. BOX 8, WESTTOWER, ID.
SANTA FE, NM 87505
MERIDIAN, IDAHO 83842

PLANNER / CONTACT
STEVE JENSEN
4-TEAM LAND CONSULTANTS
1700 WHIPPLE CREEK AVE.
SUITE 100, SUITE 100
BOISE, IDAHO 83725
208-471-7820

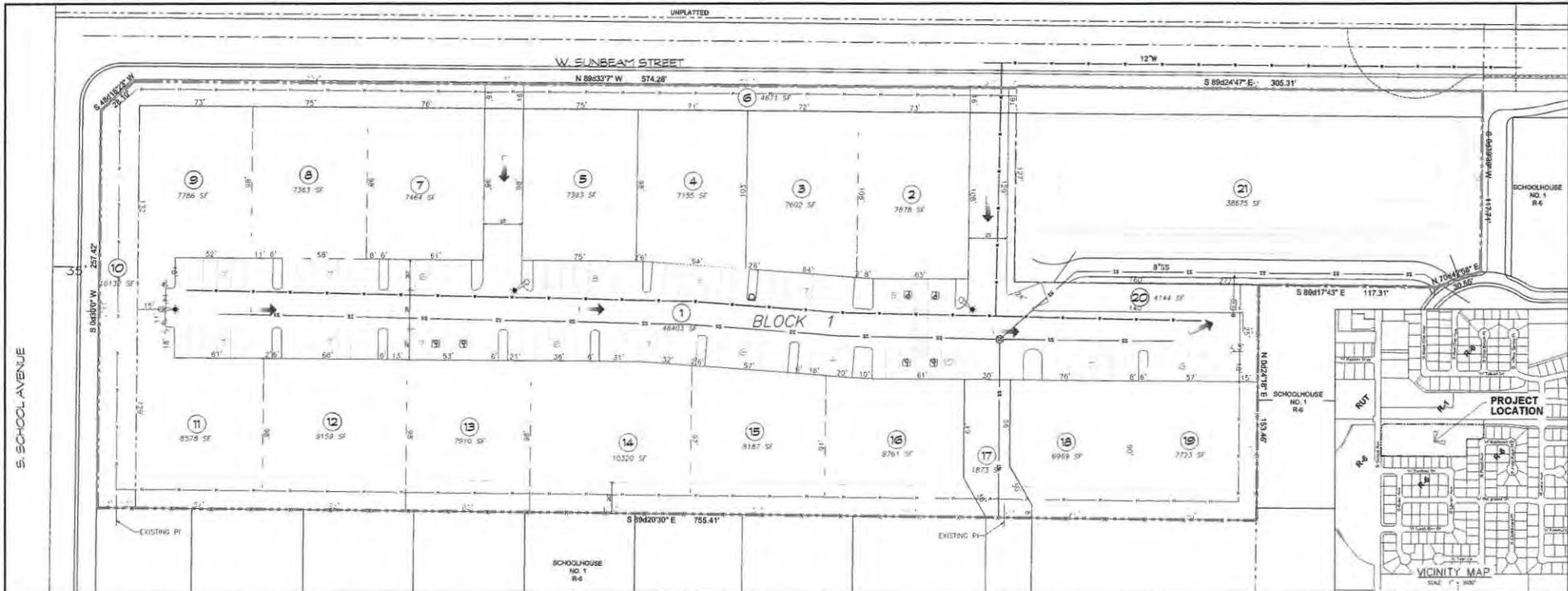
OWNER / DEVELOPER
GOLD PROPERTIES LLC
475 THUNDERBOLT WAY
MERIDIAN ID 83842

DR/SUP MAP
SCHOOL HOUSE SUBDIVISION
THE NW 1/4 OF THE SE 1/4 OF SECTION 26, T.2N., R.1W, BOISE MERIDIAN
CITY OF KUNA, ADA COUNTY, IDAHO

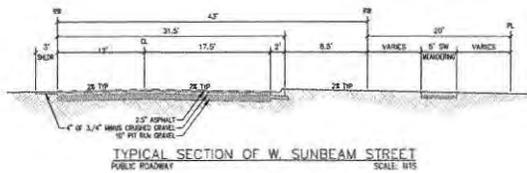
A TEAM
Land Development & Real Estate Services

SHEET 1 OF 1
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DATE: 2/2/14
FILE: 33004_4008.DWG

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- NOTES**
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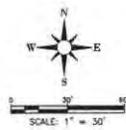


- LEGEND**
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- SIGNAL JUNCTION BOX
- CUT WIRE ANCHOR
- POWER/UTILITY POLE
- STREET SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- MAILBOX
- STREET LIGHT

PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO:	51325428020
ADDRESS:	S SCHOOL AVE KUNA, ID
ZONING:	EXISTING R-6 PROPOSED R-12
PROPERTY SIZE:	5.23 ACRES
SUNBEAM R.O.W.:	95 ACRES
BUILDABLE LOTS:	
TOTAL:	14
4-PLEX LOTS:	6
COMMON LOTS:	
TOTAL:	6
SITE DETAILS:	
PRIVATE DRIVE ISLES:	1.12 ACRES
COMMON LANDSCAPE AREA:	2.12 ACRES
COMMON LOTS:	1.60 ACRES
4-PLEX UNITS:	88 ACRES
POND:	88 ACRES
PARKING REQUIREMENTS:	
REQUIRED:	112
PROVIDED:	114
ADA PARKING:	8
COVERED PARKING:	506
Bike RACKS PROVIDED:	9
SETBACKS:	
REAR:	20'
SITE AMENITIES:	
HALF COURT BASKETBALL, GAZEBO	



SURVEYOR
GREGORY A. CARTER
GAAO SURVEY GROUP, P.C.
1400 S. WESTBROOK DR.
SUITE 130
METSCHAN, IDAHO 83842

PLANNER / CONTACT
STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1700 WINDSOR CIRCLE AVE.
BOISE, ID 83720
208-471-1500

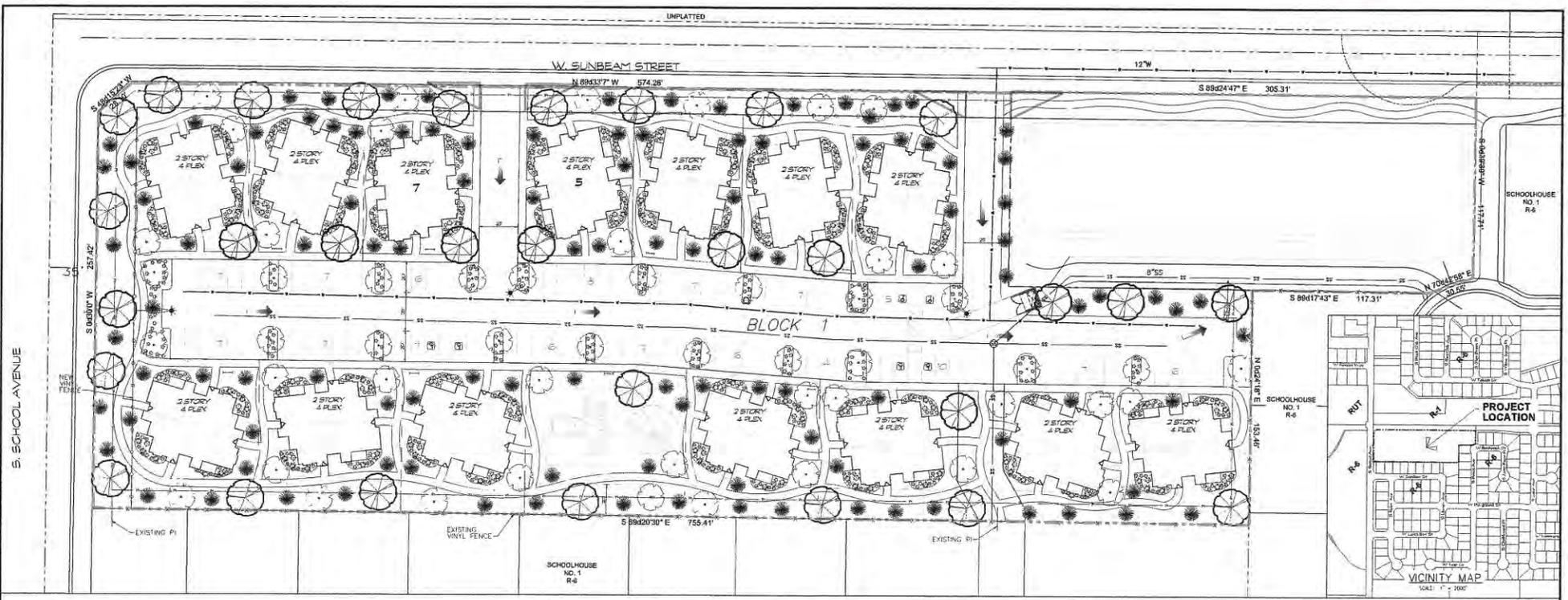
OWNER / DEVELOPER
GAAO PROPERTIES LLC
473 THUNDERBOLT DR.
MERIDIAN ID 83842

PRELIMINARY PLAT MAP
SCHOOL HOUSE SUBDIVISION
THE NW 1/4 OF THE SE 1/4 OF SECTION 26, T.2N.,
R.1W., BOISE MERIDIAN
CITY OF KUNA, ADA COUNTY, IDAHO

A TEAM
Land Development & Real Estate Services

SHEET 1 OF 1
DRAWN BY: JAC
DATE: 1/1/18
FILE: SCHOOL HOUSE.DWG

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4.20.16

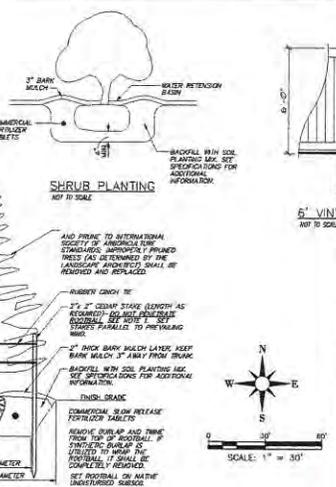
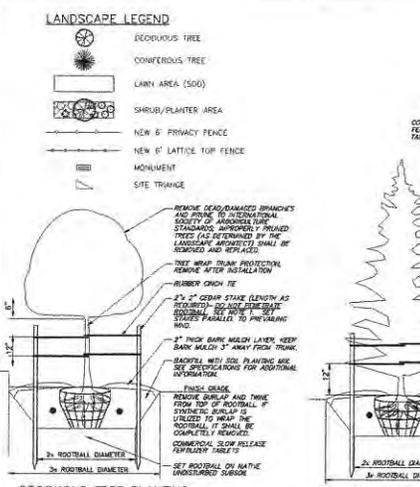


LANDSCAPE & IRRIGATION NOTES:

- Contractor shall report to landscape architect all conditions which impact soil or ground water. The proper execution of this work prior to beginning work.
- Coordinate work schedule and observations with landscape architect prior to construction start-up.
- New center and deciduous tree plantings, see detail B and C/L16. Contractor shall state all trees deemed necessary, (i.e., from baby down tree, planted with loose root ball, etc. Contractor's option.
- New shrub plantings, see detail A/L16.
- All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be inspected if not in a sound and healthy condition.
- All planting beds shall be covered with a minimum of 3" of mulch (1" minus) bark chips. Submit for approval. All plant material shall be guaranteed for a period of one year beginning at the date of completion by owner. Refusal of plant material found dead or not in a healthy condition immediately with the same size and variety as to cost to the owner.
- Finish grades to be smooth and even consistent with positive drainage in accordance with site grading plan.
- In all planting beds and lawn areas, the top 12 inches of topsoil will be amended at a ratio of 3 cubic yards of organic matter per 1000 square feet. 80%-10% organic matter or maximum of 6 inches site topsoil.
- Transfer of trees and shrubs with "Tagtree" planting labels. Quantity per manufacturer's recommendations.
- All planting beds shall have a minimum of 18" of topsoil. Lawn areas shall have a minimum of 12" topsoil. Sprink, compact and the grade layout to a smooth and uniform grade 1" above surface of walks and curbs in planting bed areas, 1/2" at end lawn areas, and 1" at end lawn areas.
- Reuse existing surface topsoil stockpiled on the site. Verify suitability of surface soil to produce topsoil meeting requirements and amend when necessary. Topsoil shall be a loam. Shrub, spray lawn, tree and tree of tree materials, various weeds, weed seeds, rocks, grass or other foreign material and a pH of 5.5 to 7.0. If site-specific topsoil does not meet these minimum standards, contractor is responsible to either: a) provide approved imported topsoil, or b) improve on-site topsoil with methods approved by landscape architect. Supplement with imported topsoil when quantities are insufficient. Clean topsoil of rocks, plants, soil, stones, clay lumps and other extraneous materials harmful to plant growth. If imported topsoil from off-site sources is required, provide new topsoil that is 100% organic, natural loam, surface soil, reasonably free of weedseed, clay lumps, trash, weeds and other debris, and free of rocks, stumps, stones larger than 3 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
- Obtain signed item load address or item areas loading plan and characteristics to that located at project site. Obtain signed item load address or item areas loading plan and characteristics to that located at project site. Obtain signed item load address or item areas loading plan and characteristics to that located at project site.
- Representative samples shall be tested for acidity, fertility and general texture by a recognized commercial or governmental agency and copies of the testing agency's findings and recommendations shall be furnished to the architect representative for his evaluation. No topsoil shall be obtained in a frozen or muddy condition. Acidity tolerance range - pH 5.5 to 7.0.
- Immediately clean up any spills caused from landscape operations and dispose of properly off site.
- All landscape areas shall have an automatic underground irrigation system which includes controller, computer and pump unit for manual water use. Each hydrozone is to be irrigated with separate individual stations.
- Planter beds and lawn areas are to have separate hydro-zones.
- Pop-up sprinkler heads shall have a maximum clear height of 4 inches of lawn areas and 18" of planter beds.
- Planter beds are to have drip irrigation systems or pop-up spray systems. Annular, permeable ground covers or other materials shall have a pop-up spray system.
- Electronic water distribution/irrigation controllers are to be provided. Minimum controller requirements are as follows:
 - Proven individual station timing
 - Run time capabilities for stations in precipitation zones
 - All test and program for each hydrozone
 - Sufficient multiple cycles to avoid water run-off
 - Power failure backup for all programmed individual station watering stations will be designed and installed to provide water to respective hydro-zones

PLANT SCHEDULE

KEY SYMBOL/ABBREVIATION	PLANTING SIZE	CLASS	SHRUBS	PLANTING SIZE
AA COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	BBB BURNING BUSH "See Attachment 'Planting Schedule'"	2" GA
AB KUNIA RED MAUIE "See Attachment 'Planting Schedule'"	2" B&B	I	CC COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" GA
BA MAUIE BIRCH "See Attachment 'Planting Schedule'"	2" B&B	I	DD MOUNT HAIN SILVERDOG "See Attachment 'Planting Schedule'"	2" GA
CC SOLID DEODAR CEDAR "See Attachment 'Planting Schedule'"	5"-4" B&B Double	I	EE MOUNT HAIN SILVERDOG "See Attachment 'Planting Schedule'"	2" GA
CD SYRIAN HEMLOCK "See Attachment 'Planting Schedule'"	2" B&B	I	FF GOLD STAR HYDRANGEA "See Attachment 'Planting Schedule'"	2" GA
CE SYRIAN HEMLOCK "See Attachment 'Planting Schedule'"	2" B&B	I	GG MOUNT HAIN SILVERDOG "See Attachment 'Planting Schedule'"	2" GA
CF RED CEDAR "See Attachment 'Planting Schedule'"	2" B&B	I	HH WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CG RED CEDAR "See Attachment 'Planting Schedule'"	2" B&B	I	II WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CH BURNING BUSH "See Attachment 'Planting Schedule'"	5"-4" B&B Double	I	JJ WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CI BURNING BUSH "See Attachment 'Planting Schedule'"	3" GA	I	KK WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CK COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	LL WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CL COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	MM WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CM COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	NN WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CC COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	OO WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CC COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	PP WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CC COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	QQ WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CC COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	RR WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CC COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	SS WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CC COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	TT WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CC COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	UU WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CC COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	VV WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CC COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	WW WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CC COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	XX WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CC COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	YY WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA
CC COLUMBIAN NORWAY MAPLE "See Attachment 'Planting Schedule'"	2" B&B	I	ZZ WHITE GRANADILLA ROSE "See Attachment 'Planting Schedule'"	2" GA



PLANNER / CONTACT
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MERRILL, ID 83642

OWNER / DEVELOPER
DAGS PROPERTIES LLC
475 TOWNSEND WAY
MERRILL, ID 83642

LANDSCAPE PLAN
SCHOOL HOUSE SUBDIVISION
THE NW 1/4 OF THE SE 1/4 OF SECTION 26, T.2N., R.1W., BOISE MERIDIAN
CITY OF KUNA, ADA COUNTY, IDAHO

A TEAM
Land Development & Real Estate Services

SHEET 1 OF 1
DRAWN BY: JMB
DATE: 1/16/16
FILE: 200004_SCHOOLHOUSE



CITY OF KUNA
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KUNA, ID 83634
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GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731

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MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Schoolhouse Park Subdivision No. 3
Rezone, Comprehensive Plan Map Modification, Preliminary Plat
15-04-ZC, 15-02-CPM, 15-06-S

DATE: May 3, 2016

The City Engineer has reviewed the Preliminary Plat, Rezone and Comprehensive Plan Map Modification request of the above applicant dated May 2, 2016. It is noted that the request and application do provide a detailed narrative description or plan for development of the site and comments will be structured accordingly. The City Engineer provides the following comments:

1. Sanitary Sewer System

- a) The City has sufficient sewer treatment capacity to serve this site. The Sewer Master Plan for disposal of wastewater from this area proposes discharge to the Ten Mile Lift Station and treatment at the South Wastewater Treatment facility. This site is not presently connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- b) This property was not included in Local Improvement District 2006-1 and consequently does not have reserved treatment capacity. Treatment capacity may be secured for this site from those who have reserved capacity or from capacity not reserved and upon payment of appropriate fees.
- c) The nearest gravity main (8-inch) is located on the east end of the project site.
- d) Specific recommendations of note are as follows:
 - 1) City Code (6-4-2O) requires connection to the City sewer system for all sanitary sewer needs.
 - 2) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan.
 - 3) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains shall be stubbed at usable depths to the property line or extended into and along right-of-way adjacent to the project. This requirement may apply, depending on slopes, to School and Sunbeam Streets.
- e) For assistance in locating existing facilities and understanding issues associated with the Master Plan and connection, please contact the City Engineer.

2. Potable Water System

- a) The City has sufficient potable water supply to serve this site. This site is not connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- b) The nearest available water mains (8-inch, 10-inch and 12-inch) are located in School and Sunbeam adjacent to the project.
- c) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
 - 1) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
 - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan. This requirement applies to the extension of a 12-inch water main in Sunbeam.
 - 3) 8-inch water mains should be installed by developer in internal subdivision streets.
 - 4) At all reasonable locations where water service could be extended to adjoining properties, water mains should be stubbed to the property line or extended in or along right-of-way adjacent to the project.
- d) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.
- f) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system. The nearest pressure main (12-inch) is located in S. School Street adjacent to the project.
- b) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions.
- c) Irrigation supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
 1. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to require connection to the City Pressure Irrigation system and annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting/development.
 2. For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. The Master Plan designates the providing of a trunk line in Sunbeam.
 3. It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal loop lines.

4. Grading, Gravity Irrigation, Drainage

- a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the appropriate agency standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private disposal system.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.
- d) All upstream drainage rights and downstream water delivery rights are to be preserved as a condition of development.

5. General

At the time of, or prior to redevelopment:

- a) Plan approvals and license agreements from any affected irrigation District will be required.
- b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations on all plans.
- e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current City inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's scheduling of a pre-construction conference.

7. Right-of-Way

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City, ITD and ACHD standards. In this instance, the site fronts on S. School Street and W. Sunbeam Street - which are Mid-

mile Collectors. The recommendations or conclusions of the City Engineer are as follows:

- a) The right-of-way for S. School Street fronting on the project is to be platted and widened in accordance with City and ACHD standards.
- b) The right-of-way for W. Sunbeam Street fronting on the project is to be platted and widened in accordance with City and ACHD standards.
- c) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The City Engineer recommends the following:
 1. 10-foot minimum subdivision boundary easement;
 2. 10-foot minimum street frontage easement;
 3. 10-foot minimum back lot line easement;
 4. 5-foot side lot line easements and 10-foot for any easement containing a PI Main;
 5. Parking/cross access easements.
- d) It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are as far as practical from adjacent intersections.
- e) Curb and Gutter – City Code (6-4-2C) requires the installation of curb and gutter: vertical curb on classified streets (School, Sunbeam) and either rolled or vertical elsewhere. The documents submitted with the application show an intent to construct curb and gutter. The City Engineer recommends compliance with City Code.
- f) Street Drainage – The application includes some facilities for handling storm drainage from local streets. The documents submitted with the application show an intent to construct storm drainage facilities as required. The City Engineer recommends compliance with ACHD policies.
- g) Sidewalk - City Code (6-4-2Q) requires the installation of sidewalk on all local and classified streets. The documents submitted with the application show an intent to construct sidewalk. The City Engineer recommends compliance with City Code.
- h) Entrances/Approaches – The application proposes two entrances to Alizarin Avenue. The City Engineer concurs with the entrances proposed.

8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required as a condition of final platting.

9. Property Description

- a) A metes and bounds description prepared by a licensed surveyor has been provided by the applicant.



Project/File: **School House Subdivision/ KPP16-0002/ 15-04-ZC/15-02-CPM/15-06-S**
This is a rezone, comprehensive plan amendment, and preliminary plat application to allow for the development of 56 mutli family housing units on 6.37 acres. The site is located at southeast corner of School Avenue and the future Sunbeam Road in Kuna, Idaho.

Lead Agency: City of Kuna

Site address: SEC of School Avenue and Sunbeam Road

Staff Approval: June 9, 2016

Applicant: Marty Pieroni
 Oasis Properties, LLC
 475 S. Thornwood Way
 Meridian, ID 83642

Representative: Steve Arnold
 A-Team Land Consultants
 1785 Whisper Cove Avenue
 Boise, ID 83709

Staff Contact: Mindy Wallace
 Phone: 387-6178
 E-mail: mwallace@achdidaho.org

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a rezone, comprehensive plan amendment, and preliminary plat application to allow for the development of 56 mutli-family housing units on 6.37 acres. The site is located at southeast corner of School Avenue and the future Sunbeam Road in Kuna, Idaho.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Single-family residential	R-1
South	Single-family residential	R-6
East	Single-family residential	R-6
West	Single-family residential	R-6

3. **Site History:** ACHD has not previously reviewed this site for a development application. .

4. **Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** The proposed development includes 0.17 centerline miles of new public road.
6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 372 vehicle trips per day; 30 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.
2. **Area Roadways**

Roadway	Frontage	Functional Classification
School Street	320-feet	Collector
Sunbeam Street	905-feet	Collector

C. Findings for Consideration

1. **Sunbeam Street**
 - a. **Existing Conditions:** Sunbeam Street is not constructed abutting the site. Sunbeam Street stubs to the site's east property line with 24-feet of pavement within 40-feet of right-of-way.
 - b. **Policy:**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Half Street Policy: District policy 7206.2.2 states that required improvements to an adjacent collector street shall consist of pavement widening to one-half the required width, including vertical curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Sunbeam Street is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 54-feet of right-of-way.

- c. **Applicant Proposal:** The applicant has proposed to improvement Sunbeam Street abutting the site with 30-feet of pavement, vertical curb, gutter and a detached sidewalk on the south side of the roadway and a 3-foot wide gravel shoulder on the north side of the roadway within 43-feet of right-of-way. The sidewalk on the south side of Sunbeam is proposed to be detached and 5-feet in width and located outside of the right-of-way in an easement.
- d. **Staff Comments/Recommendations:** The applicant's proposal is consistent with the MSM and should be approved, as proposed. The right-of-way may be reduced to extend 2-feet behind the curb. The applicant should be required to provide a permanent right-of-way easement for the detached sidewalk proposed to be located outside of the dedicated right-of-way.

2. School Avenue

- a. **Existing Conditions:** School Avenue is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for School Avenue (25-feet from centerline).
- b. **Policy:**
 - Collector Street Policy:** District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Half Street Policy: District policy 7206.2.2 states that required improvements to an adjacent collector street shall consist of pavement widening to one-half the required width, including vertical curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps;

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of School Avenue is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 45-feet of right-of-way.

- c. **Applicant Proposal:** The applicant has proposed to construct a 5-foot wide detached concrete sidewalk outside of the right-of-way on School Avenue abutting the site.
- d. **Staff Comments/Recommendations:** The applicant should be required to widen School Avenue to one half of a 36-foot street section with vertical curb, gutter, and a 5-foot wide detached (or 7-foot attached) concrete sidewalk abutting the site. The required street improvement will fit within the existing right-of-way. The applicant should provide a permanent right-of-way easement for the detached sidewalks located outside of the right-of-way on School Avenue abutting the site.

3. Backpack Street

- a. **Existing Conditions:** Backpack Street is improved with 2-travel lanes, curb, gutter, and sidewalk abutting the site. There is 50-feet of right-of-way for Backpack Street (25-feet from centerline).

- b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Applicant’s Proposal:** The applicant hasn’t proposed any improvements to Backpack Street abutting the site.
- d. **Staff Comments/Recommendations:** Backpack Street is already improved with curb, gutter, and sidewalk abutting the site. Therefore no additional street improvements should be required as part of this application. Consistent with ACHD’s Minor Improvement policy, the applicant should be required to replace any segments of broken or deteriorated curb, gutter or sidewalk on Backpack Street abutting the site.

4. Driveways

4.1 Sunbeam Street

- a. **Existing Conditions:** Sunbeam Street does not exist abutting the site.

- b. **Policy:**

Access Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section

and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy: District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 20 MPH and daily traffic volumes greater than 200 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

- c. **Applicant's Proposal:** The applicant has proposed to construct two 25-foot wide driveways on to Sunbeam Street to provide access to the site. The driveways are proposed to be located as follows; 226-feet and 542-feet east of School Avenue (measured centerline to centerline).
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The driveways should be constructed as curb return type driveways with 30-foot radii and be paved their full width at least 30-feet into the site beyond the edge of pavement of Sunbeam Street.

5. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

6. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

7. Other Access

School Avenue and Sunbeam Street are classified as Collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Construct Sunbeam Street abutting the site as one half of a 36-foot residential collector roadway plus 12 additional feet of pavement (to total 30-feet) with vertical curb, gutter, and a 5-foot wide detached concrete sidewalk on the south side of the road and a 3-foot gravel shoulder and barrow ditch on the north side of the roadway, as proposed. The right-of-way may be reduced to extend 2-feet behind the curb.
2. Provide a permanent right-of-way easement for the detached sidewalk proposed to be located outside of the dedicated right-of-way on Sunbeam Street abutting the site.
3. Widen School Avenue to one half of a 36-foot street section with vertical curb, gutter, and a 5-foot wide detached (or 7-foot attached) concrete sidewalk abutting the site.
4. Provide a permanent right-of-way easement for the detached sidewalks located outside of the right-of-way on School Avenue abutting the site.
5. Replace any segments of broken or deteriorated curb, gutter or sidewalk on Backpack Street abutting the site.
6. Construct two 25-foot wide driveways on to Sunbeam Street located 226-feet and 542-feet east of School Avenue, as proposed.
7. Construct both driveways onto Sunbeam as a curb return type driveways with 30-foot radii and pave both driveways their full width at least 30-feet into the site beyond the edge of pavement of Sunbeam Street.
8. Direct lot access to School Avenue and Sunbeam Street is prohibited and shall be noted on the final plat.
9. Payment of impacts fees are due prior to issuance of a building permit.
10. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

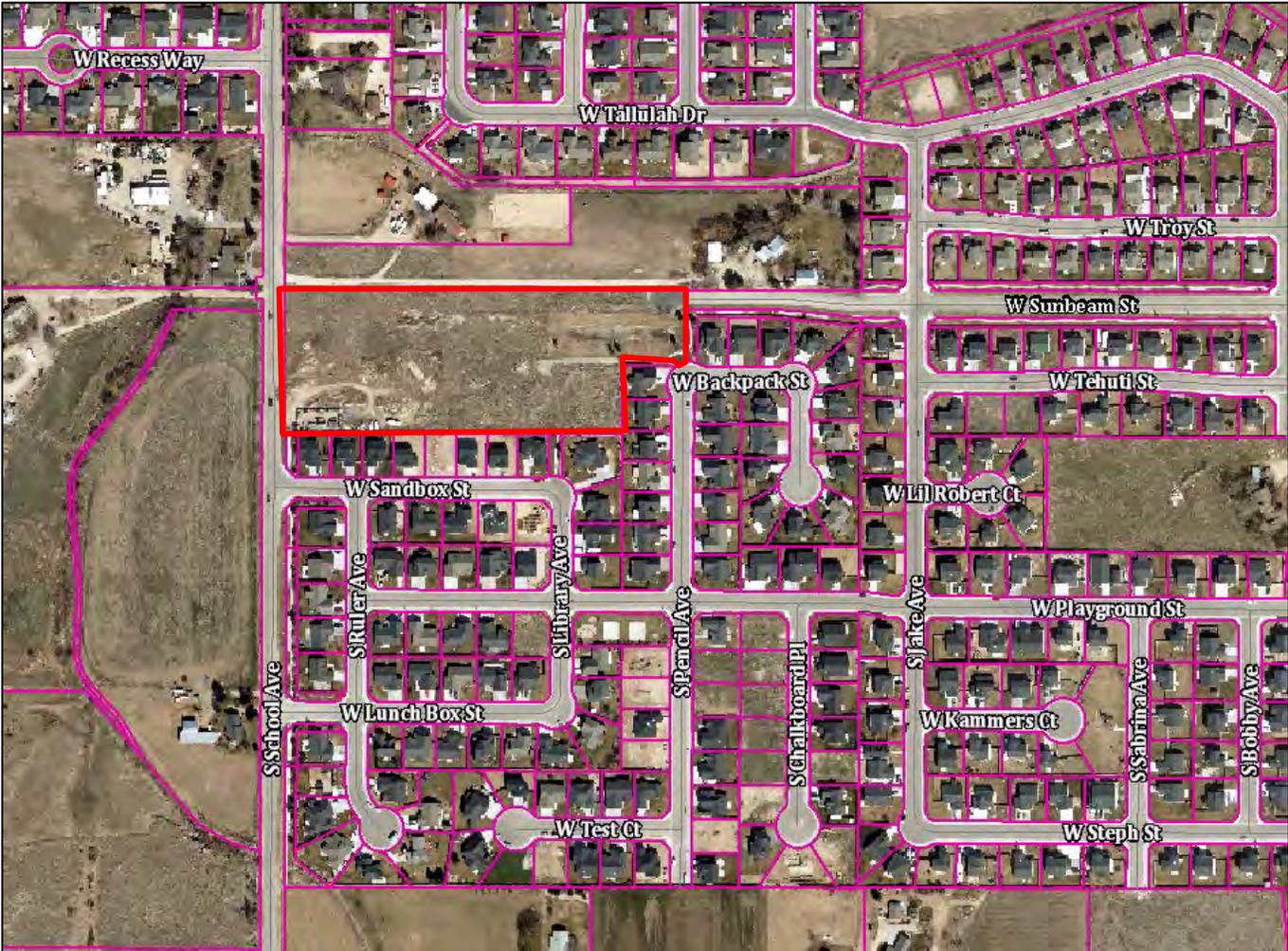
F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines

VICINITY MAP





IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

May 11, 2016

Troy Behunin
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 15-04-ZC, 15-02-CPM AND 15-06-S SCHOOLHOUSE PARK 4 PLEX

The Idaho Transportation Department has reviewed the referenced rezone, comprehensive plan map modification and subdivision application for the Schoolhouse Park 4 Plex on the southeast corner of School Ave. and Sunbeam Road alignment southwest of SH-69. ITD has the following comments:

1. ITD has no objection to the changes requested.
2. This project does not abut the State highway system.

If you have any questions, you may contact Ken Couch at 332-7190 or me at 332-7191.

Sincerely,

A handwritten signature in blue ink that reads "James K. Morrison".

James K. Morrison
Property Manager
jim.morrison@itd.idaho.gov



Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: 14 four plex lots, 56 units on 6.37-acres

Date and time of neighborhood meeting: November 9, 2015, and March 7, 2016

Location of neighborhood meeting: City Hall and the Fire Department

SITE INFORMATION:

Location: Quarter: NW Section: 26 Township: 2N Range: 1W Total Acres: 6.37

Subdivision Name: School House Apartments Lot: _____ Block: _____

Site Address: School Avenue and Sunbeam Road Tax Parcel Number(s): S1326428020

Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Oasis Properties LLC, Marty Pieroni

Address: 475 Thornwood Way City: Meridian State: ID Zip: 83642

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Steve Arnold Business (if applicable): A Team Land Consultants

Address: 1785 Whisper Cove Avenue City: Boise State: ID Zip: 83709

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type

- Annexation
- Re-zone
- Subdivision (Sketch Plat and/or Prelim. Plat)
- Special Use
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

Brief Description

The applicant is requesting to construct 14 four plex
buildings on 6.37-acres. The applicant is requesting a
rezone, preliminary plat, Design review, SUP and
Comprehensive Map Amendment.

APPLICANT:

Name: A Team Land Consultants, Steve Arnold

Address: 1785 Whisper Cove Avenue

City: Boise State: ID Zip: 83709

Telephone: 321-0525 Fax: 401-0977

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Kuna City Code

Signature: (Applicant)  Date 4/7/16

Sign in Sheet

PROJECT NAME: School House Apartments

DATE: 3/7/16

Name	Address	E-Mail	Phone
1. <u>Rene Ward</u>	<u>829 W. Playground</u>	<u>Rward@Ameriben.com</u>	<u>208 761 9800</u>
1. <u>The Mample's</u>	<u>838 W Sandbox St.</u>	<u>Mample_Family@shyb.org</u>	<u>208-412-1601</u>
2. <u>Melissa Peterson</u>	<u>883 S Pencil Ave</u>	<u>melissapete@msn.com</u>	<u>208-941-8257</u>
3. <u>Tonya McEnty</u>	<u>765 W. Lunchbox St</u>	<u>tonyamcenty@yahoo.com</u>	<u>208-615-0388</u>
4. <u>Craig Ellis</u>	<u>Playground</u>	<u>c.ellis200@gmail.com</u>	<u>208-949-0492</u>
5. <u>STEPHEN L. DAMRON</u>	<u>818 W. Lunchbox St</u>		<u>406-529-6819</u>
6. <u>Shannon Damron</u>	<u>818 W. Lunchbox St</u>		<u>406 529.4001</u>
7. <u>Billie Jean Black</u>	<u>781 W Lunchbox St</u>		<u>208-407-8606</u>
8. <u>Quinn Black</u>	<u>781 W. Lunchbox St</u>	<u>blacks@Cableone.net</u>	<u>208-919-8273</u>
9. <u>Mike Rampelberg</u>	<u>795 W tallulah</u>	<u>mike@rampelberg.net</u>	<u>208-841-4911</u>
10. <u>Jeremy + Carrie Fuhrman</u>	<u>760 Sandbox</u>	<u>Fuhrman_5@msn.com</u>	<u>208-789-2065</u>
11. <u>GOGANS</u>	<u>n/A</u>	<u>MAIL@willm GOGAN.com</u>	<u>407 7435</u>
12. <u>Rodgers</u>	<u>1061 S Pencil Ave.</u>		<u>208-340-8324</u>
13. <u>Hood, Bob</u>	<u>412 S. Aspen Willow Av.</u>	<u>bobhoodcc@msn.com</u>	<u>208 922-4700</u>
14. <u>Williamson</u>	<u>1097 S Chalkboard PL</u>	<u>anna2uw@sbcglobal.net</u>	<u>208.890.1935</u>
15. <u>Klein Sasser</u>	<u>906 S. library ave.</u>	<u>FLYNSEK@MSN.COM</u>	<u>208-965-0209</u>
16. <u>h. Hutchison</u>	<u>775 W. Playground</u>	<u>Pinkwillow1@gmail.com</u>	<u>208 921 8383</u>

Neighborhood meeting

3/7/16

School House Apartments

Erica Kallin 929 Jump Rope Pl ekallin@canyonca.org 546-8093

Craig + Brenda Bingham 271 W. Tehuti St. hebingham1@gmail.com 871-6177

STEVE & WENDI HOMAN 501 W. TALLUWAH DR. shoman@cableone.net 922-4812

Kent & Tammy Jennings 597 W. Omphale St JenningsK911@aol.com 995-3215

Marlene McCorkle 110 W. Willow Dale 707-775-1232

Carrie Vickers 1134 S Pencil Ave Skimecrn@yahoo.com 353-2997

Shelley Eakin 941 S Jump Rope Pl eakinsr@cableone.net 208-629-7240

* Mike & Linda Brunette 763 W Sandbag St 362-4883

Mike W. Huler 780 S. School 208-407-2979

Shen Russell 781 S School 808-631-1119

~~Mike Brunette 763 W. Sandbag~~

Jim Russel Excavation - 631-1119

Cornerstones



Why Renters Rent
Three Idaho renters tell us their reasons..... 4



Housing Developments Statewide
New units meet demand in Couer d'Alene, Rexburg, and Eagle 4



Industry Innovator
Green home specialist zeroes in on zero net energy 7



Programs and Services Updates
Avenues for Hope Raises \$317,000 for Idaho Nonprofits 8

Calendar of Events 11

Growing Rental Demand Spurring New Multifamily Developments

The word is out—apartment units are in high demand in Idaho. Experts attribute this increase in demand to changes in the economics of the housing market, along with shifts in housing preferences over time. Rising home prices have enticed sellers and created upward pressure on rents. Zillow says single-family home prices went up 5.1% in Idaho. In addition, a higher number of renters are looking for a place to rent, also adding to demand.



“My phone rings off the hook whenever I list a new rental,” Stubbs says. “Then we turn down about six out of every ten prospective renters, so the demand out

there is just not getting met.”

Stubbs says his vacancy rates are about 2 percent for his single family property management business, with similar numbers being reported in multifamily developments. While there is no single source of this data in Idaho, industry-watchers say that the vacancy rate is historically low, with

According to Lloyd Stubbs of Stubbs Rentals in Kuna, Idaho, there are more renters now searching for a limited supply of units on the market than before.

most placing it in the 2 to 5 percent range. This compares to a 5 to 7 percent range for vacancies in what experts consider a normal market.

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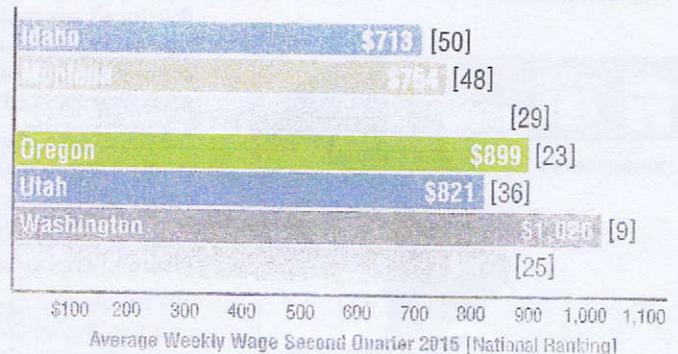
Market Trends: Idaho's Wage Growth and the Rental Housing Market



Relative to the national average, Idaho has historically had lower wages. In fact, in the most recent report published by the U.S. Bureau of Labor Statistics, Idaho ranked 50th in the national average weekly wage. In this same report, Idaho ranked 33rd nationally for the percent change in wage growth from second quarter 2014 to second quarter 2015 with only a 2.3 percent increase in wages.

According to Craig Shaul, research analyst supervisor for the Idaho Department of Labor, Idaho's wages grew modestly coming out of the recession until about 2013, and while the total wages have picked up the pace starting in 2014, growth in average weekly wages has not. “Idaho's employment rate accelerated the last half of 2015, but average weekly wages haven't grown as quickly,” said Shaul.

Wages by State, Q2 2015 (Idaho & Bordering States)



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Exhibit C11

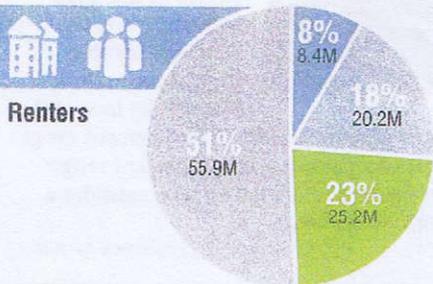
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Who is Renting?

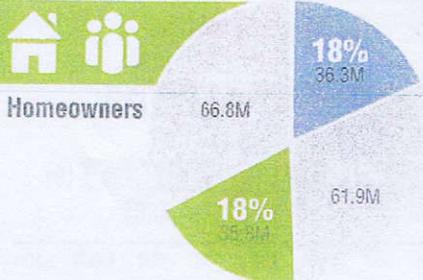
If we were to ask those who choose to rent a home or an apartment instead of buying a home, we would probably be surprised by what we find. While millennials are often credited as the primary market for rentals as they move out of their parents' homes, there is evidence of significant diversity in the age demographics of renters. In fact, a sizable portion of the renter population is made up of citizens of age 55 and over.

According to a study by the National Multifamily Housing Council, 35 percent of U.S. citizens rent, and 30 percent of those are between the ages of 45 and 65 years old. While the under-30 group still commands a majority at 51 percent of all renters, the average age of all apartment dwellers is now 46, just a few years short of the 55+ age group. ■

Renters vs. Homeowners: How it Breaks Down by Age



Under 30
30-44
45-64
65 and older



Source: National Multifamily Housing Council

Growing Rental Demand Spurring New Multifamily Developments

...continued from cover

Moe Therrien of Mountain States Appraisal, who publishes a report of multifamily vacancy rates in the Treasure Valley and several other Idaho markets, agrees.

"There are new projects coming online to meet the demand, but there will be some lag time before they impact the vacancy rate."

— Moe Therrien,
Mountain States Appraisal

"I would estimate the vacancy rate in Ada and Canyon Counties to be well under 5 percent," Therrien said. "There are new projects coming online to meet the demand, but there will be some lag time before they impact the vacancy rate."

Existing property owners are left with the choice of leaving rents the same, raising rents to respond to the rising market, or selling to new owners who will likely do the same. Often, a portion of raised rents go to pay for needed upgrades, but lower income tenants can be easily priced out of the market.

According to Ron Folsom, planning director for Ammon, Idaho, many existing units are starting to show wear and tear, creating demand for new developments.

"Renters are starting to look for higher quality units than what's out there right now," Folsom said. "We haven't developed any multifamily for a long time in Ammon, but we do have a project coming in now that will be about 288 units over four or five years."

Folsom expects the trend in new multifamily construction to last at least a couple of years.

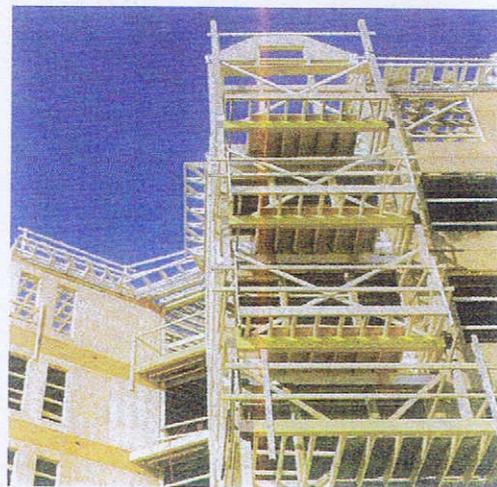
This view is echoed by Aaron Quallf, planning director of Sandpoint, Idaho.

"We anticipate a significant jump in multifamily development in the next year or two," Quallf said. "Some of it

will be high end apartments, some of it affordable, and some of it mixed-use."

More apartment developments across the state, both market-rate and affordable, are springing up to meet demand.

The Falls Apartments at Snake River Landing in Twin Falls is currently under construction and scheduled for completion in June 2016, adding 228 units. The city of Boise has greenlighted a slate of six multifamily projects totaling 395 downtown residential units in an effort to bring more people to the city center, with projected completion dates ranging from Summer 2016 into 2017.



Of particular interest to market-watchers are some of the new affordable apartments coming online. According to Douglas Peterson, director of The Housing Company, a nonprofit housing developer in Boise, several new developments in their management portfolio will be ready to lease soon. Field Stream in Twin Falls, The Springs II in McCall, and Carlow Senior Apartments in Rexburg, all come online in the next several months, bringing 144 units. Most of these units are income-qualified affordable units.

In addition, The Trailwinds apartments recently added 64 units in Garden City, and Hope Springs in Caldwell added

Why Do Renters Rent?

Why do renters rent? While homeownership is a goal for many, according to a National Multifamily Housing Council survey, as many as thirty-five percent of U.S. households are renter-occupied.

When deciding whether it is best to buy or rent a home, there are financial and lifestyle considerations to be made. The down payment, closing costs, and maintenance costs may deter some from homeownership. Financial considerations aside, some people have priorities other than homeownership. They may choose to rent because places for rent are available in their desired locations, or close to work or relatives. We interviewed three Idahoans who are currently renting to get their perspectives on why they prefer renting.

If you rent, you may be able to take advantage of amenities that you may not

"I rent because it fits my lifestyle right now."

— Jenny, Boise



find in a home. Jenny, who lives in Boise, rents a condo on the Southeast side of town. For her and her fiancée, the added perk of a pool, tennis courts, and a hot tub are something they see as a benefit of renting. "I rent because it fits my lifestyle right now," she says. It was easier to find a place in their ideal location and price range than it was to buy. She doesn't see them buying for five to ten years. Secondly, she doesn't know that she would be living in the same area three to five years from now, so she finds value in being able to sign a one- to two-year lease.

When renting, you pay to reside in the home, and possibly for utilities and personal property insurance, but the owner or landlord is responsible for costs like insurance coverage on the dwelling, and unforeseen repairs. This is seen as a benefit to renters like Sharon, who lives in a senior living community in Coeur d'Alene. She has been renting for five years, but also owned a home in the

past. "I prefer to rent at this time in my life because I'm not able to do all the maintenance and upkeep required of homeownership. I'm not interested in that anymore," she says.

Her single-story bungalow apartment and surrounding facilities are maintained by the complex management, and they even shovel the sidewalks when necessary. For Sharon, there is no downside to renting.

Lisa has been renting for two years in the Twin Falls area. The factors that went into her decision to rent were lifestyle changes, and she needed to find a place to live. She is not sure if she will be in the market for a home in the next few years, but she is concerned with rental price increases right now.

"As a single mom, I only make so much," she said. "I need to provide other things for my daughter and me besides living expenses."

Other than the potential for rent increases, she feels that the downsides of renting are that she's paying a lot of money that could be going into a house, and that you can't do much in an apartment in the way of making changes, like painting or remodeling.

For now, renting is the best decision for Lisa, though. She finds having a landlord there to help when home maintenance is needed "a plus." Just recently, she had an issue with the furnace that the owner was able to

assist with. "Being able to call and get assistance alleviated any stress," she said.

Whether you are undecided on where to live, in the middle of life changes, or you've decided to no longer own a home, renting may be the best option because of the flexibility it allows a tenant. ■



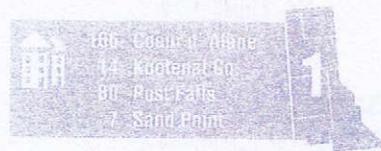
Sharon Coeur d'Alene



Lisa, Twin Falls

another 64. These developments are all part of the Low-Income Housing Tax Credit program, which is funded by United States Department of Housing and Urban Development and administered by Idaho Housing and Finance Association in order to bring affordable units to Idaho communities.

So, what does this mean for the apartment market in Idaho? It means, at the least, that developers, municipalities, and housing authorities are responding to the high demand for multifamily apartments by adding both market-rate and affordable units. As these developments are completed across the state, they should help alleviate some of the upward pressure on rents—but it remains to be seen how quickly these projects will take the pressure off rent prices. In the meantime, it appears that many Idaho communities continue to need more apartment inventory to keep up with demand. ■



Multifamily Rental Units Expected to be Complete in 2016/17

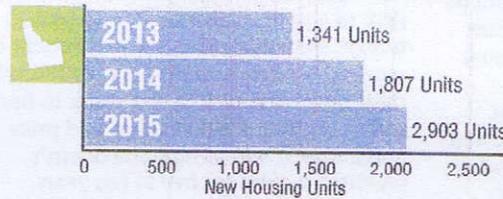
92 Lewiston
14 Moscow

3 Ada Co.
878 Boise
36 McCall
373 Meridian
90 Nampa

12 Bonneville Co.
4 Fremont Co.
92 Rexburg
168 Idaho Falls



Growth in Idaho Multifamily Construction



Source: Survey by Ron Folsom, planning director, City of Ammon, Idaho

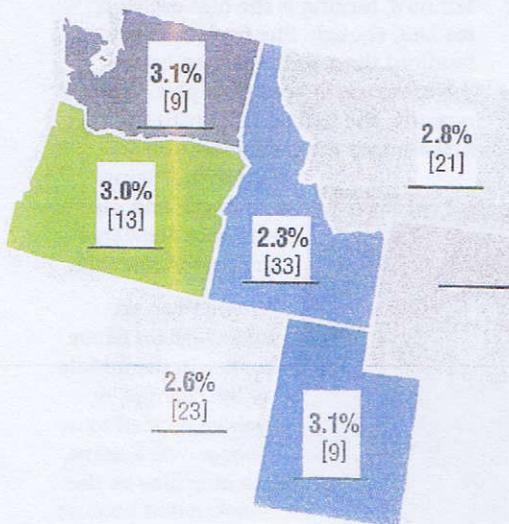
Market Trends: Idaho's Wage Growth and the Rental Housing Market

...continued from cover

Of the surrounding six states, only Wyoming ranked lower in wage growth at 51st, yet still significantly higher in average weekly wages at 25th. The other five states experienced wage growth between 2.6 percent and 3.1 percent, putting them as high as 9th ranked nationally.

Percent Change in Weekly Wages by State

Percent Change Q2 2014 to Q2 2015 [National Ranking]



Source: U.S. Bureau of Labor Statistics

To better understand if this slow wage growth is affecting Idaho's rental market, we spoke with housing industry professionals throughout the state.

"With the change in the housing market in the last few years, the demand for housing rentals has increased causing the rent rates to go up as well. With this increase, I have seen some tenants need to find jobs in Washington where wages are quite a bit higher, even though they continue to live in Idaho. At the same time we are slowly seeing tenants saving up and beginning to buy homes again, which had almost completely stalled over the past few years."

— Maria Cooper, Senior Manager, Idaho Properties, Coeur d'Alene

"Our properties are fairly close to some of the higher paying companies in the area, like Chobani, so I don't see a lot of issues with tenants not being able to pay rent. However, I do still hear tenants who are struggling because they only make minimum wage of \$7.25 an hour. Even working full-time it is difficult and sometimes impossible for these individuals to come up with monthly rent."

— Rhonda Poole, Property Manger, Timberlake Village, Twin Falls

"During lease-up of one of our most recently completed developments, we had more than 30 percent of the applicants who were unable to pay the rent based on the tax credit set-aside. This is a strong indication of the low wage growth in Idaho when households can't afford to pay the proposed rent especially when some units are as low as 30 percent set-aside tax credit units. Most of these applicants were single-income families unable to make progress and balance the basic human needs of housing, food, and medical expenses."

— Noel Gill, Executive Vice President, Northwest Real Estate Capital Corp., Boise ■



January 10, 2007

Key Contacts:

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OVERCOMING OPPOSITION TO MULTIFAMILY RENTAL HOUSING

Mark Obrinsky, Ph.D. and Debra Stein

- Multifamily rental housing can, and should, play an important role in housing our growing population, but there is opposition both to higher-density housing (compact development) and to rental housing among: (a) some residents in communities in or around proposed development sites; (b) local officials (including planning agency and zoning officials); and (c) the public at large.
- This white paper identifies and examines the nature of local resistance to apartments, the reasons behind it and how it can be overcome. It is organized in two sections.
 - The first identifies, and then offers evidence to refute, the most common arguments against apartments, including misplaced notions that apartments lower nearby property values, overburden schools, produce less revenue for local governments, exacerbate traffic congestion and increase crime rates.
 - The second section offers tactics and strategies to mobilize support for specific apartment properties. It outlines the five essential components of a successful outreach campaign, examining ways to improve the public information process, to constructively engage neighbors, to identify and recruit potential sponsors and how to manage the public hearing process.
- The document was originally produced for the National Policy Summit on Rental Housing sponsored by Harvard University's Joint Center for Housing Studies.

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Based in Washington, D.C., NMHC represents the interests of the nation's largest and most prominent firms in the apartment industry. NMHC members are engaged in all aspects of developing and operating apartments, including ownership, construction, management and financing. The Council was established in 1978 as a national association to advocate for rental housing and to provide a source of vital information for the leadership of the multifamily industry. Since then, NMHC has evolved into the industry's leading national voice. The association concentrates on public policies that are of strategic importance to participants in multifamily housing, including finance, tax, property management, environmental issues and building codes. NMHC benefits from a focused agenda and membership that includes the principal officers of the most distinguished real estate organizations in the United States. For more information on joining NMHC, contact the Council at 202-974-2300 or www.nmhc.org.

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Please understand that the information discussed in this guidance is general in nature and is not intended to be legal advice. It is intended to assist owners and managers in understanding this issue area, but it may not apply to the specific fact circumstances or business situations of all owners and managers. For specific legal advice, consult your attorney.

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INTRODUCTION AND BACKGROUND

Resistance to multifamily rental housing is a growing phenomenon in communities around the country. Indeed, opposition to any type of new housing development has become so pervasive that the area of community resistance has spawned its own vocabulary. Multifamily housing is characterized by some citizens as a “NIMBY” project (Not in My Backyard). Apartments are condemned as “LU-LUs” (“Locally Unwanted Land Uses”). We even have “CAVEs” (Citizens Against Virtually Everything) and they want “BANANAs” (to Build Absolutely Nothing Anywhere Near Anyone).

Putting whimsical acronyms aside, citizen resistance to multifamily rental housing is not a humorous issue. In fact, community opposition to these development projects runs smack up against powerful demographic trends. Population growth in the U.S. continues at a high level – certainly in comparison with other developed countries – and will require considerable new residential construction.¹ Even a brief examination makes this clear.

The U.S. population is expected to increase over the next 20 years at an average annual rate of 0.83 percent – which would result in a cumulative increase of 23 percent, or 68 million people. This figure is twice the size of today’s most populous state, California, which has almost 34 million people. In fact, the projected number of new residents in the next two decades is larger than the number of people who currently live in the Northeast (54 million), Midwest (64 million), or West (64 million). Clearly, population growth is an issue of critical importance for the U.S.

What’s more, the growth in households will be even greater than population growth itself. The average size of a household has been dropping for more than a century. In 1900, an average of 4.6 people lived in each household. By 2004, there was an average of only 2.6 people per household. While this decline is partly the result of families having fewer children, it is mainly the result of changing household composition. In 1960, single-person households made up 13 percent of all households, while married couples with children made up another 44 percent. The share of single-person households has doubled since then while the number of married couples with children has fallen to only 23 percent. Married couples without children remain the most common type of household, as they have been since 1982, even though their share of the total has waned a bit over that time. The Joint Center for Housing Studies projects that average household size will decline a bit more before stabilizing.²

The upshot is that the demand for new housing units is likely to increase faster than the population itself is projected to grow. Extending the Joint Center for Housing Studies’ projections for 2020 another decade suggests that between 2005 and 2030, the number of households will rise by almost 30 percent – that is, 33 million new households.

The number of additional housing units needed by 2030 is actually greater than 33 million, however, because an estimated 17 million existing housing units will fall out of the housing stock due to deterioration or destruction.³ Thus, some 50 million new housing units will have to be added to the stock between 2005-2030. This is both a daunting challenge and a ray of hope – we have an opportunity

¹ Of the nine countries that will account for half the world’s population growth from 2005-2050, the only developed nation is the U.S. See: United Nations, *World Population Prospects: The 2004 Revision*, vol. 3, p. xv. Available at: <http://www.un.org/esa/population/publications/WPP2004/2004EnglishES.pdf>

² The Joint Center’s forecast is that the overall headship rate will continue to rise somewhat before stabilizing, but the overall headship rate is just the inverse of the average household size.

³ Authors’ interpolation based on Arthur C. Nelson, “Toward A New Metropolis: The Opportunity to Rebuild America,” Brookings Institution Metropolitan Policy Program, December 2004.

to shape future development and determine the character of the built environment in which we will live and work.

What is at issue is not whether these new residences will get built, but rather where they will get built and what kind of residences they will be. Put differently: what kind of communities should we build?

The traditional suburban development model features low-density housing built in cul-de-sacs, neighborhoods separated from strip malls, big box retailers, and office parks along roads with ever-increasing traffic.⁴ But compact development – especially sustainable communities that promote accessible transportation choices, higher density, mixed-use and mixed-income development, and attractive design – have attracted growing interest. The age structure and household composition of the new households will surely tilt demand further in this direction.

Multifamily rental housing has long been an important part of the constellation of housing choices for families and individuals. It plays an increasingly important role in “workforce housing,” providing homes for our nation’s teachers, firefighters, police officers, health care workers, and public employees. These vital workers contribute to the community, but their incomes are often less than what is required to support a comfortable, middle-class life.

Nonetheless, there is continuing resistance to higher density housing, to rental housing, and to low-income housing. Such resistance, if successful, may bring about a less-than-optimal result; in particular, it would mean fewer multifamily rental properties than would otherwise occur.

This paper seeks to examine the nature of that resistance, the reasons behind it, and how it can be overcome.

In general, people who support multifamily rental housing tend to want the new benefits that come from responsible development. They may be excited about the creation of new and affordable housing, new community rooms or other public amenities, or new jobs or tax revenues from associated retail. By comparison, people who oppose land use proposals tend to do so because they like their community the way it is and don’t want any change. Opponents don’t want more traffic, lower property values, more children crowding the schools, or a changed community character, and they believe that the proposed apartment project will worsen their existing lifestyles. Potential opponents and potential supporters are completely different audiences, with completely different interests. Sponsors of multifamily rental housing must therefore engage in two distinct community outreach campaigns: one aimed at minimizing neighborhood opposition, one aimed at mobilizing public support. We begin with the former.

OVERCOMING OPPOSITION TO MULTIFAMILY RENTAL HOUSING IN GENERAL

Forms of Opposition

Opposition to multifamily rental housing is expressed in many ways. Most fundamental, perhaps, are attitudes. Whether founded in facts, the expression of an underlying bias, or the mechanism for pursuing perceived self-interest, such attitudes are inevitably where opposition begins.

Attitudes lead to actions. There are two broad kinds: (1) actions in opposition to specific projects or proposals; and (2) actions against a whole class of housing. Actions against specific projects may be initiated by residents of nearby communities, and can include such things as private calls to local officials, speaking out at public hearings, writing letters to the editor, organizing among community groups, and even picketing the proposed site. Local officials may also act to prevent or restrict multi-

⁴ This view is proposed by Bruce Katz and Andy Altman, “An Urban Age in a Suburban Nation?” Presentation to Urban Age Conference, New York City, February 25, 2005.

family housing – for example, there are jurisdictions in which multifamily housing is nominally permitted, but every actual application for a building permit gets denied.

Opposition can also be woven into the fabric of regulations, ordinances, and planning documents. Overcoming such opposition typically requires far greater effort, as it requires overturning such statutes.

To be effective, proponents of multifamily housing need to address all areas. Analyzing the extent and effect of the bias against apartments in the local regulations around the country is beyond the scope of this paper. Nonetheless, we offer some comments on this aspect of the problem at the end of this section.

In any case, the starting point is dealing with misperceptions about multifamily rental housing.

Setting the Record Straight

Resistance to multifamily rental housing comes from a variety of sources, including planning or zoning officials, local politicians, civic leaders in communities in which the housing is to be located, proximate neighbors who live or work near the apartment buildings, and other members of the general public. This section focuses on the facts behind the most common arguments made by opponents of new apartment developments, while the following section examines the underlying concerns behind anti-housing claims and how stakeholder claims can be addressed.

Anti-apartment stakeholders tend to rely on similar arguments to keep multifamily rental housing out of their communities. These claims include:

- Multifamily apartments lower the value of single-family homes in the neighborhood.
- People who live in apartments are less desirable neighbors and more likely to engage in crime or other anti-social behavior.
- Apartments overburden schools, produce less revenue for local governments, and require more infrastructure support.
- Higher-density housing creates traffic congestion and parking problems.

We will examine each of these, and also offer broader general comments about residential development and the environment.

Fiscal burden

Opponents of multifamily housing often claim that apartment residents impose higher expenditures for local government services. The point is most commonly voiced with reference to schools, although other local government infrastructure services are mentioned as well. Opponents assume that apartments contain more school-age children than single-family houses do, and therefore put greater strain on local school districts. In an era of tight school budgets, this is an understandable concern. Let's begin by reviewing the data.

On average, 100 single-family owner-occupied houses include 51 school-age children. By contrast, apartments are attractive to single people, couples without children, and empty nesters, which is why 100 apartment units average just 31 children. The disparity is even greater when considering only new construction: 64 children per 100 new single-family houses vs. 29 children per 100 new apartment units. Wealthier apartment dwellers have even fewer children (12 children per 100 households for residents earning more than 120 percent of the area median income, AMI), while

less wealthy residents earning less than 80 percent of AMI still have fewer children (37 per household) than single-family homes.⁵

Opponents often ignore how much revenue apartments bring into the local government.⁶ In fact, apartment owners often pay more in property taxes than owners of single-family houses.⁷ That's because in most jurisdictions, apartments are treated as commercial real estate, which is taxed at higher rates than single-family houses in most states. Although there are many complications in such comparisons, one simple approach is to look at the "effective tax rate," defined as the ratio of property tax to property value. For apartments in urban areas the effective tax rate averages 48-54 basis points more than single-family houses: 1.91 percent for apartments, compared with 1.37-1.43 percent for single-family houses.⁸

Thus, apartments actually pay more in taxes and have fewer school children on average than single-family houses. In other words, it may be more accurate to say that apartment residents are subsidizing the public education of the children of homeowners than the reverse.

Two contrary points need to be addressed. First, some might argue that the fact that apartments contain fewer school-aged children than single-family houses has more to do with location than with the nature of apartments. That is, apartments built in jurisdictions with first-rate schools might be designed to be more attractive to families (e.g., by having more bedrooms) and therefore house more children. Second, opponents of multifamily housing may point to the fact that 100 apartment units will probably still have more school-aged children than 10 single-family homes built at the same site.

Additional research would be helpful in clarifying the first point. A recent study made a related point. It agreed that newly built multifamily properties "have not contributed significantly to the rise in school enrollments" and that "it is very unlikely that new multi-family housing has produced a negative fiscal impact on cities and towns."⁹ It argues, however, that the reason for this is that these properties were never designed to house families with children. That is, these apartments and condos consist mainly of one- and two-bedroom residences, for the express purpose of meeting the fiscal impact challenge developers often face, namely ensuring that their developments won't hurt local fiscal matters. The researchers rightly note that this approach ends up pitting fiscal policy against housing policy – that is, the kind of residential developments that are approved are not what might be required by local households, but rather what the local budget is willing to bear.

We conclude from this that at least some of the opposition to multifamily housing actually has nothing to do with housing *per se*, but rather with limiting the number of school-aged children who would otherwise "burden" local finances.

⁵ All figures are NMHC tabulations of data from the American Housing Survey. See Research Notes, "Apartments and Schools," NMHC, August 24, 2001, available at:

www.nmhc.org/Content/ServeContent.cfm?ContentItemID=2620&IssueID=80. A recent study using data from the 2001 Residential Finance Survey suggests a smaller differential, though one that has grown over time. See Jack Goodman, "Houses, Apartments, and the Incidence of Property Taxes," *Housing Policy Debate*, Vol. 17, Issue 1, 2006.

⁶ Apartment residents also contribute to the general economy by buying local goods and services. See *Research Notes*, "Apartment Residents and the Local Economy," NMHC, May 3, 2002.

⁷ See Jack Goodman, "Houses, Apartments, and the Incidence of Property Taxes," *Housing Policy Debate* Vol. 17, Issue 1, 2006.

⁸ Authors' calculations based on Minnesota Taxpayers Association, *50-State Property Tax Comparison Study*, St. Paul, MN, April 2006, p. vii. See also Alan Mallach, "Housing and Suburbs: Fiscal and Social Impact of Multifamily Development." Department of Housing and Urban Development: Washington DC, 1974.

⁹ Judith Barrett and John Connery, *Housing the Commonwealth's School-Age Children*. Citizens' Housing and Planning Association Research Study, August 2003, p. 2.1.
www.chapa.org/pdf/HousingSchoolAgeChildren.pdf.

Even in areas with high quality schools, we suspect that the mix of apartment units the market would offer (absent any pressure, in either direction, from local officials) would still feature fewer units with three or more bedrooms than would be provided by single-family housing. With few, if any, exceptions, the market for conventional apartments with three or more bedrooms historically has been much thinner than the market for one- and two-bedroom units; for this reason, three-bedroom floor plans tend to be a small portion of the total unit count. With average household size not expected to increase, it's hard to see why this would change.

Regarding the second point, without the apartment building in the neighborhood, the other 90 households will presumably have to move to some other local area, thereby burdening some other school district. This is a classic NIMBY point of view, and leads inexorably to the idea that the best development is actually no development, as this wouldn't "burden" the school district at all. Such an argument might hold sway among some local residents, but it offers no help to local and regional planners who are trying to manage current and projected growth in the most beneficial ways.

The issue needs to be framed more broadly. The total number of schoolchildren in any large region (or for the U.S. as a whole) is surely not determined by the number and type of housing units available. The question, then, is: where will they be housed and educated? Whether a jurisdiction chooses to permit multifamily rental housing or not, that question must still be answered.

Beyond that, the latest household projections from the Joint Center show that households with children under 18 years of age will make up only a small fraction of the total increase. Specifically, more than 80 percent of the increase in the number of households from 2005-2015 will come from married couples with no children plus single-person households.¹⁰ To some extent, therefore, the key issue may not be whether new housing developments impose a burden on local schools, but rather whether communities will develop the kind of housing that would attract households without children.

With other types of infrastructure, high-density development actually is more efficient than low-density development. By their very nature, longer sewer lines and sprawling utility (water, gas, and electric) supply systems are more costly; traditional development patterns also dictate expensive road construction. In addition, local governments must provide fire and police protection (as well as other services) over a larger area. By contrast, compact development benefits from economies of scale and geographic scope – and these benefits are large, potentially saving more than \$125 billion in the 2000-2025 time frame.¹¹

Thus, rather than imposing a greater burden on local governments, higher density developments like apartments are actually more fiscally prudent than traditional suburban sprawl.

Traffic

Does compact development really cause an increase in traffic congestion and parking problems, as opponents often claim? To residents of the neighborhood where such development might take place, an increase in congestion seems self-evident – but only by comparing an apartment development to the status quo (i.e., no development). The proper comparison, however, is to the impact on congestion of an equal number of new single-family units.

¹⁰ Authors' calculations based on George S. Masnick and Eric S. Belsky, "Revised Interim Joint Center Household Projections," Cambridge, MA, 2006, pp. 31-32.

¹¹ Mark Muro and Robert Puentes, "Investing In A Better Future: A Review of the Fiscal and Competitive Advantages of Smarter Growth Development Patterns." Washington, DC: Brookings Institution Center on Urban and Metropolitan Policy, March 2004. The authors take note of possible countervailing costs, such as the higher load placed on roads and sewer lines in more densely populated areas. See also Richard M. Haughey, *Higher-Density Development: Myth and Fact*. Washington, DC: Urban Land Institute, 2005.

On average, apartment residents own fewer cars than single-family homeowners: the latter average two cars per household compared with only one for the former.¹² Beyond that, single-family housing generates more automobile trips per household, as evidenced in the table below.

Automobile Trips Per Housing Unit			
	<i>Single-family detached</i>	<i>Apartment</i>	<i>Difference</i>
Weekday	9.57	6.72	42%
peak AM hour	0.77	0.55	40%
peak PM hour	1.02	0.67	52%
Saturday	10.10	6.39	58%
peak hour	0.94	0.52	81%
Sunday	8.78	5.86	50%
peak hour	0.86	0.51	69%

Source: Institute of Transportation Engineers, *Trip Generation, 7th Edition* (Washington, DC: 2003), Volume 2, pp. 268-332.

On weekdays, a single-family detached house generates 42 percent more trips than does a unit in an apartment. The difference is even greater on the weekend: 58 percent more trips on Saturdays, and 50 percent more trips on Sundays. This large difference is seen not only in the totals, but also at the peak hours, morning and afternoon, weekdays and weekends. By any measure, it is clear that single-family houses generate more automobile traffic than apartments – or any other type of housing. In explaining why single-family houses produce the most traffic, the Institute of Transportation Engineers noted that they are the largest units in size, with the most residents, but also pointed out that they had “more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas and other trip attractors than other residential land uses; and they generally have fewer alternate modes of transportation available, because they were typically not as concentrated as other residential land uses.”¹³ Though written not as a policy document, but rather simply a straightforward, quantitative analysis, this is a good summary of the reasons why compact development engenders less traffic than sprawl.

Interestingly, single-family owners use their cars more often than apartment residents use theirs. On average, cars in single-family houses make 18 percent more trips during the week, 31 percent more trips on Saturday, and 41 percent more trips on Sunday than cars owned by apartment residents.¹⁴

Thus, not only are there more cars per household in single-family houses than apartments, each of those cars generate more traffic – and a higher demand for parking spaces at retail stores, offices, schools, and other facilities.

It could be argued that the difference in automobile ownership and use is determined less by property type than by geography. For example, residents of garden apartments near major highways in suburban areas lacking much public transportation are far more likely to own and use cars than are residents of apartments located near high-speed rail lines and subways. Although we know of no

¹² Jack Goodman, “Apartments and Parking,” *Research Notes*. NMHC: Washington, DC, January 28, 2000.

¹³ Institute of Transportation Engineers, *Trip Generation, 7th Edition* (Washington, DC: 2003), Volume 2, p. 268.

¹⁴ *Ibid.*, pp. 287-295 and pp. 324-332.

studies that have tried to quantify the impact of geography on this, it seems evident that there is an important property-type effect. Consider the reverse situation, namely residential development near a transportation node such as a subway station. The number of single-family detached houses that can be built within walking distance of the station is clearly much less than the number of multifamily residences – whether for-rent or for-sale – that can be built there. To take advantage of the transit nodes, it simply makes sense to take advantage of the fact that compact, higher-density housing is inherently better suited to such development.

Property Values

Concerns that multifamily rental housing will lower the value of their single-family houses has driven many residents to oppose new apartment developments in or near their neighborhoods. Proposals for low-income apartments are especially likely to trigger property value concerns, but even market rate rental housing can give rise to arguments that apartments lower property values and damage the community's reputation. Local officials often echo these property value claims, either because they believe lower property values will injure their community's tax base or reputation or because they want to sound responsive to constituent concerns.

The fear that housing density will hurt property values seems to be primarily based on anecdotes. By contrast, most research has come to a different conclusion: in general, neither multifamily rental housing, nor low-income housing, causes neighboring property values to decline.

Two studies have taken a macro look at home values and house appreciation near multifamily housing properties. One study focused on “working communities” throughout the nation – neighborhoods of predominantly low- and moderate-income working households. The study looked at data from the 2000 US Census and compared house values in those communities with the share of multifamily housing in those communities. The conclusion: working communities with multifamily dwellings actually have *higher* property values than other types of working communities. In other words, the average value of owner-occupied houses was highest in working communities with the most multifamily units. In fact, among working communities, “the high multifamily areas had the highest home values, the mixed-stock areas the next highest, and the single-family areas had the lowest.”¹⁵ The study also noted a similar phenomenon with respect to income: among working communities, higher household income was positively associated with the share of multifamily housing.¹⁶

The other macro analysis compared the rate of property value appreciation for houses with multifamily housing nearby with the appreciation rate for houses with no multifamily housing nearby. Houses with apartments nearby actually enjoy a slightly higher appreciation rate than houses that don't have apartments nearby. Homes that are not located in multifamily areas appreciated at an average annual rate of 3.59 percent between 1987 and 1997, compared with a higher appreciation rate of 3.96 percent for houses near multifamily buildings. For the 1997–1999 period, the figures were 2.66 percent and 2.90 percent, respectively.¹⁷

Case studies examining individual sites and metro areas have been used in six recent research works to get a more detailed picture of the effects of multifamily and/or subsidized single-family properties. These studies measured the possible impact of a range of property types on surrounding property values, including the potential impacts of conventional apartments, mixed-income multifamily rentals, low-income housing tax credit developments, and federally-assisted rental housing projects. Researchers measured a variety of relevant characteristics, including house price, price per

¹⁵ Alexander von Hoffman, Eric Belsky, James DeNormandi, and Rachel Bratt, “America's Working Communities and the Impact of Multifamily Housing,” Cambridge, MA: Joint Center for Housing Studies, 2004, p. 17.

¹⁶ *Ibid.*, p. 16.

¹⁷ National Association of Home Builders, “Multifamily Market Outlook,” Washington, DC, November 2001, pp. 3-4.

square foot, house price appreciation, time on the market, and the ratio of sales price to asking price in order to assess "the worst-case scenarios of multi-family intrusion into a single-family neighborhood." Their conclusions:

"We find that large, dense, multi-family rental developments...do not negatively impact the sales price of nearby single-family homes."¹⁸

"We find that if located properly with attractive landscaping and entranceways, adverse price effects can be minimized and sometimes can add value. In the long term, such apartment complexes probably raise the overall value of detached homes relative to their absence."¹⁹

"To this point, our results for Wisconsin are generally consistent with results in other studies: we have not been able to find evidence that Section 42 developments cause property values to deteriorate. The exception is Milwaukee County, where properties that are distant from the developments seem to appreciate more rapidly, although the magnitude of the effect is small. We have found no evidence of an impact in Waukesha and Ozaukee, and find evidence that properties in Madison near Section 42 developments appreciate *more* rapidly."²⁰

There is "little or no evidence to support the claim that tax-credit rental housing for families has a negative impact on the market for owner-occupied housing in the surrounding area...Rather than negative impact, the evidence suggests to us that the various housing submarkets surrounding the tax-credit properties in our study performed normally, exhibiting similar levels of variability before and after tax-credit construction, and responding to supply and demand forces in similar fashion as the larger market."²¹

"In sum, assisted housing of various types: (i) had positive or insignificant effects on residential property values nearby in higher-value, less vulnerable neighborhoods, unless it exceeded thresholds of spatial concentration or facility scale; (ii) evinced more modest prospects for positive property value impacts in lower-value, more vulnerable neighborhoods, and strength of frequently negative impacts was directly related to the concentration of sites and scale of the facilities."²²

"In sum, the presence or proximity of subsidized housing made no difference in housing values as measured by relative price behavior in a dynamic market."²³

Some of these studies find examples where single-family houses located near apartments either experienced lower prices or lower appreciation rates than houses located further away. But for residents in neighborhoods near proposed apartment developments – and for local officials who represent them – it is important to understand that multifamily housing rental developments do not generally lower property values in surrounding areas.

¹⁸ Henry O. Pollakowski, David Ritchay, and Zoe Weinrobe, "Effects of Mixed-Income, Multi-family Housing Developments on Single-family Housing Values," Cambridge, MA: MIT Center For Real Estate, April 2005, p. xiii.

¹⁹ Arthur C. Nelson and Mitch Moody, "Apartments and Detached Home Values," *On Common Ground*, National Association of Realtors, 2003. See also: Nelson and Moody, "Price Effects of Apartments on Nearby Single-family Detached Residential Homes," Virginia Tech University, 2003.

²⁰ Richard K. Green, Stephen Malpezzi, and Kiat-Ying Seah, "Low Income Housing Tax Credit Housing Developments and Property Values," Madison, WI: The Center for Urban Land Economics Research: 2002, p. 4.

²¹ Maxfield Research Inc., "A Study of the Relationship Between Affordable Family Rental Housing and Home Values in the Twin Cities," Minneapolis, MN: Family Housing Fund, September 2000, p. 102.

²² George Galster, "A Review of Existing Research On the Effects of Federally Assisted Housing Programs on Neighboring Residential Property Values," Detroit, MI: Wayne State University: September 2002, p. 26.

²³ Joyce Siegel, *The House Next Door*, Innovative Housing Institute, 1999. www.inhousing.org/house1.htm.

Social Interaction and Crime

Opponents of rental housing often argue that while people who own their homes are invested in the long-term success and safety of a community, people who rent apartments are merely short-term transients and therefore less desirable neighbors. That view has a long history and probably seems so unremarkable, so obvious, that proof is unnecessary. Nonetheless, some researchers have tried to discover whether homeownership creates a positive social benefit compared to rental housing. While the scope of their research is rather broad, for present purposes we focus on two aspects: (i) renters vs. owners as neighbors (citizens); and (ii) renters and crime.²⁴

The view that renters are not as engaged in their communities as owners seems to arise from the two apparent characteristics of renters: (i) by definition, they don't own their own residence, hence are thought to have less of a "stake" in the community; and (ii) they tend to move more often. These characteristics are seen as making them transitory residents, perhaps more akin to visitors than to long-term residents.

But there are also countervailing forces. For example, single-family renters do not tear down old houses and replace them with "McMansions," a phenomenon that can greatly alter neighborhoods, in ways that are not always desired by the existing residents.

In addition, it is important to recognize that housing tenure is different from residential stability. Housing tenure refers to how long an individual has lived in one place, while neighborhood stability reflects the quality, cohesion and safety of a community. It is the latter that may be the key factor: "Between 4 and 92 percent of the effect of homeownership and citizenship is operating primarily because homeownership is associated with lower mobility rates."²⁵ Stability itself is relative: in Western Europe, for example, many renters have lower turnover rates than U.S. homeowners. To the degree that there may be positive benefits from lower turnover, then the focus ought to be on increasing residential stability rather than trying to restrict choice of tenure.²⁶

Neighborhood residents may be less interested in distinguishing the exact cause than in ensuring the best outcome, and for many, promoting homeownership rather than renting seems an effective way to do so. In fact, that turns out not to be the case:

- Apartment residents are almost twice as likely to socialize with their neighbors as owners of single-family houses (33 percent vs. 17 percent).
- Apartment residents are just as likely as house owners to be involved in structured social groups like sports teams, book clubs, and the like (22 percent for sports groups, 10-11 percent for other groups).
- Apartment residents are only slightly less likely to attend religious services at least once a month (44 percent vs. 55 percent).
- Just like single-family owners, apartment residents identify closely with the town or city they live in (60 percent for apartment residents vs. 64 percent for single-family owners).

²⁴ For a good, critical summary of the scope of such research, see William M. Rohe, Shannon Van Zandt, and George McCarthy, "The Social Benefits and Costs of Home Ownership: A Critical Assessment of the Research," in Nicolas P. Retsinas and Eric S. Belsky, eds., *Low-Income Homeownership: Examining the Unexamined Goal* (Washington, DC: Brookings Institution Press, 2002).

²⁵ Denise DiPasquale and Edward L. Glaeser, "Incentives and Social Capital: Are Homeowners Better Citizens?" *Journal of Urban Economics*, Vol. 45, Nr. 2 (March 1999).

²⁶ Apgar notes that disentangling the many factors that influence behavior in order to isolate the impact of tenure alone is exceedingly complex. See: William Apgar, *Rethinking Rental Housing: Expanding the Ability of Rental Housing to Serve as a Pathway to Economic and Social Opportunity*, Joint Center for Housing Studies Working Paper W04-11, December 2004.

- Almost half (46 percent) of apartment residents feel close to the neighborhood they live in. This is not as high a share as for single-family owners (65 percent), but still sizable.
- Apartment residents are virtually as interested in politics and national affairs as house owners are (66 percent vs. 70 percent).

The one area in which apartment residents noticeably lag house owners is in local elections: 47 percent of apartment residents say they “always vote” or “sometimes miss one,” compared with 78 percent of single-family owners.²⁷

Put simply, these objective measures undermine the notion that apartment residents somehow don’t care much about, and don’t involve themselves in, the communities in which they live. On the contrary, they tend to be at least as socially engaged as other Americans.

As important as these things are in helping to shape the character of a neighborhood, it stands to reason that they can easily be negated by an increase in criminal activity. Is there any truth to the idea that crime follows in the wake of apartment development?

It turns out that there have been very few studies that address this issue. A study conducted for the Arizona Multihousing Association concluded that the perception of higher crime associated with multifamily housing results from counting police calls by address. Hence an apartment property with 100 or more units at the same address may be wrongly compared to one single-family residence. “In actuality, when police data is analyzed on a per unit basis, the rate of police activity in apartment communities is no worse than in single family subdivisions, and in many cases, is lower than in single family areas.”²⁸

In a similar vein, studies of Irving, Texas, and Anchorage, Alaska, found no connection between crime and housing density. The former used geographic information systems (GIS) analysis to supplement more conventional approaches, and determined that “high density and multi-family development are not necessarily associated with high crime rate, but socioeconomic status is.”²⁹ The latter study reached a similar conclusion: “These data show no relationship between housing density and delinquency....The observed correlation coefficients between housing density and the six criminological measures were all small in magnitude (very close to “0”), statistically significant...and in some cases in the opposite direction predicted by the hypothesis of a direct relationship between housing density and crime.”³⁰

The Multifamily Record: Conclusion

Further research would certainly be welcome. Even so, we think the available research is fairly strong that multifamily rental housing: (1) does not impose greater costs on local governments; (2) does not increase traffic and parking problems; (3) when well-designed and appropriate to the neighborhood, does not reduce (and may even enhance) property values; and (4) does not inherently attract residents who are less neighborly or more apt to engage in (or attract) criminal activity.

²⁷ NMHC tabulations of microdata from the General Social Survey. See: Jack Goodman, “Apartment Residents As Neighbors and Citizens,” *Research Notes*, Washington, DC: National Multi Housing Council, June 1999.

²⁸ Elliott D. Pollack and Company, “Economic & Fiscal Impact of Multi-family Housing,” Phoenix: Arizona Multihousing Association, 1996, Part II.

²⁹ Jianling Li and Jack Rainwater, “The Real Picture of Land-Use Density and Crime: A GIS Application,” available at: <http://gis.esri.com/library/userconf/proc00/professional/papers/PAP508/p508.htm>

³⁰ University of Alaska Justice Center, “The Strength of Association: Housing Density and Delinquency,” *Anchorage Community Indicators*, series 3A, No. 1, available at: <http://justice.uaa.alaska.edu/indicators/series03/aci03a1.housing.pdf>

This evidence may be sufficient for planners and many public officials – particularly those who have already come to understand the benefits of greater housing choice, mixed-use and mixed-income residences, transit-oriented development, and pedestrian-friendly communities. Two obstacles remain: codified restrictions on multifamily developments and individual opposition to specific multifamily projects.

Experience suggests that opponents who live near apartment developments are often hard to convince. For some, opposition to apartments may be more emotional than analytical. As one opponent put it: “We don’t want renters. We just don’t want them...”³¹ For many, anecdotes trump statistics. For this reason, marshalling statistics is a necessary step, but not usually a sufficient one. Instead, proponents need to overcome opposition to individual proposed developments. Before turning to this, we take a brief look at how opposition to multifamily rental housing in general has been codified, thereby adding another hurdle for proponents.

REGULATORY RESTRICTION ON MULTIFAMILY HOUSING IN GENERAL

Opposition to multifamily rental housing has a long history. More than a century ago, the notoriously poor living conditions associated with tenement houses led not only to a movement to reform and improve such dwellings, it also led to a movement to prevent further apartment construction. Opponents drew on two key tools to block new multifamily buildings: restrictive building codes that made multifamily construction uneconomic; and zoning – in particular, the creation of single-family-only districts.³²

These and other tools are still being used.³³ The most common regulations involve zoning and/or comprehensive land use planning. More recently, policies to restrict, manage, or even prevent further growth – from impact fees to “urban containment” to outright moratoria – have been added to the mix. Given the sheer number of local land use areas, even collecting comprehensive data on residential development restrictions is difficult. Assessing the impact of these regulations is even more difficult for at least two reasons. First, the devil may indeed be in the details, so that any overview or summary analysis is likely to be flawed. Second, some jurisdictions may, on a fairly routine basis, grant waivers or exemptions for certain kinds of developments, with the result that the regulation on the books is not the *de facto* regulation.

Recent research analyzing density restrictions in local jurisdictions making up the 50 largest metropolitan areas concluded that a hypothetical 2-story, 40-unit apartment property on five acres of land would be prohibited outright in about 30 percent of such jurisdictions. Residential developments with densities of more than 30 units per acre are prohibited in all but 12 percent of local jurisdictions. To be sure, these jurisdictions encompass 48 percent of the population of these metro areas. Even so, it is clearly a significant restriction.³⁴ Such restrictions not only reduce the range of housing options available to local residents – in particular, most restrictions tend to favor lower-density over higher-density developments – they also make housing more expensive.³⁵

³¹ See “From Parking to Mixed-Use,” *Montgomery Gazette*, September, 28, 2005, at: www.gazette.net/stories/092805/bethnew205622_31894.shtml

³² Kenneth Baar, “The National Movement to Halt the Spread of Multifamily Housing, 1890-1926” *Journal of the American Planning Association*, Chicago: Winter 1992.

³³ A good compendium of such restrictions is contained in: “Regulatory Barriers to Affordable Housing,” *Cityscape*, Vol. 8, Nr. 1 (2005).

³⁴ Rolf Pendall, Robert Puentes, and Jonathan Martin, “From Traditional to Reformed: A Review of the Land Use Regulations in the Nation’s 50 Largest Metropolitan Areas.” Metropolitan Policy Program, The Brookings Institution, Washington, DC: August 2006. http://www.brookings.edu/metro/pubs/20060802_Pendall.pdf

³⁵ See for example: John M. Quigley and Larry A. Rosenthal, “The Effects of Land Use Regulation on the Price of Housing: What Do We Know? What Can We Learn?”, *Cityscape*, Vol. 8, Nr. 1 (2005) and Edward L. Glaes-

What The Housing Company does

New Development

The Housing Company facilitates the development of new housing in underserved areas. We have expertise in all stages of development — from assessing the need for affordable housing in a community and conceptualizing a project to accessing available funding and overseeing construction. We have used Low-Income Housing Tax Credits, HOME funds, and a variety of other financing tools to develop more than 620 units in more than a dozen affordable rental communities.



The Springs, McCall



Camas Village, Moscow

Management

The Housing Company provides professional property management services for about 30 affordable apartment communities for low-income families, seniors, and the disabled.

Preservation

The Housing Company's affordable housing preservation efforts ensure that there are adequate units available for recipients of Section 8 project-based assistance and housing choice vouchers.

Green practices

The Housing Company is one of only 17 organizations in the country to achieve full SPI-HUD Green Organizational Accreditation. One of our award-winning properties, The Springs, is LEED Platinum certified.

New Developments

Housing Development	Units	Community	Type	Funding Resources
Maple Grove Apartments	30	Coeur d'Alene	Family	Tax Credit
Hillside Village Apartments	50	Moscow	Family	Tax Credit
Diamond Court Apartments	96	Chubbuck*	Family	Tax Credit/HOME
Carriage Lane Apartments	78	Twin Falls	Family	Tax Credit/HOME
Fox Creek Place Apartments	56	Driggs*	Family	Tax Credit/HOME
Oak Street Apartments	40	Sandpoint	Family	Tax Credit/HOME
Chaparral Meadows Apartments	52	Blackfoot*	Family	Tax Credit/HOME
Rose Park Place Apartments	40	Blackfoot	Senior	Tax Credit/HOME
Seltice Place Apartments	20	Post Falls	Family	Tax Credit/Affordable Housing Program (AHP)
Cedar View Apartments	32	Pocatello*	Family	Tax Credit/HOME/AHP
Camas Village Apartments	66	Moscow*	Family	Tax Credit/Community Development Block Grant (CDBG)
The Springs Apartments	36	McCall	Family	Tax Credit Assistance Program (TCAP), Tax Credit Exchange
The Whitman	25	Pocatello	Family	Historic Housing Credits/Pocatello Development Authority Funding
Nampa Duplexes	6	Nampa	Family	Neighborhood Stabilization Program funds

* These projects were the first Low-Income Housing Tax Credit and/or HOME projects in these cities.

What The Housing Company does

New Development

The Housing Company facilitates the development of new housing in underserved areas. We have expertise in all stages of development — from assessing the need for affordable housing in a community and conceptualizing a project to accessing available funding and overseeing construction. Our experienced staff can direct an entire project from start to finish.

We have used Low-Income Housing Tax Credits, HOME funds, and a variety of other financing tools to develop more than 620 units in more than a dozen affordable rental communities.

Management

The Housing Company provides professional property management services for about 30 affordable apartment communities for low-income families, seniors, and the disabled. We help our residents achieve individual and family goals and we help foster community pride.

Preservation

The Housing Company’s affordable housing preservation efforts ensure that there are adequate units available for recipients of Section 8 project-based assistance and housing choice vouchers.

Award-winning green practices

The Housing Company is one of only 17 organizations in the country and the only one in the Northwest to achieve full Sustainable Performance Institute- HUD Green Organizational Accreditation. One of our award-winning properties, The Springs, is LEED Platinum certified.



Sustainable Performance Institute



New Developments

Housing Development	Units	Community	Type	Funding Resources
Maple Grove Apartments	30	Coeur d’Alene	Family	Tax Credit
Hillside Village Apartments	50	Moscow	Family	Tax Credit
Diamond Court Apartments	96	Chubbuck*	Family	Tax Credit/HOME
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Chaparral Meadows Apartments	52	Blackfoot*	Family	Tax Credit/HOME
Rose Park Place Apartments	40	Blackfoot	Senior	Tax Credit/HOME
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The Whitman	25	Pocatello	Family	Historic Housing Credits/ Pocatello Development Authority Funding
Nampa Duplexes	6	Nampa	Family	Neighborhood Stabilization Program funds
Field Stream Apartments	60	Twin Falls	Family	Tax Credit/HOME

* These projects were the first Low-Income Housing Tax Credit and/or HOME projects in these cities.





Briarwood, Blackfoot



South Meadow, Twin Falls

Existing Developments/Preservation

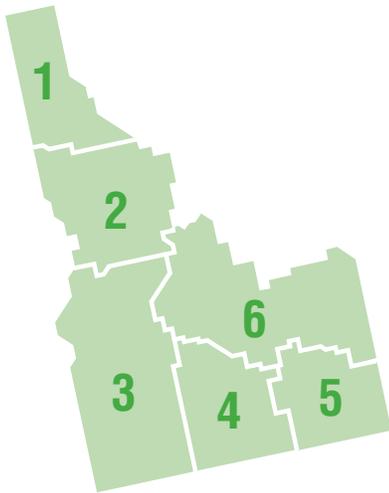
Apartment	Units	Community	Type
Briarwood	40	Blackfoot	Family Apartments
Bristlecone	30	Sandpoint	Family Apartments
Lake Country	44	Coeur d'Alene	Family Apartments
Meadowview	20	Rigby	Family Apartments
Owyhee Place	32	Boise	Family Apartments
Pondside	24	St. Anthony	Family Apartments
Riverwood Manor	24	Priest River	Family Apartments
South Meadow	41	Twin Falls	Family Apartments
Village Gardens	9	Ashton	Family Apartments
Harrison Hills	36	Boise	Senior Apartments
Hazel Park	40	Caldwell	Senior Apartments
Parkview	32	Weiser	Senior Apartments
Village Community	50	Rexburg	Senior Garden Apartments
The Cottage	1	Coeur d'Alene	Family Home
Twin Falls Gardens	42	Twin Falls	Family Apartments



Harrison Hills, Boise



Properties by Region



Region 1

- Bristlecone Apartments
Sandpoint
- Oak Street Apartments
Sandpoint
- Riverwood Apartments
Priest River
- Maple Grove Apartments
Coeur d'Alene
- Lake Country Apartments
Coeur d'Alene
- The Cottage-Single Family
Coeur d'Alene
- Seltice Place Apartments
Post Falls

Region 2

- Camas Village Apartments
Moscow
- Hillside Village Apartments
Moscow

Region 3

- Parkview Apartments
Weiser
- Hazel Park Apartments
Caldwell
- Owyhee Place Apartments
Boise
- Harrison Hills Apartments
Boise
- The Springs Apartments
McCall
- Nampa Duplex Apartments
Nampa

Region 4

- South Meadows Apartments
Twin Falls
- Carriage Lane Apartments
Twin Falls
- Field Stream Apartments
Twin Falls
- Twin Falls Gardens Apartments
Twin Falls

Region 5

- The Whitman Apartments
Pocatello
- Cedar View Apartments
Pocatello
- Diamond Court Apartments
Chubbuck
- Chaparral Meadows
Blackfoot
- Briarwood Apartments
Blackfoot
- Rose Park Place Apartments
Blackfoot

Region 6

- Meadowview Apartments
Rigby
- Village Community Gardens
Rexburg
- Pondside Gardens Apartments
St. Anthony
- Village Gardens Apartments
Ashton
- Fox Creek Place Apartments
Driggs

Professional property management

Put our experience to work for you

The Housing Company provides professional property management services to owners of affordable housing developments. Those services cover all aspects of property management, including:

- Compliance with Section 8 and Section 42 Low Income Housing Tax Credit (LIHTC) programs,
- Maintenance
- On-site management staff

The Housing Company conducts its third-party management as if it owned the property, taking pride in curb appeal, satisfied residents, and apartments that tenants are happy to call home.

Hands-on management and continuous care of the properties are our priorities. Our professional team will maximize income for the properties and add value and equity through effective asset management. Thorough resident screening and creative problem solving ensure that each property maintains and attracts tenants who will care for their home and promote the reputation that the property deserves.

The Housing Company has a proven track record when it comes to quality housing and adherence to affordable housing regulations. Our staff has more than 50 years of experience that it will utilize to help your property flourish.

Third-party management

Housing Development	Location	Type	Units
Ashton Place	Caldwell	Tax Credit	48
Courtyards at Ridgecrest	Nampa	Tax Credit	114
Creekbridge Court	Nampa	Tax Credit	60
The Foothills	Meridian	Tax Credit	54
Meadowbrook Apartments	Emmett	Tax Credit	36



RESIDENT SELECTION PLAN
AFFORDABLE AND MARKET RENTAL HOUSING

INTRODUCTION: The procedures used for selection of residents shall be implemented in compliance with the applicable local, state and federal statutes and regulations applicable to the development.

NON-DISCRIMINATION: The management agent shall comply with all federal, state and local fair housing and civil rights laws and with all equal opportunity requirements as required by law, including without limitation HUD administrative procedures. Federal laws forbid discrimination based on race, color, creed, religion, sex, age, disability, familial status, or national origin. Discrimination against a particular social or economic class is also prohibited (for example: welfare recipients; single parent households, etc.) These requirements apply to all aspects of tenant relations including without limitation: accepting and processing applications, selecting residents from among eligible Applicants on the waiting list, assigning units, certifying and re-certifying eligibility for assistance, granting accommodation and terminating tenancies.

ELIGIBILITY RULES:

General Rules:

1. Household must meet eligibility criteria for the specific apartment community:
 - a. Family Apartment Communities do not restrict occupancy to a certain population.
 - b. Elderly Apartment Communities restrict occupancy to:
 - i) Elderly Households of two or more persons with at least one person who is 62 years of age or older;
 - ii) A Single Person who is 62 years of age or older;
 - iii) A household whose head, spouse or sole member is Disabled.
2. Each household member must provide consents for verification of all sources of income or other information relative to occupancy in the community.
3. The household must evidence ability to meet the financial responsibilities of residing in the apartment community including payment of rent and utilities.

Rules applicable to apartments federally assisted with Housing Credits or a combination of Housing Credits and federal HOME funding:

1. The household's income may not exceed applicable Income Limits designated for affordable units. The limits which apply vary by county and income target for specific apartments.
 - a. Management will require verification of family composition when it is necessary to do so in order to determine income eligibility.
2. Restrictions apply to households in which all occupants are full-time students as defined herein.

Rules applicable to apartments federally assisted with only federal HOME funding:

1. The household's income may not exceed applicable Income Limits designated for affordable units. The limits which apply vary by county and income target for specific apartments.
2. Each member of the household who is 6 years or older must provide a valid social security card (or evidence of Social Security Number acceptable to management) or evidence application for the card if social security number has not been assigned.
 - a. Applicant must submit Social Security numbers (for all household members 6 years or older) within 60 days of application in order to remain on the waiting list.

ELIGIBILITY OF SINGLE PERSONS: Eligible Single Persons include those persons 18 years of age or older or a Single Person under 18 years of age who has been emancipated through marriage under Idaho law.

APPLICATION REQUIREMENTS: Anyone who wishes to secure housing must fully complete the application form provided by management and pay the application fee. The information provided must contain enough information for management to make an initial determination of the income eligibility of the household; the size of unit desired or needed and sufficient information to screen Applicant's prior landlord history. Applicants must consent to management's requirement to secure a credit and criminal background history and must provide sufficient information to enable management to secure such reports. Incomplete applications will not be processed.

CHANGES IN INCOME OR FAMILY COMPOSITION FOR WAITING LIST APPLICANTS: If an Applicant's income changes to an amount which is no longer eligible under the limitations of the assistance program by the time the application reaches the

top of the waiting list, written notice will be given advising the Applicant that: (1) they are not presently eligible; (2) the Applicant could become eligible if the household income decreases, the number of household members changes, or the Income Limit changes, and (3) asks whether or not the Applicant wishes to remain on the waiting list.

If an Applicant's Family composition changes resulting in a need for a different apartment size, management will, upon notification by Applicant, place the Family on the appropriate waiting list, maintaining their current waiting list status.

OCCUPANCY STANDARDS: Occupancy standards have been established to ensure that units are not overcrowded or underutilized. The number of occupants in a unit must be in accordance with the occupancy standards as set forth by The Housing Company based upon local law and Agency regulations. These occupancy standards are subject to change during the lease term if changes in laws, ordinances, or regulations make such changes necessary. The minimum occupancy limit will correspond to the number of bedrooms. The maximum occupancy limit will depend on local law and regulations, and the square footage of usable sleeping areas as defined by local law and suggested Agency guidelines. Notwithstanding the above, The Housing Company shall have the right to make reasonable accommodations for individuals with disabilities and may adjust occupancy limits to further the goal of providing reasonable accommodations. Minimum and maximum limits are as follows:

UNIT SIZE	MINIMUM	MAXIMUM
1	1	3
2	2	5
3	3	7
4	4	9

Generally, the presumptive standard is two (2) persons per bedroom. Household composition will be considered when applying this general rule.

DETERMINING UNIT SIZE AT MOVE-IN FOR FEDERALLY ASSISTED UNITS: The management agent must balance the need to avoid overcrowding with the need to make the best use of available space and to avoid unnecessary subsidy in federally assisted units. To determine how many bedrooms a Family may have, the management agent shall count:

1. all full-time members of the household;
2. children who are away at school but live with the Family during school recesses;
3. children who are subject to a joint custody agreement but live in the unit at least 50% of the time;
4. an unborn child or children who are in the process of being adopted or whose custody is being obtained by an adult;
5. foster children or children who are temporarily absent due to placement in a foster home;
6. live-in attendants; and
7. foster adults.

The management agent shall not provide bedroom space for persons who are not members of the household, such as adult children on active military duty, permanently institutionalized Family members or visitors.

OVERCROWDED OR UNDER-UTILIZED UNITS IN FEDERALLY ASSISTED UNITS: Units, which are smaller or larger than needed by the Applicant, may be assigned if doing so will not cause serious overcrowding. The action may not conflict with local codes. Larger units than indicated by the number of household members may only be issued if no units of appropriate size are available. In such cases, the Family must agree to move to the correct sized unit, at its own expense, when one becomes available. After move-in, if a unit becomes overcrowded or under-used because of changes in household composition, the management agent will require the Family to move to an appropriate sized unit when one becomes available. The decision regarding such transfers will be made subject to income eligibility rules and other applicable requirements of governing regulations. In such instances, transfers will take priority over any preference or chronologically-placed Applicants on the waiting list.

OVERCROWDED OR UNDER-UTILIZED UNITS IN MARKET-RATE UNITS: Management will use the following criteria to determine over-crowded utilization for market rate units. In determining overcrowded status, management will count:

1. all full-time members of the household;
2. children who are away at school but live with the Family during school recesses;
3. children who are subject to a joint custody agreement but live in the unit at least 50% of the time;
4. an unborn child or children who are in the process of being adopted or whose custody is being obtained by an adult;
5. foster children or children who are temporarily absent due to placement in a foster home;
6. live-in attendants; and
7. foster adults.

Under-utilization is not a consideration in a market rate apartment.

PREFERENCES: Management will observe preferences listed below, prioritized in the order of the list:

Accommodation for Existing Residents: Requests for reasonable accommodation from existing residents requiring unit transfers will take priority over all waiting list Applicants. Accommodation results when a third-party-verified disability requires a change or repairs which make it easier for the existing resident to reside in the community. Reasonable costs associated with unit transfers or repairs will be covered by management, unless doing so will cause an undue financial and administrative burden.

Units Specifically Designed for Disabled or Handicapped Persons: When attempting to fill a unit that has features designed to meet the needs of disabled persons, management will grant a preference to households with Disabled members (who otherwise qualify) and need the accessible features of the unit. For example, units designed for accessibility to individuals with mobility, hearing or vision impairments, will be rented to households that require the features provided in those units. This preference will be granted upon proper notification by Applicant and verification of need by management.

Elderly Properties: Properties that are designed for the elderly must verify that the applicant household qualifies as an elderly household. An elderly household is one in which the head of household, spouse and/or co-head is 62 years of age or older, or disabled. A disabled person need not be 62 or older in order to qualify at certain properties designated for the elderly.

Preference for Applicant's Receiving Rental Assistance or who are on Housing Authority Waiting Lists for Rental Assistance: Applicants who provide evidence that they are recipients of rental assistance or a statement from a public housing authority indicating that they are on a waiting list for rental assistance will be given priority on the waiting list over applicants who do not receive rental assistance or who are not on a housing authority waiting list. This preference will be given for 100% of the total residential units and applied first to applicants who have received rental assistance and secondly to applicants who are on the waiting list.

Transfers for Existing Tenants: Regardless of the Rental Assistance Preference, no waiting list preference shall be granted to households transferring between units in a specific apartment community or between apartment communities located within the same market area which are owned or managed by The Housing Company. Households seeking such transfers shall receive only chronological status on the waiting list.

PROCESSING STEPS: The development shall be rented and occupancy maintained on a first-come, first-served basis with preferences taken into consideration. All persons wishing to be admitted to the development or placed on the waiting list must complete an application, supply all documentation required and pay an application fee. Prospective tenants submitting incomplete applications will not be considered for occupancy. The initial application shall be timed and dated when received, and the resident manager shall maintain at the rental office a chronological list of all Applicants (categorized on a bedroom size and, when applicable, income target requirement). Applicants may be included on more one or more waiting list, depending upon the needs of the Family and management's determination of overcrowding or under-utilization. Preference households and existing residents requiring unit transfers because of accommodation will move ahead of chronological status Applicants. Applicants shall be offered housing (after meeting all selection criteria requirements including the verification process), placed on the waiting list, or declined. Potentially eligible Applicants who have met tenant selection criteria and for whom the right size and/or income target unit is not available will be placed on the waiting list and will be contacted when an appropriate unit becomes available. The Applicant must contact the development's resident manager every 90 days to remain on the waiting list. Applicants who fail to provide acceptable landlord references, credit history or who have a criminal background will be notified that they have been removed from the waiting list.

When an appropriate unit is available, the waiting list shall be reviewed to identify the Applicant who meets preference criteria or whose name is chronologically at the top of the list. The resident manager shall interview the Applicant; confirm and update all information provided on the application; update credit reports older than one year; obtain current information regarding income and Family composition as applicable and necessary to certify eligibility and determine resident's rent payment. The Applicant shall be informed that a final decision on eligibility cannot be made until all verifications are complete and current income has been verified.

Applicants, whose position on the waiting list enables application processing, will receive only two consecutive notices of housing availability. If the Applicant is unable or decides not to complete the application process, the Applicant shall be removed from the waiting list upon receiving the second notice and must reapply for eligibility. The waiting list shall be updated every three months and may be closed for one or more unit sizes when the average wait for admission is more than a year.

Applicants for apartments funded solely with federal HOME funding will be required to supply a Social Security number and verification of the same for each Family member, age six years or older.

SCREENING CRITERIA: The following factors shall be considered in screening Applicant for occupancy:

1. Demonstrated ability to meet financial obligations and to pay rent on time.

2. History as a good resident.
3. History of disturbing neighbors or destroying property.
4. Applicant's credit history.
5. Ability to maintain (or with assistance would have the ability to maintain) the housing in a decent and safe condition based on living or housekeeping habits and whether such habits adversely affect the health, safety or welfare of the household and other residents in the community.
6. Ability to meet all obligations of tenancy.
7. Current use or history of using illegal drugs or current use or history of abusing alcohol in a way that may interfere with the health, safety or right to peaceful enjoyment of others.
8. History of felony or misdemeanor convictions by any household member involving crimes of physical violence against persons or property, fraud, dishonesty and any other criminal activity including, but not limited to, Drug-Related Criminal Activity.
9. Any household member, including a Live-In Aide, has been evicted from assisted housing within three years as a result of Drug-Related Criminal Activity.
10. Any household member has Registered Sex Offender status, or is subject to a lifetime registration requirement under at State sex offender registration program..
11. Income Limit qualification.
12. Full-time student status for Applicants seeking housing in units federally assisted with Housing Credits.

Note: Live-In Aides will be screened for drug abuse and criminal activity and must sign required release forms.

REFERENCES; CRIMINAL AND CREDIT HISTORY: Management will require consent of all adult household members and Live-In Aides for verification of references and permission to seek criminal background history.

Landlord References: Landlord references will be required for up to five (5) years, including the present landlord. Applicants, who have been previous homeowners, must be able to demonstrate that they have made mortgage payments in a timely manner.

Applicants, who have had no previous rental or homeownership history, must provide references from present and former employers, teachers or clergy. Further, such Applicants must agree to monthly inspections of their apartment to continue until management deems that the Applicant is maintaining the apartment in a clean, safe and sanitary condition.

Unfavorable landlord or professional references may result in removal from the waiting list.

Credit History: Credit reports will be ordered for each Applicant. The credit report will be reviewed to determine the Applicant's history of meeting financial obligations including payments for rent, utilities, loans, revolving credit cards, and other obligations. Applicant's credit history must be acceptable to management before they will be approved to occupy a unit. The credit report will be reviewed to:

1. confirm current address;
2. confirm credit sources included on the application;
3. confirm current and past employment listed on the application; and
4. to determine whether the Applicant has an acceptable credit history.

Applicants, whose credit histories are unacceptable, will be declined and removed from the waiting list. An unacceptable credit history is one that reflects consistent, past-due payments of more than 90 days; a history of repeated insufficient fund checks; derogatory credit (repossessions, foreclosures, judgments, collections, charge-offs, liens, bankruptcy not yet discharged etc); delinquent or charge off debt due other apartment communities; or unpaid utility company collections which would prohibit applicant from obtaining services. The lack of credit history or past due payments or derogatory credit relating to medical expense or student loans will not be considered as grounds for declining an Applicant. Consideration will be granted when current credit history demonstrates a pattern of improvement; history of rent payment overshadows other debt issues or Applicant can demonstrate acceptable reasons for credit history. Applicants may wish to provide an explanation that evidences efforts to correct credit deficiencies through payment plans or other work out solutions. If such explanation is acceptable to management, further screening may be conducted and written confirmation of payment plans may be required from the creditor(s).

In the event of decline based upon credit, the Applicant has 14 days to provide an explanation and request further consideration. Management will provide a copy of Applicant's credit report upon request. It is the Applicant's responsibility to contact the credit-reporting agency to resolve any items that have been incorrectly reported.

Criminal Activity Reports:

A criminal activity report will be ordered for each Applicant, and an Applicant with a history that includes felonious crimes, serious misdemeanors, Drug-Related crimes violent crimes or sexual crimes will be declined and removed from the waiting list. Reports will be obtained from local and/or state records. Consideration will be granted to applicants with past non-violent criminal records occurring five years or more ago with no further criminal record. If the Applicant has resided in a state other than Idaho and has a past felony conviction, a report will be required from that state or federal organization. Applicants will be required to certify that they or members of their household are not Registered Sex Offenders. Registered Sex Offenders will not be admitted to the apartment community.

DECLINING APPLICANTS: Applicants may be declined if any one of the following categories applies:

1. Failure to meet one or more of the screening criteria.
2. Information required by the application and income verification process is not provided.
3. Failure to respond to written requests for information.
4. Declaration by Applicant that they are no longer interested in housing.
5. Unacceptable credit history.
6. Income exceeds the appropriate Income Limit if applicable.
7. Inability to appropriately maintain housing in a decent safe and sanitary condition.
8. Applicant is single, under 18 years of age and has never been emancipated through marriage under Idaho law.
9. Family size is too large for available units, and serious overcrowding would result in providing a smaller unit.
10. History of unjustified and chronic nonpayment of rent and financial obligations.
11. History of disturbing the quiet enjoyment of others.
12. A risk of intentional damage or destruction to the unit or surrounding premises by the Applicant or those under the Applicant's control.
13. History of violence and harassment of others.
14. History of violations of the terms of previous rental agreements such as destruction of a unit or failure to maintain a unit in a decent, safe, and sanitary condition.
15. Criminal history includes felony or misdemeanor conviction for Drug Related Activity, violent crimes, sexual crimes, physical violence against persons or property, fraud, dishonesty or any other criminal activity (excepting traffic violations) which, at the sole discretion of management is deemed a risk to the well being of the community.
16. Illegally using a controlled substance or abusing alcohol in a way that may interfere with the health, safety and well being of other residents. Waiver of this requirement is subject to Applicant demonstrating they are no longer engaging in such activity and producing evidence of participation in or completion of a supervised rehabilitation program.
17. Applicant or a member of the household is a Registered Sex Offender under any state sex offender registration program.
18. Applicant or a household member has engaged in or threatened abusive or violent behavior towards any staff member of management or another resident.
19. Applicant or a member of household was evicted from housing within three years as a result of Drug-Related Criminal Activity.
20. Application is incomplete, or is found to contain false information.
21. Appropriately sized housing is not and will not be available in the apartment community.
22. Apartments federally subsidized with Housing Credits: All household members are full-time students and do not qualify for student exemptions. If all household members are full-time students, they must meet at least one of the following exemptions to be eligible for an affordable unit:
 - a. Receive assistance under Title IV of the Social Security Act;
 - b. Be enrolled in a job-training program receiving assistance under the JTPA or other similar federal, state or local laws;
 - c. Be a single parent with children who are not dependents of another individual; or
 - d. Students who are married, have filed and will file a joint income tax return.

If an Applicant is declined, the Applicant will be notified in writing with an explanation of the reasons for decline. The Applicant will be notified that they have 14 days to respond in writing or to request a meeting to discuss the decline. All declined applications and supportive documentation shall be maintained at the management agent's home office in a manner that assures confidentiality.

Violence Against Women and Justice Department Reauthorization Act of 2005: In accordance with the Act, admission to the apartment community will not be denied on the basis that the Applicant is or has been a victim of domestic violence, dating violence or stalking if Applicant otherwise qualifies for admission. Applicant may request protection under the Act by completing the Certification of Domestic Violence, Dating Violence or Stalking (HUD form 50066), and Management will verify the certification.

DEFINITIONS:

APPLICANT includes all adult members of the Family or household.

DISABLED PERSON is a person with a disability as defined by Section 223 of the Social Security Act or as generally defined in 42 USC Section 6001(8) as a severe, chronic disability which:

1. is attributable to a mental/or physical impairment or combination of mental and physical impairments;
2. was manifested before age 22;
3. is likely to continue indefinitely;
4. results in substantial limitations in three (3) or more of the following areas of major life activities: self care, receptive and responsive language, learning mobility, self direction, capacity for independent living, and economic Self Sufficiency;
5. reflects the person's need for a combination and sequence of special, interdisciplinary, or generic care, treatment, or the other services which are of lifelong, or extended duration and are individually planned and coordinated; and
6. is a person with a physical or mental impairment that:
 - a. is expected to be of long, continued and indefinite duration;
 - b. substantially impedes the person's ability to live independently; and
 - c. is such that the person's ability to live independently could be improved by more suitable housing conditions.
7. is a person with a developmental disability.

DRUG RELATED CRIMINAL ACTIVITY Drug Related Activity means the illegal manufacture, sale, distribution or use of a drug or the possession with the intent to manufacture, sell or distribute a controlled substance. Drug-Related Criminal Activity does not include the use or possession, if the household member can demonstrate that they:

1. have an addiction to a controlled substance, has a record of such an impairment, or is regarded as having such an impairment;
and
2. have recovered from such addictions and do not currently use or possess controlled substances. The household member must submit evidence of participation in, or successful completion of, a treatment program as a condition to being allowed to reside in the unit.

ELDERLY PERSON is a person who is at least 62 years old.

ELDERLY HOUSEHOLD is a household whose head, spouse, or co-head qualifies as elderly or disabled. The household may be two or more Elderly or Disabled Persons who are not related, or one or more such persons living with a Live-In Aide(s) essential to their care or well being. A household may NOT designate a Family member as head of household solely to qualify the Family as an Elderly Household.

FAMILY is one or more persons in a household whose income and resources are available to meet the Family's needs.

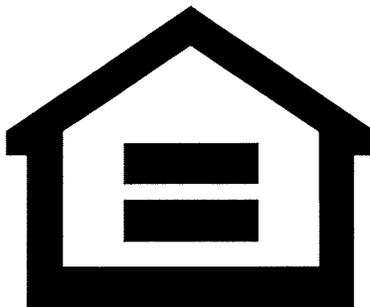
FULL-TIME STUDENT is defined as an individual who attends full-time (for a minimum of five months per calendar year) an educational institution which normally maintains a regular faculty and curriculum. This definition applies to school aged children, including kindergarten and elementary students.

INCOME LIMITS are defined as those income limitations published by organizations regulating the development.

LIVE-IN AIDE/ATTENDANT is a person who lives with an Elderly or Disabled individual(s), is essential to that individual's care and well being, is not obligated for the support of the person, and would not be living in the unit except to provide the support services. While a relative may be considered to be a Live-in Aide/Attendant, the relative can reside in the unit as a Live-in Aide/Attendant only if the tenant requires special care. The Live-in Aide qualifies for occupancy only as long as the tenant requires supportive services and may not qualify for continued occupancy as a Remaining Family Member. Live-In Aides may be evicted for violation of house rules.

REMAINING MEMBER HOUSEHOLD is a person who remains in a unit following a decrease in Family composition.

SINGLE PERSON is a person who intends to live alone.



**EQUAL HOUSING
OPPORTUNITY**

**We Do Business in Accordance With the Federal Fair
Housing Law**

(The Fair Housing Amendments Act of 1988)

**It is illegal to Discriminate Against Any Person
Because of Race, Color, Religion, Sex,
Handicap, Familial Status, or National Origin**

- In the sale or rental of housing or residential lots
- In advertising the sale or rental of housing
- In the financing of housing
- In the provision of real estate brokerage services
- In the appraisal of housing
- Blockbusting is also illegal

Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination:

1-800-669-9777 (Toll Free)
1-800-927-9275 (TTY)

**U.S. Department of Housing and
Urban Development
Assistant Secretary for Fair Housing and
Equal Opportunity
Washington, D.C. 20410**

Todd McGillivray
24704 237th Place SE
Maple Valley, WA 98038
June 2, 2016

Planning & Zoning Department
City of Kuna
763 West Avalon Street
Kuna, ID 83634

Re: Case Number 16-02-CPM (Comprehensive Plan Map Change), 16-01-ZC (Rezone), and 16-01-S (Subdivision)

Dear City of Kuna:

I wish to be recognized in opposition to the proposed Plan Map Change, Rezone, and Subdivision identified by the above case numbers. My wife, Rachelle McGillivray, and I own the home at 883 S. Pencil Avenue in the Schoolhouse Subdivision, immediately adjacent to the Subject Property.

We purchased this property as our primary residence in the spring of 2006, with the understanding that there is a minimum square footage and standards for the subdivision. This would help maintain the value of our property and promote the security and serenity of the subdivision to provide our desired quality of life. I was very pleased that the Council helped us protect these qualities previously when Mr. Pieroni attempted to reduce the minimum square footage in our neighborhood.

Exactly one year ago, my family and I relocated from Kuna for a job opportunity. As much as we loved being a part of the Kuna community, this was too great an opportunity to pass. When we left, our home value had not recovered enough from the economic downturn of a few years ago to recover our investment. We hope to one day either return to the home, or recover our investment from it.

While we recognize the property owner's need to develop the Subject Property, we feel strongly that high-density housing in such close proximity to our property would be detrimental to our property value, and our tenant's and neighbors' quality of life. While, recognizing Mr. Pieroni's desire to recover his investment and perhaps turn a profit, we ask the Council to consider our, and our neighbors' same desires to recover and perhaps profit from our investments, as well as

City of Kuna

June 2, 2016

Page 2

our desire for a high quality of life for our tenant, friends, and neighbors in the Schoolhouse Subdivision. We feel that this proposal will detrimentally affect our investment and that of our neighbors, as well as the existing security and serenity, for the benefit of one property owner.

I would be amenable to a compromise on the development of this property, to include a very substantial set-back from our property lines to protect views and privacy, fewer units, pricing and CC&R's compatible with those existing for the Schoolhouse Subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd McGillivray", written in a cursive style.

Todd McGillivray

KENNETH & BETTY RODGERS
1061 S. PENCIL AVENUE
KUNA, ID 83634

(208) 340-8324

June 30, 2016

City of Kuna Planning & Zoning Commission
763 W Avalon Street
Kuna, ID 83634

RECEIVED
JUL 05 2016
CITY OF KUNA

Dear Commissioners:

We are writing to express our strong protest regarding the following rezoning request:

16-01-ZC (Rezone), **16-02-CPM** (Comp Plan Map amendment) and **16-01-S** (Subdivision) - **A Team Land Consultant – Steve Arnold**: Applicant requests to rezone the subject property (6.18 +/- acres) and amend the Comprehensive Plan Map (Comp Plan Map) designation from Medium Density to High Density Residential. The applicant requests to change the zone from R-6 (Medium Density Residential) to R-12 (High Density) and subdivide the parcel into 21 lots for future development. The site is located near the southeast corner of School Avenue and Sunbeam Street (alignment).

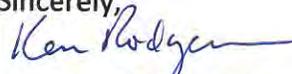
We sold our house in Boise and bought our Kuna home in March of this year in order to enjoy the peace and quiet and little traffic of Schoolhouse Park Subdivision.

On behalf of ourselves and the other homeowners around us, we strongly object to approving high-density housing within our medium density subdivision. It would change the nature of this subdivision, and affect our home values in a negative way. Please do not betray our good faith purchase into this community.

We understand Mr. Arnold finds himself in a predicament regarding building a road, but we don't feel the owners in our entire subdivision should be penalized for one man's unfulfilled obligations. We also understand the desire for growth and expansion in Kuna, but there is plenty of room for expansion outside Schoolhouse Park Subdivision.

Thank you for your attention to our concerns, and for putting yourselves in our shoes when deciding this matter.

Sincerely,




Ken & Betty Rodgers

RECEIVED
JUL 06 2016
CITY OF KUNA

To: City of Kuna Planning and Zoning Department
PO Box 13
763 West Avalon Street
Kuna, ID 83634

From: Mike and Diane Rampelberg
795 West Tallulah Drive
Kuna, ID 83634

Date: July 5, 2016

Regarding: 16-02-CPM (Comprehensive Plan Map Change), 16-01-ZC (Rezone) and 16-01-S (Subdivision)

Background: We live adjacent to the proposed Steve Arnold, A-Team Consultants plan to build 14 four-plex buildings between School and Sunbeam. We attended the two public meetings (November 9, 2015 at Kuna City Hall and March 7 at the Kuna First Station) and have examined carefully the information Mr. Arnold presented.

LET IT BE KNOWN: WE ARE AGAINST CASE NO. 16-01-CZ (REZONE), 16-02-CPM (COMP PLAN MAP AMENDMENT AND 16-01-S.

Reasons:

1. **Traffic Congestion:** Increased traffic down School, Sunbeam and Swan Falls. These roads are not equipped to handle another 70-90 cars, especially during high peak traffic hours along with School Buses, some 6 subdivisions and other residences in close proximity. In addition, add to that, as many as 39 trains/day that can pass through Kuna. Many times these trains stop on the tracks. And, what do you have if you allow this development? Even worse traffic congestion than we have now!

We feel consideration should be shown to long time Kuna residents, the Russell's, who will have Sunbeam run right into their house. Frankly, we wonder how many times people will crash into their yard or house.

2. **No emergency services on this side of tracks!** More people means more possibilities for fires, accidents and medical emergencies. This mean limited emergency services for our area of Kuna. Who's responsible?
3. **Lack of Sidewalks on School and Swan Falls.** It's not safe without sidewalks and only serves to increase traffic congestion and encourage poor health.
4. **Higher Crime Rate:** According to "Rental Housing and Crime," a report by the Weldon Cooper Center for Public Service, University of Virginia, quadraplex rental communities have a higher crime rate than single family houses.

We can attest to that! Previously living in California, an apartment complex was turned into HUD housing near our home. The 911 calls to the complex increased 200%, drug paraphilia was strung throughout the neighborhood – not to mention drive by shootings and other crimes.

NOTE: Rental four plexes have a high incidence of Section 8/HUD/USDA Rural Rental Assistance recipients, including recipients who are in drug rehab as cited by Housing and Urban Development, Resident Characteristics Report, TTP Family Type Distribution for Non-elderly households; and USDA Rural Development Handbook, Chapter 6, Eligibility criteria.

Now we know that Mr. Arnold said that these were going to be “Senior” Citizen four plexes – but our question is where is he going to find these people! Most seniors (and we are) are not in the least interested in this kind of set up! His first and foremost desire is to sell these four plexes. And, in the end four plex developments attract investor/landlords and low income renters. Plus, registered sex offenders are more likely to be lower income renters.

As residents of Kuna, we believe that we are entitled to “quiet enjoyment.” Therefore, we are very concerned about the type of individuals that would buy or rent these four plexes not only for our but also our neighbor’s safety and peace of mind.

5. **Impact on Kuna and Environment:** Kuna is a rural community. It is one of the reasons we love living here. You can hear the birds singing in the morning, smell the fresh hay and corn being harvested, see our neighbor’s horses, cows and pigs from our window and hear the frogs croaking at night. There is no doubt the proposed HUGE building complex and people will have a negative effect on plants, animals and the “peaceful” rural atmosphere of Kuna. It is a fact that biodiversity declines in urban areas and people make noise.

Additional impact on Kuna: There will be extra burden on our city services disproportionate to the taxable income brought in. This burden will translate into higher taxes and more stress on city services like the police and fire department as well as our already stressed out schools.

6. **Lower property values.** According to a study entitled “Crime and Property Values, conducted by Brigham Young/University of Chicago Departments of Economics in 2011 nearby four plexes DO lower property values.

We implore you, please take Kuna’s health and well-being to heart and do NOT approve this request. Thank you!

*Mike Kompelberg and
Dione Kompelberg*

Keep Kuna a Safe, Happy Community!

Sign our Petition!

Only you can save Kuna

Act now to stop Higher Taxes, Increased Crime, and lower Property Values

Out of state developers are targeting Kuna. They plan to add dozens of "four plex" buildings on the corner of School and Sunbeam.

These types of developments increase crime, lower area property values, burden our schools, and once built can never be turned into non-rental homes.

[Sign the Petition!](#)



The following petition is in response to a call for signatures from a news flyer, and the website savekuna.com - listed above.

Higher Taxes

Four-Plex developments attract uncaring (frequently out of state) landlords and lower income renters who put extra burden on our city services disproportionate to the taxable income these people bring in.

This extra burden must be paid by the community, resulting in higher taxes

Lower Home Values

With higher crime rates, absentee landlords, and lower school test results, property values will fall.

Owners of four plexes almost never live in a four-plex if they have a choice. Even the owners don't want to live nearby!

More Crime, Less Schools

Four-Plex rental communities have a higher crime rate than single family homes

Lower income renters have children that need more help at school. Without increased taxes, that means less teachers to go around for other children.



Sign in or join

Petition Against High Density Housing on School & Sunbeam

240 signatures

Goal: 200

- The Petition
- 2 Highlights
- 240 Signatures

Ask Kuna to refuse permission for High Density Housing on School & Sunbeam - keep the originally planned Medium Density Housing, with houses keeping in harmony with the surrounding homes.

HIGHLIGHTS

- June 14 Petition has reached 100 signatures!
- May 29 We are now live!

Is there a cause you really care about? Start a free petition like this one and make a real difference.

START A PETITION

SIGNATURES

- | | | | | | |
|-------------------------------|--------------------------------|---------------------------------|----------------------------------|---------------------------------|---------------------------------------|
| Ken Folk
United States | Susan Folk
United States | Kedrick Torrey
United States | Michelle Moore
United States | Betsy Winkler
United States | Dan Winkler
United States |
| Chris shults
United States | Bj Smith
United States | Tammy smith
United States | Heather Collins
United States | Janice Sanders
United States | Lorrie Jacoby-Torrey
United States |
| Laura Curtis
United States | Jessica Astle
United States | Rayanne stuck
United States | | | |

🔒 PETITION CLOSED

This petition is now closed and no longer accepting signatures.

You can [start your own petition](#) at iPetitions—it's free and takes only minutes.

4 Shares



The following petition is in response to a call for signatures from a news flyer, and the website savekuna.com - listed above.



HIGH DENSITY "INNER CITY" HOUSING COMING TO KUNA THIS YEAR

ARE YOU READY TO GIVE UP:

- **Your Safety?**
Rental Four-Plexes bring increased crime to the area.
- **Your Property Values?**
Even 4-plex owners don't want to live in these properties!
Why would buyers buy a house near a development like this?

- **Control over Taxes?**
More police will be needed for crime.
More schoolteachers will be needed for new children.
Lower income renters taxes won't pay for all of this.
YOU will make up the difference by paying more taxes!

- **Your Childrens Future?**
Kuna Public Schools already rank 2 out of 10. Adding hundreds more needy children without a plan won't make things better.

Make your voice heard! - Attend the Hearing, June 14th at 6pm at Kuna City Hall, or Sign Petition Online at savekuna.com/petition

Tips to make your voice heard at the hearing:

- 1) You only get 3 minutes to speak - choose your words wisely.
- 2) If you don't want to make a speech, sign the petition at savekuna.com/petition
- 3) The city needs reasons to reject the plan. "We don't like it" isn't enough. Mention specific reasons that this plan is wrong for Kuna.
- 4) Be respectful to the commission members - as soon as we lose our cool we'll lose the high ground.

A note on Property Values - Kuna Planning & Zoning say their decision on this proposal won't affect property values as those are set by the County Assessor. It's important to remember that a property is worth what someone will pay for it, not what the assessor lists it as for tax purposes. Several realtors have stated that sale prices of nearby homes will fall.



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- **Your Safety?**
Rental Four-Plexes bring increased crime to the area.
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RECEIVED
6.20.16

Deliver to:
Chairman Stephanie Wierschem
Planning & Zoning Commission
City Hall
763 W Avalon,
Kuna, ID 83634

RECEIVED
JUN 20 2016
CITY OF KUNA

Vice Chairman Wierschem:

We write to respectfully submit a petition opposing the Rezone and Subdivision plan for School and Sunbeam (16-01-ZC, 16-01-S).

You will find enclosed the names, addresses, and comments of 240 neighbors who feel they will be impacted by this change, and oppose the applications made by Martin Pieroni and A Team Land Consultants.

We would respectfully request that you read the comments, and additionally take into consideration the number of community members who oppose this application.

Thank you for your time, and your commitment to public service.

Sincerely,
Kuna Citizens.

P.S: During the public neighborhood meeting leading up to this application, Steve Arnold of A Team Land Consultants made public comments to impacted neighbors that the rezone and type of housing was at the insistence of Kuna Planning & Zoning. While we do not believe this to be true, it was felt you should be made aware that A Team Land Consultants have been co-opting the good name and authority of the Commission through this misinformation.

RECEIVED
6.20.16

Deliver to:
Chairman Lee Young
Planning & Zoning Commission
City Hall
763 W Avalon,
Kuna, ID 83634

RECEIVED
JUN 20 2016
CITY OF KUNA

Chairman Young:

We write to respectfully submit a petition opposing the Rezone and Subdivision plan for School and Sunbeam (16-01-ZC, 16-01-S).

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Deliver to:
Commissioner Dana Hennis
Planning & Zoning Commission
City Hall
763 W Avalon,
Kuna, ID 83634

RECEIVED
JUN 20 2016
CITY OF KUNA

Commissioner Hennis:

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RECEIVED
6/20/16

RECEIVED
6-20-16

RECEIVED
JUN 20 2016
CITY OF KUNA

Deliver to:
Commissioner Cathy Gealy
Planning & Zoning Commission
City Hall
763 W Avalon,
Kuna, ID 83634

Commissioner Gealy:

We write to respectfully submit a petition opposing the Rezone and Subdivision plan for School and Sunbeam (16-01-ZC, 16-01-S).

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RECEIVED
6.20.16

RECEIVED

JUN 20 2016

CITY OF KUNA

Deliver to:
Commissioner Ron Herther
Planning & Zoning Commission
City Hall
763 W Avalon,
Kuna, ID 83634

Commissioner Herther:

We write to respectfully submit a petition opposing the Rezone and Subdivision plan for School and Sunbeam (16-01-ZC, 16-01-S).

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Petition Against High Density Housing on School & Sunbeam

About this petition

Ask Kuna to refuse permission for High Density Housing on School & Sunbeam - keep the originally planned Medium Density Housing, with houses keeping in harmony with the surrounding homes.

Signatures

1. Name: Ronald Rasmussen on 2016-06-13 21:46:07
Your Address (required for Kuna City to accept your signature on the petition): 345 W Tallulah Dr
Comments: Terrible idea. The high density housing units I have witnessed have turned into a blight on those communities. I am very much apposed!

2. Name: Loretta miller on 2016-06-13 22:20:29
Your Address (required for Kuna City to accept your signature on the petition): 292 w playground street
Comments:

3. Name: Kent Jennings on 2016-06-14 00:15:15
Your Address (required for Kuna City to accept your signature on the petition): 597 W Omphale St
Comments:

4. Name: Becky woolley on 2016-06-14 00:23:27
Your Address (required for Kuna City to accept your signature on the petition): 657 W Tallulah Dr
Comments: We moved here from Southern Oregon to escape the crime caused by low income individuals. The town we moved from did not have enough resources to fund public safety and continually tried to get funds through raising the taxes of homeowners. County residents/homeowners continually fought this and the levies never passed as the crime continued to rise. It is not acceptable or fair to expect homeowners to foot the bill by having higher property taxes while those who rent have no accoutability to help out. Keep large apartment complexes to the bigger cities and allow Kuna to stay quiet and quaint.

5. Name: Shelley Eakin on 2016-06-14 00:37:16
Your Address (required for Kuna City to accept your signature on the petition): 941 S Jump Rope PI
Comments:

6. Name: David Eakin on 2016-06-14 00:38:06
Your Address (required for Kuna City to accept your signature on the petition): 941 S Jump Rope PI
Comments:

7. Name: Melody Nugent on 2016-06-14 00:40:03
Your Address (required for Kuna City to accept your signature on the petition): 356 W. Kammers Ct. Kuna, Idaho 83634
Comments: I do not want my community to be grown in this way. I believe it will lead to higher crime, higher taxes and (less importantly) I do not like the look of them. Kuna is a beautiful community that will be devastated by this change. This will lower the value of

Kuna as a whole. I am against this 100%! This change will decide whether or not this wonderful community continues to be my home.

8. Name: Duane Mobus on 2016-06-14 01:31:33
Your Address (required for Kuna City to accept your signature on the petition): 1157 S Ruler
Comments:

9. Name: Robert Mobus on 2016-06-14 01:32:52
Your Address (required for Kuna City to accept your signature on the petition): 1157 S Ruler
Comments:

10. Name: Craig Shroades on 2016-06-14 01:50:36
Your Address (required for Kuna City to accept your signature on the petition): 672 S Glenn Brook Pl
Comments: I recently moved from a suburb of Columbus, OH back to Idaho. This suburb was approximately 1 mile from another suburb, such as the situation presenting itself here that had developers come in and put up apartment complexes and high density housing, which included Section 8. Crime increased significantly, all of the major groceries, retailers etc. moved away from this area because of the increased tax on their businesses and crime in the area. The city I lived in prevented apartment complexes from being built, we had one of the highest performance records for student graduation and teacher/student ratio's, our city was tops in all of the other cities within the metro area for decreased crime, and all of the retailers, groceries, restaurants etc. moved their businesses to this area to get away from the run down community, crime and increased taxes. This is the last thing that Kuna, ID needs in this community, a large apartment complex that will bring nothing but crime, increased taxes, decreased property value and eventually Section 8 inhabitants. Look at any community statistics with high rates of apartment occupancy and you will note an increase in crime and a decrease in community safety. Please don't think with your wallet on this matter, think with your conscience and the people and community of Kuna!! NO to this proposed development!!!!

11. Name: Brad Schneider on 2016-06-14 02:03:31
Your Address (required for Kuna City to accept your signature on the petition): 341 W. Steph
Comments:

12. Name: Jennifer Schneider on 2016-06-14 02:14:43
Your Address (required for Kuna City to accept your signature on the petition): 341 W Steph Street
Comments:

13. Name: Jenfier Blanco on 2016-06-14 02:24:04
Your Address (required for Kuna City to accept your signature on the petition): 651 w

willow dale way Kuna Id 83634

Comments: Please do not add more traffic to our streets. We need bigger schools for the kids we already have here in Kuna.

14. Name: Lorin Klug on 2016-06-14 02:28:27
Your Address (required for Kuna City to accept your signature on the petition): 1762 N Four Point Pl.
Comments:

15. Name: Kristin Giles on 2016-06-14 02:30:08
Your Address (required for Kuna City to accept your signature on the petition): 592 W. Backpack St
Comments:

16. Name: Alyssa Gannuscio on 2016-06-14 02:30:54
Your Address (required for Kuna City to accept your signature on the petition): 1001 S Meridian rd
Comments:

17. Name: Sharina Jensen on 2016-06-14 02:31:25
Your Address (required for Kuna City to accept your signature on the petition): 726 W Bury Kuna
Comments:

18. Name: Jessica Maxwe on 2016-06-14 02:33:24
Your Address (required for Kuna City to accept your signature on the petition): 209 W Wood Owl Dr
Comments:

19. Name: Rachel Brower on 2016-06-14 02:33:34
Your Address (required for Kuna City to accept your signature on the petition): 2400 N HawaiianHawk pl Kuna Id 83634
Comments:

20. Name: James Jensen on 2016-06-14 02:38:44
Your Address (required for Kuna City to accept your signature on the petition): 726 W. Bury St. Kuna
Comments:

21. Name: Tammy klug on 2016-06-14 02:39:16
Your Address (required for Kuna City to accept your signature on the petition): 1762 n four pt place
Comments: This not what we need in Kuna.

22. Name: Timothy Johnson on 2016-06-14 02:39:33

Your Address (required for Kuna City to accept your signature on the petition): 701 S
Glenn Brook Pl
Comments:

23. Name: Chantal Schneider on 2016-06-14 02:40:45
Your Address (required for Kuna City to accept your signature on the petition): 273 w.
Antler ct Kuna, ID 83634
Comments:

24. Name: Gary Adams on 2016-06-14 02:47:08
Your Address (required for Kuna City to accept your signature on the petition): 1691 N
Alcatraz, Kuna
Comments:

25. Name: Amanda Lee on 2016-06-14 02:47:57
Your Address (required for Kuna City to accept your signature on the petition): 2542 W
Burleywood Pt
Comments:

26. Name: Samantha on 2016-06-14 02:51:47
Your Address (required for Kuna City to accept your signature on the petition): 452 Swan
Falls Rd Kuna
Comments:

27. Name: Justin creager on 2016-06-14 02:52:50
Your Address (required for Kuna City to accept your signature on the petition): 312 w.
Steph st. Kuna id, 83634
Comments:

28. Name: Joseph Limbong on 2016-06-14 02:54:18
Your Address (required for Kuna City to accept your signature on the petition): 964 N
Pyrite Place
Comments: No to low income housing. Thanks. Nampa and Caldwell is better suitable

29. Name: Kim Roulo on 2016-06-14 02:54:30
Your Address (required for Kuna City to accept your signature on the petition): 625 S Red
Oak Ave
Comments: Against density housing!

30. Name: Ben on 2016-06-14 02:56:38
Your Address (required for Kuna City to accept your signature on the petition): 452 swan
falls Rd, kuna, ID 83634
Comments:

31. Name: tim frisby on 2016-06-14 02:57:52

Your Address (required for Kuna City to accept your signature on the petition): 136 w playground st

Comments: no way!! I moved to kuna to get away from the city! I would have to sell my house at a loss and move to another area and start over! I would take the corruption very personally.

32. Name: Christina Creager on 2016-06-14 03:05:58

Your Address (required for Kuna City to accept your signature on the petition): 312 W. Steph Street, Kuna, ID 83634

Comments: With this high density housing proposition, I fear for the safety of our community, along with the addition of numerous children into our already sub par school system. One of the reasons we have enjoyed being in this area is the safe community, friendly neighbors, and space we have. Adding these housing developments would create much more traffic (foot and vehicle), and bring down resale values. I hear the developers have also had the opportunity to create a retirement community instead, that would furnish the same return on investment. As a citizen living in close proximity to the potential site, I request that developers explore alternative options, and cease any further progress with the high density housing.

33. Name: Nohe on 2016-06-14 03:06:23

Your Address (required for Kuna City to accept your signature on the petition): 689 east 4th street

Comments: We don't want them buildings here.

34. Name: Randi on 2016-06-14 03:08:32

Your Address (required for Kuna City to accept your signature on the petition): 2094 n sepia ave

Comments:

35. Name: Lindsay haskell on 2016-06-14 03:10:43

Your Address (required for Kuna City to accept your signature on the petition): 500 n meldgold ave

Comments:

36. Name: Del Barras on 2016-06-14 03:16:22

Your Address (required for Kuna City to accept your signature on the petition): 471 N. Sourwood Ave., Kuna, ID 83634

Comments:

37. Name: Jesse Park on 2016-06-14 03:19:38

Your Address (required for Kuna City to accept your signature on the petition): 395 w troy st

Comments:

38. Name: Rachel Park on 2016-06-14 03:21:50

Your Address (required for Kuna City to accept your signature on the petition): 395 W

Troy Street
Comments:

39. Name: Stephanie A Wheeling on 2016-06-14 03:23:35
Your Address (required for Kuna City to accept your signature on the petition): 303 W,
Steph St.
Comments:

40. Name: Jessi young on 2016-06-14 03:24:02
Your Address (required for Kuna City to accept your signature on the petition): 1895 w.
Yukon dr kuna Idaho
Comments:

41. Name: Sonya Zehrung on 2016-06-14 03:30:06
Your Address (required for Kuna City to accept your signature on the petition): 2041 N
Rosedust Dr Kuna ID 83634
Comments:

42. Name: Jacquie gogan on 2016-06-14 03:33:00
Your Address (required for Kuna City to accept your signature on the petition): 609 s red
oak ave, kuna, id 83634
Comments:

43. Name: Camille Davis on 2016-06-14 03:35:09
Your Address (required for Kuna City to accept your signature on the petition): 1021 E
Ludlow St., Kuna, ID 83634
Comments:

44. Name: Shawn samson on 2016-06-14 03:35:56
Your Address (required for Kuna City to accept your signature on the petition): 1806 n
buckler way
Comments: No!!!

45. Name: James Clark on 2016-06-14 03:38:13
Your Address (required for Kuna City to accept your signature on the petition): 418 S
Wagontown
Comments:

46. Name: Shawna lively on 2016-06-14 03:52:00
Your Address (required for Kuna City to accept your signature on the petition): 1094 E
Soapstone ct. Kuna Id 83634
Comments: I do not believe this would be good for the community.

47. Name: Jesse lee on 2016-06-14 03:54:00
Your Address (required for Kuna City to accept your signature on the petition): 1105 S

Pencil Ave
Comments:

48. Name: Amber Bothwell on 2016-06-14 03:56:14
Your Address (required for Kuna City to accept your signature on the petition): 996 S.
Bobby Ave
Comments:

49. Name: Kym Rut on 2016-06-14 04:00:51
Your Address (required for Kuna City to accept your signature on the petition): 563 N.
Mudstone Way
Comments:

50. Name: Linda Totten on 2016-06-14 04:06:43
Your Address (required for Kuna City to accept your signature on the petition): 660 S.
School Ave
Comments: Definitely we do not want any low income rentals. And definitely no high rise.

51. Name: Leah on 2016-06-14 04:24:28
Your Address (required for Kuna City to accept your signature on the petition): 2252 W
Secluded Ct
Comments:

52. Name: Brett Wheeling on 2016-06-14 04:27:02
Your Address (required for Kuna City to accept your signature on the petition): 303 W.
Steph St Kuna, ID 83634
Comments: Don't want this high density residential

53. Name: Bryce Durrant on 2016-06-14 04:30:22
Your Address (required for Kuna City to accept your signature on the petition): 2345 w.
Columbia, meridian Idaho 83642
Comments:

54. Name: Tara on 2016-06-14 05:12:38
Your Address (required for Kuna City to accept your signature on the petition): 1343
Penelope street, kuna
Comments:

55. Name: Tammy presley on 2016-06-14 05:21:22
Your Address (required for Kuna City to accept your signature on the petition): 136 W
Playground St
Comments: This will ruin our small town!!

56. Name: Amber livingston on 2016-06-14 05:43:19
Your Address (required for Kuna City to accept your signature on the petition): 4255

banner st
Comments:

57. Name: Eryca Wrobel on 2016-06-14 07:19:45
Your Address (required for Kuna City to accept your signature on the petition): 427 East Whitbeck Street
Comments: I moved to Idaho to get away from this sort of nonsense. I lived in Chicago. I have experienced the section 8 disaster. Low income housing is not for a suburb. There are not enough jobs in Kuna to support this, or bussing to get people to Boise, or even Meridian. Kuna has lagged behind in real estate prices long enough. Nice neighborhoods are being built. I live in Chapparosa subdivision. There are still owners here that are upside down on their mortgages from 2008. Can we catch a break???

58. Name: Anna Reali on 2016-06-14 07:41:11
Your Address (required for Kuna City to accept your signature on the petition): 230 E Striped Owl Dr Kuna, ID 83634
Comments: This type of housing would be devastating to our little community!

59. Name: Jessie on 2016-06-14 07:48:29
Your Address (required for Kuna City to accept your signature on the petition): 1009 e Kuna Rd apartment 110
Comments:

60. Name: Shayna lish on 2016-06-14 07:54:21
Your Address (required for Kuna City to accept your signature on the petition): 516 e Chapparosa Dr kuna id 83634
Comments: This would be terrible

61. Name: Leevi Tardiff on 2016-06-14 10:19:31
Your Address (required for Kuna City to accept your signature on the petition): 82 w. Playground st.
Comments: property values WILL dive. Crime rate WILL go up. Horrible idea.

62. Name: Renee Cox on 2016-06-14 11:26:37
Your Address (required for Kuna City to accept your signature on the petition): 397 E whitbeck
Comments:

63. Name: Jon Pokorney on 2016-06-14 11:28:47
Your Address (required for Kuna City to accept your signature on the petition): 8605 McDermott Kuna Id 83634
Comments:

64. Name: Ben Rhinehart on 2016-06-14 11:29:58
Your Address (required for Kuna City to accept your signature on the petition): 281 west

troy street kuna, idaho

Comments: I really think that we need to improve our schools and infrastructure before letting a development like this into our neighborhood.

-
65. Name: Shavon Taylor on 2016-06-14 11:42:03
Your Address (required for Kuna City to accept your signature on the petition): 398 e whitbeck st kuna id
Comments: Not a good idea
-
66. Name: Anne greger on 2016-06-14 12:11:47
Your Address (required for Kuna City to accept your signature on the petition): 1172 s wiston Place kuna Idaho 83634
Comments:
-
67. Name: James Hollister on 2016-06-14 12:47:53
Your Address (required for Kuna City to accept your signature on the petition): 2162 West Caliret
Comments:
-
68. Name: Barb Heither on 2016-06-14 12:48:10
Your Address (required for Kuna City to accept your signature on the petition): 993 W Recess Way Kuna, ID
Comments:
-
69. Name: Kira Heward on 2016-06-14 13:06:36
Your Address (required for Kuna City to accept your signature on the petition): 2440 W Kuna Mora Rd
Comments:
-
70. Name: Marian Bergeson on 2016-06-14 13:07:34
Your Address (required for Kuna City to accept your signature on the petition): 293 e. Kelleher st.
Comments: We need smarter growth in Kuna.
-
71. Name: Nate Peters on 2016-06-14 13:07:51
Your Address (required for Kuna City to accept your signature on the petition): 349 E Whitbeck St
Comments:
-
72. Name: Heidi on 2016-06-14 13:09:42
Your Address (required for Kuna City to accept your signature on the petition): 2410 N Hawaiian Hawk Place Kuna Idaho 83634
Comments:
-
73. Name: Ryan Piper on 2016-06-14 13:18:56

Your Address (required for Kuna City to accept your signature on the petition): 150 e
linmar dr
Comments:

74. Name: Nathan jones on 2016-06-14 13:36:21
Your Address (required for Kuna City to accept your signature on the petition): 1747 not
spike ave
Comments: No refugees or low income apartments

75. Name: Nicole McDaniel on 2016-06-14 13:36:52
Your Address (required for Kuna City to accept your signature on the petition): 1343
Owyhee st Kuna ID 83634
Comments:

76. Name: Jamie Olson on 2016-06-14 13:39:38
Your Address (required for Kuna City to accept your signature on the petition): 9202
Happy Valley Rd Nampa, ID
Comments: My kids go to Kuna Schools, they're overcrowded already.

77. Name: Jeanne Piper on 2016-06-14 13:51:37
Your Address (required for Kuna City to accept your signature on the petition): 1069 S
Chalkboard PI
Comments:

78. Name: James Piper on 2016-06-14 13:53:31
Your Address (required for Kuna City to accept your signature on the petition): 1069 S
Chalkboard PI
Comments:

79. Name: T F Hanson on 2016-06-14 13:54:50
Your Address (required for Kuna City to accept your signature on the petition): 1069 S
Chalkboard PI
Comments:

80. Name: Whitney bright on 2016-06-14 13:55:12
Your Address (required for Kuna City to accept your signature on the petition): 2764 n
rock cliffs ave kuna
Comments:

81. Name: Cecilio Bustillos on 2016-06-14 14:06:48
Your Address (required for Kuna City to accept your signature on the petition): 1137 W
Ashwood Ct Kuna ID 83634
Comments:

82. Name: Melanie Russell on 2016-06-14 14:09:52

Your Address (required for Kuna City to accept your signature on the petition): 1155 S
Jake Ave
Comments:

83. Name: Rebecca Peppersack on 2016-06-14 14:15:29
Your Address (required for Kuna City to accept your signature on the petition): 525 E.
Edenridge
Comments:

84. Name: Scott dillard on 2016-06-14 14:17:07
Your Address (required for Kuna City to accept your signature on the petition): 1631 N.
Klemmer Ave. Kuna Idaho 83634
Comments:

85. Name: Anthony Jensen on 2016-06-14 14:31:03
Your Address (required for Kuna City to accept your signature on the petition): 1080
S.Sarah Ave. Kuna ID 83634
Comments: Growth is good but also can destroy a city and it's community if the right
planning is not made. So far Kuna has done fairly well at keeping it a family town that is a
respectable place to call home. I believe that is because of people who are willing to
stand up and reject ill proposals that are set before them. I have lived here
approximately 10 years. I moved here from Palm Springs California to live a clean country
life . I hear that dream echoe I hear that dream echoed from others that have come here
and from natives that want to keep it that way. I pray and trust you will make the wise
choice to protect our wonderful city and state. Thank you.

86. Name: Ken Rodgers on 2016-06-14 14:49:01
Your Address (required for Kuna City to accept your signature on the petition): 1061 S
Pencil Ave, Kuna, ID 83634
Comments: This property is in the middle of single family housing and needs to be
developed as such. Please do not allow the change to high density.

87. Name: Tim Hazekamp on 2016-06-14 15:07:43
Your Address (required for Kuna City to accept your signature on the petition): 427 East
Whitbeck Street, Kuna, ID 83634
Comments: The type of development being proposed is better suited to areas with more
public transportation. Should be closer to Boise/Meridian because of that, and the
proximity to more employment opportunities.

88. Name: Heather Lind on 2016-06-14 15:07:49
Your Address (required for Kuna City to accept your signature on the petition): 365 w
steph st, kuna id
Comments: we don't have the roads and railroad crossings to support something like this
on this side of Kuna. I am also worried about my property taxes.

89. Name: Christine M on 2016-06-14 15:12:13

Your Address (required for Kuna City to accept your signature on the petition): 838 W
Sandbox St. Kuna ID 83634

Comments: I ask NO, concerns are safety for my family. You are asking to put right
behind my house. I will loose my view to the valley. I would feel unsafe in my own home.
SO please NO

90. Name: Kierra Schnitker on 2016-06-14 15:19:49
Your Address (required for Kuna City to accept your signature on the petition): 415 e
whitbeck st
Comments:

91. Name: Shanna L CARLSON on 2016-06-14 15:22:03
Your Address (required for Kuna City to accept your signature on the petition): 1600 N
Black Cat Rd
Comments: This would definitely be a bad idea. Kuna does not need more housing. It
NEEDS businesses before it could ever support that mass amount of people coming in!

92. Name: Jason Downs on 2016-06-14 15:33:03
Your Address (required for Kuna City to accept your signature on the petition): 1343 W
Penelope st. Kuna
Comments:

93. Name: Terra on 2016-06-14 15:37:39
Your Address (required for Kuna City to accept your signature on the petition): 563 n
shadygrove
Comments:

94. Name: Tammy Napier on 2016-06-14 16:11:22
Your Address (required for Kuna City to accept your signature on the petition): 11139 W.
GILA DR
Comments:

95. Name: Martha Drake on 2016-06-14 16:15:35
Your Address (required for Kuna City to accept your signature on the petition): P.O. Box
756
Comments:

96. Name: Donald Erb on 2016-06-14 16:29:27
Your Address (required for Kuna City to accept your signature on the petition): 230 E
Striped Owl dr Kuna ID 83634
Comments:

97. Name: Kristy Lopes on 2016-06-14 16:29:59
Your Address (required for Kuna City to accept your signature on the petition): 2322 W.
Beige Court Kuna Id 83634

Comments:

98. Name: Isabella Apicello on 2016-06-14 16:35:35
Your Address (required for Kuna City to accept your signature on the petition): 582 W.
Treehouse way Kuna Idaho 83634
Comments:

99. Name: Alan White on 2016-06-14 16:36:10
Your Address (required for Kuna City to accept your signature on the petition): 801 W
Playground Street
Comments:

100. Name: Jennifer uribe on 2016-06-14 16:36:34
Your Address (required for Kuna City to accept your signature on the petition): 1153 w.
Heartland dr.
Comments:

101. Name: Karen White on 2016-06-14 16:41:36
Your Address (required for Kuna City to accept your signature on the petition): 801 W
Playground
Comments: I feel that this project will ruin the hominess of our neighborhood. I don't want
to look out my window and see high rise buildings. What is great about Kuna is the home
town feel if I wanted to live in a place that it will become if this is allowed I would move to
Boise or some other big city.

102. Name: Jake Woolley on 2016-06-14 16:42:56
Your Address (required for Kuna City to accept your signature on the petition): 657 W
Tallulah Dr
Comments:

103. Name: Richard Terry on 2016-06-14 16:43:17
Your Address (required for Kuna City to accept your signature on the petition): 330 W.
Steph st kuna
Comments: We don't need this in Kuna in an area that is already impacted by small
homes approved by the city.

104. Name: James Dorman on 2016-06-14 16:43:48
Your Address (required for Kuna City to accept your signature on the petition): 582 W
Treehouse way Kuna Idaho 83634
Comments:

105. Name: Shannon Davis on 2016-06-14 17:00:38
Your Address (required for Kuna City to accept your signature on the petition): 2196
Steely Ct. KUNA ID
Comments: Leave our wonderful community alone. We do not want this. It is not

something I want to live by. We raise families here in Kuna for a reason and this is not the reason

106. Name: James moore on 2016-06-14 17:02:01
Your Address (required for Kuna City to accept your signature on the petition): 1233 n Atherton Ave
Comments:

107. Name: Aaron modrell on 2016-06-14 17:11:14
Your Address (required for Kuna City to accept your signature on the petition): 550 s Cassandra
Comments: We moved to kuna for a small town, stop the growth

108. Name: Shelly Dooney on 2016-06-14 17:26:33
Your Address (required for Kuna City to accept your signature on the petition): 818 East Folgado court, Kuna,ID 83634
Comments:

109. Name: Rachel Poole on 2016-06-14 17:28:54
Your Address (required for Kuna City to accept your signature on the petition): 600 N. Ash Ave
Comments: Kuna is a small friendly community we don't need/want large buildings in our small town. Keep Kuna small and safe.

110. Name: Rochelle Emerson on 2016-06-14 17:30:33
Your Address (required for Kuna City to accept your signature on the petition): 604 S Glenn Brook Pl
Comments: NOOOOOO.

111. Name: Daniel Emerson on 2016-06-14 17:32:22
Your Address (required for Kuna City to accept your signature on the petition): 604 S Glenn Brook Pl
Comments: No, Adding too much to population in one restricted area for our roads and schools.

112. Name: Leigh Ann Edwards on 2016-06-14 17:34:15
Your Address (required for Kuna City to accept your signature on the petition): 604 S Glenn Brook Pl
Comments: No my son will be attending school in Kuna and I want him to receive a proper education with the attention he needs to learn and succeed.

113. Name: DeAnn Sayre on 2016-06-14 17:35:44
Your Address (required for Kuna City to accept your signature on the petition): 548 E Willowridge Court, Kuna
Comments:

-
114. Name: Jeff White on 2016-06-14 18:15:23
Your Address (required for Kuna City to accept your signature on the petition): 801 W
Playground
Comments:
-
115. Name: Alicia Cotterell on 2016-06-14 18:23:59
Your Address (required for Kuna City to accept your signature on the petition): 2838 N.
Rock Cliffs
Comments: I really think we should look at other options for this land. I want Kuna to stay
a great community. That means land should be developed to help home owners with their
property value.
-
116. Name: Michelle MacBride on 2016-06-14 18:57:56
Your Address (required for Kuna City to accept your signature on the petition): 236 E
Wythburn St
Comments:
-
117. Name: Jennifer on 2016-06-14 19:25:59
Your Address (required for Kuna City to accept your signature on the petition): 510 Shady
Grove Kuna 83634
Comments:
-
118. Name: Amber Day on 2016-06-14 19:29:39
Your Address (required for Kuna City to accept your signature on the petition): 829 N
white barn rd kuna Idaho
Comments: Keep kuna small and safe!
-
119. Name: Jim Grigg on 2016-06-14 19:33:54
Your Address (required for Kuna City to accept your signature on the petition): 1914 N
Summerwind Pl
Comments:
-
120. Name: Bryson Lind on 2016-06-14 19:44:14
Your Address (required for Kuna City to accept your signature on the petition): 365 w
steph st, kuna id
Comments: it will lower our property values
-
121. Name: Mary Kiaer on 2016-06-14 19:45:23
Your Address (required for Kuna City to accept your signature on the petition): 908 east
georgia ave nampa 83686
Comments: I like Kuna just how it is I want to move to Kuna as soon as I can
-
122. Name: Tom lowe on 2016-06-14 19:56:49
Your Address (required for Kuna City to accept your signature on the petition): po box

Comments:

-
123. Name: Debra Nordquist on 2016-06-14 19:57:34
Your Address (required for Kuna City to accept your signature on the petition): 1837 W Potosi Way, Kuna
Comments: I love the small town qualities of Kuna and that is why I live here. I do not want more traffic or growth that is associated with high density "inner city" housing. Where will with funds come from to improve transportation, street lights, roads, and fire/rescue departments?
- Dear Developer, Please choose wisely. The buck you make changes the lives of the established residents in this area. And will continue to change things long after you are gone. Please change them in a positive direction for us - the people of Kuna who would like to keep our values (in property values and personal values). Thank you!
-
124. Name: Colleen Rasmussen on 2016-06-14 20:14:37
Your Address (required for Kuna City to accept your signature on the petition): 574 W Omphale St
Comments: Please consider the surrounding home owners concerns about this 4- plex in our neighborhood...This location is just not suited for this type of dwelling.
-
125. Name: Jackie Young on 2016-06-14 20:29:13
Your Address (required for Kuna City to accept your signature on the petition): 200 S Orchard Ave
Comments:
-
126. Name: Travis Pauley on 2016-06-14 20:31:38
Your Address (required for Kuna City to accept your signature on the petition): 1276 W Crenshaw St
Comments:
-
127. Name: Kory Harmison on 2016-06-14 20:49:33
Your Address (required for Kuna City to accept your signature on the petition): 1833 S Juniper St
Comments:
-
128. Name: McKenzie Critchfield Ames on 2016-06-14 20:50:12
Your Address (required for Kuna City to accept your signature on the petition): 1102 w Omphale St
Comments:
-
129. Name: Amy Hymas on 2016-06-14 21:02:40
Your Address (required for Kuna City to accept your signature on the petition): 824 W Sandbox St
Comments: I just bought my first home. I am a single mom with two special needs

children. I moved to Kuna because of the family feel and safety. Bringing this type of house to literally, my backyard is putting my children at risk, the last think I thought I would have to worry about in Kuna. Please refuse permission, please!

130. Name: Teresa Lance on 2016-06-14 21:04:13
Your Address (required for Kuna City to accept your signature on the petition): 1343 N. Tasavol Ave Kuna Id
Comments:

131. Name: Eileen Ellis on 2016-06-14 21:04:26
Your Address (required for Kuna City to accept your signature on the petition): 1273
Comments:

132. Name: Carter Oster on 2016-06-14 21:04:34
Your Address (required for Kuna City to accept your signature on the petition): 782 W. Omphale St
Comments:

133. Name: Stephaine mishler on 2016-06-14 21:14:21
Your Address (required for Kuna City to accept your signature on the petition): 1009 n miner Kuna Id 83634
Comments:

134. Name: Barbara Slagle on 2016-06-14 21:16:38
Your Address (required for Kuna City to accept your signature on the petition): 1083 S Ruler Place
Comments: I would much prefer a much needed retirement community. I do not want 4 plexes or apartments next door to School House Park unless the developer will pay the wages of added police officers and support personnel to keep crime at a minimum. As it is we now have more rentals within our park than was originally intended and have seen an increase in crime with just this.

135. Name: Doug Klingler on 2016-06-14 21:18:37
Your Address (required for Kuna City to accept your signature on the petition): 362 Lil Robert, Kuna, ID
Comments: I moved to Kuna 5 years ago. I specifically moved here (and not Nampa or Caldwell) because I wanted a safe and quiet place to live. Please don't impact Kuna so negatively by letting this housing occur.

136. Name: Laci McRae on 2016-06-14 21:26:59
Your Address (required for Kuna City to accept your signature on the petition): 862 S jump rope PI kuna Idaho
Comments:

137. Name: Elizabeth Rodgers on 2016-06-14 21:29:29

Your Address (required for Kuna City to accept your signature on the petition): 1061 S Pencil Ave

Comments: We bought our home in this subdivision recently because it is single family only. Please do not betray our trust.

138. Name: Courtney Gaythwaite on 2016-06-14 21:30:59
Your Address (required for Kuna City to accept your signature on the petition): 934 S Pencil Ave Kuna, Id 83634
Comments:

139. Name: Jason Gaythwaite on 2016-06-14 21:34:04
Your Address (required for Kuna City to accept your signature on the petition): 934 S Pencil Ave Kuna, Id 83634
Comments:

140. Name: Mary Ansay on 2016-06-14 21:36:11
Your Address (required for Kuna City to accept your signature on the petition): 705 E. Huckleberry Court
Comments:

141. Name: Jennifer Iott on 2016-06-14 21:39:48
Your Address (required for Kuna City to accept your signature on the petition): 1039 S Pencil Ave Kuna, Id 83634
Comments:

142. Name: M Allen on 2016-06-14 21:39:56
Your Address (required for Kuna City to accept your signature on the petition): 880 S. Pencil Ave. Kuna Idaho 83634
Comments:

143. Name: Shanna Fox on 2016-06-14 21:43:49
Your Address (required for Kuna City to accept your signature on the petition): 793 S Jake Ave Kuna Id 83634
Comments:

144. Name: Maggie Hunter on 2016-06-14 21:44:57
Your Address (required for Kuna City to accept your signature on the petition): 939 South Pencil Ave
Comments:

145. Name: Trevor Hennessey on 2016-06-14 21:49:15
Your Address (required for Kuna City to accept your signature on the petition): 1279 N Black Wolf Ave
Comments:

146. Name: Shawn Curtis on 2016-06-14 21:50:26
Your Address (required for Kuna City to accept your signature on the petition): 552 S Iron Springs Kuna
Comments: This is not for Kuna! We are living here for our small town feel. It will bring property values way down in the future

147. Name: Judy Pruitt on 2016-06-14 22:00:32
Your Address (required for Kuna City to accept your signature on the petition): 1340 w Armand st Kuna Idaho 83634
Comments:

148. Name: Courtney Emry on 2016-06-14 22:00:38
Your Address (required for Kuna City to accept your signature on the petition): 1325 El camino kuna,ID 83634
Comments:

149. Name: Erica Kallin on 2016-06-14 22:00:46
Your Address (required for Kuna City to accept your signature on the petition): 929 S Jump Rope Pl Kuna 83635
Comments: We don't want to see our property values decreased or the traffic tripled because of an apartment complex put up right next to our house. We choose this subdivision because it was high quality and a good community to raise our children. That disappears with this proposal!

150. Name: James Laskie on 2016-06-14 22:01:05
Your Address (required for Kuna City to accept your signature on the petition): 916 s pencil ave , Kuna ,Id 83634
Comments:

151. Name: Gerald Burton on 2016-06-14 22:02:14
Your Address (required for Kuna City to accept your signature on the petition): 1156 S Pencil Avenue
Comments: I absolutely oppose and say "NO", to the high density "inner city" housing in Kuna. I left California and moved to this wonderful city and the great state of Idaho, because I have had experience living next to a development like what these out of state developers wants to build here in Kuna. It will bring more crime, lower even more the Kuna public schools standards, traffic congestion, will need to hire more police due to crime increase, more teachers will be needed for the new children, lower income renters taxes won't pay for all of this, and it will be Kuna resident taxpayer to make up the difference by paying more taxes. Should these developers get their wish, this will lower the property values in this city. So again, I say "NO" to this proposal. Sincerely yours, Gerald Burton

152. Name: Amy Carter on 2016-06-14 22:09:32
Your Address (required for Kuna City to accept your signature on the petition): 1335 S School

Comments: We will be moving to school street in September. We don't want to see more traffic and people. WE chose here for a calmer life

153. Name: Carolyn Vickers on 2016-06-14 22:12:21
Your Address (required for Kuna City to accept your signature on the petition): 1134 S Pencil Ave
Comments:

154. Name: Kylie Cox on 2016-06-14 22:16:44
Your Address (required for Kuna City to accept your signature on the petition): 917 S. Pencil Ave. Kuna, ID 83634
Comments:

155. Name: Lisa Milburn on 2016-06-14 22:26:27
Your Address (required for Kuna City to accept your signature on the petition): 2705 N Hose Gulch
Comments:

156. Name: T Fisher on 2016-06-14 22:26:29
Your Address (required for Kuna City to accept your signature on the petition): 1385 W Oak Tree Dr
Comments:

157. Name: Kelly Kelsch on 2016-06-14 22:33:22
Your Address (required for Kuna City to accept your signature on the petition): 1103 Owyhee
Comments: Please do not allow this to be built.

158. Name: Andrew hunter on 2016-06-14 22:36:11
Your Address (required for Kuna City to accept your signature on the petition): 939 s pencil ave
Comments:

159. Name: Timmery Perez on 2016-06-14 22:45:31
Your Address (required for Kuna City to accept your signature on the petition): 1901 S. Forrey Rd Kuna, Idaho 83634
Comments: I vote NO!

160. Name: Dakota Hillman on 2016-06-14 22:51:16
Your Address (required for Kuna City to accept your signature on the petition): 590 bluesky drive
Comments:

161. Name: Kristina E Shroades on 2016-06-14 22:59:43
Your Address (required for Kuna City to accept your signature on the petition): 672 S

Glenn Brook PI

Comments: I ask that you do not permit this to take place in our community. All I see is an increase in crime, lower property values and higher taxes. Kuna is NOT the place for this to be built. There are other places for this...

162. Name: Lee Carter on 2016-06-14 22:59:46
Your Address (required for Kuna City to accept your signature on the petition): 1157 E. Puffin St.
Comments: We are buying land on School Street in order to avoid high density in-fill developers as we have come from areas in which this was a problem. We are opposed to this because of increased crime, lower property value, noise pollution, and reputation of Kuna.

163. Name: Angela Olds on 2016-06-14 23:01:38
Your Address (required for Kuna City to accept your signature on the petition): 2464 W Cerulean, Kuna, ID 83634
Comments:

164. Name: Alexis Laskie on 2016-06-14 23:07:54
Your Address (required for Kuna City to accept your signature on the petition): 916 s pencil ave kuna Id 83634
Comments:

165. Name: Mya on 2016-06-14 23:07:57
Your Address (required for Kuna City to accept your signature on the petition): 2589 West Gainsboro Drive
Comments:

166. Name: Brian mulherin on 2016-06-14 23:13:26
Your Address (required for Kuna City to accept your signature on the petition): 1009 n miner Kuna id 83634
Comments:

167. Name: Pam Grant on 2016-06-14 23:33:44
Your Address (required for Kuna City to accept your signature on the petition): 2154 W Seldovia St, Kuna, ID 83634
Comments:

168. Name: Brandon Arent on 2016-06-14 23:35:58
Your Address (required for Kuna City to accept your signature on the petition): 484 S. Ash Ave
Comments:

169. Name: Shuyler Mample on 2016-06-14 23:49:35
Your Address (required for Kuna City to accept your signature on the petition): 838 W

Sandbox St., Kuna, Id

Comments: This proposed addition to our community is truly something to be stopped if for all things mentioned at savekuna.com, but also for our safety that will be endangered because of increased traffic to the area. Not to mention to inconvenience... Just imagine what we'll see downtown with the increased vehicle traffic each time the rail ways are blocked. Which happens quite frequently if not on a daily basis.

170. Name: Christine Mample on 2016-06-14 23:51:12
Your Address (required for Kuna City to accept your signature on the petition): 838 W
Sandbox St, Kuna, ID
Comments:

171. Name: Sheila Waksmonsk on 2016-06-14 23:56:50
Your Address (required for Kuna City to accept your signature on the petition): 1551 S
Luker Rd. Kuna
Comments: We already have enough crime & over crowded schools. This will only make things worse. We do not want this in our town.

172. Name: Jennifer Studer on 2016-06-14 23:57:58
Your Address (required for Kuna City to accept your signature on the petition): 621 E
Great Bear st
Comments:

173. Name: Sandra Jenkins on 2016-06-15 00:04:28
Your Address (required for Kuna City to accept your signature on the petition): 11104 W.
Gila Dr. Kuna ID 83634
Comments:

174. Name: Michelle Cox on 2016-06-15 00:06:59
Your Address (required for Kuna City to accept your signature on the petition): 1096 S.
Tomen Ave
Comments:

175. Name: Deondra Buschlen on 2016-06-15 00:08:37
Your Address (required for Kuna City to accept your signature on the petition): 660 S.
School Kuna Id
Comments:

176. Name: Jorge campos on 2016-06-15 00:17:06
Your Address (required for Kuna City to accept your signature on the petition): 567 rams
hill
Comments:

177. Name: Shannon Carter on 2016-06-15 00:18:28
Your Address (required for Kuna City to accept your signature on the petition): 915 N

Cornflower Avenue Kuna ID 83634

Comments:

178. Name: Heather Manley on 2016-06-15 00:26:48
Your Address (required for Kuna City to accept your signature on the petition): 2034 N Thistle Dr
Comments:

179. Name: Sue Oster on 2016-06-15 00:27:39
Your Address (required for Kuna City to accept your signature on the petition): 772 W Omphale Kuna, ID 83634
Comments:

180. Name: Ronda nicholson on 2016-06-15 00:31:34
Your Address (required for Kuna City to accept your signature on the petition): 18100 s Cloverdale rd. Kuna, ID 83634
Comments:

181. Name: RJ Fox on 2016-06-15 00:33:01
Your Address (required for Kuna City to accept your signature on the petition): 793 S Jake Ave Kuna, ID 83634
Comments:

182. Name: Quinn black on 2016-06-15 00:47:30
Your Address (required for Kuna City to accept your signature on the petition): 781 w lunchbox st kuna ID 83634
Comments: I DO NOT WANT APARTMENTS IN MY NEIGHBORHOOD

183. Name: BillieJean Black on 2016-06-15 00:50:57
Your Address (required for Kuna City to accept your signature on the petition): 781 w lunchbox St Kuna ID 83624
Comments: I do not want apartments in my neighborhood

184. Name: McKenzie Basaldua on 2016-06-15 00:59:03
Your Address (required for Kuna City to accept your signature on the petition): 466 W Willow Dale Way
Comments:

185. Name: Holly on 2016-06-15 01:04:12
Your Address (required for Kuna City to accept your signature on the petition): 1195 so ruler ave
Comments:

186. Name: Samantha Ritchey on 2016-06-15 01:13:40
Your Address (required for Kuna City to accept your signature on the petition): 508 W

Omphale St

Comments:

187. Name: William Orton on 2016-06-15 01:16:04
Your Address (required for Kuna City to accept your signature on the petition): 957 w
Omphale st
Comments: Keep this drug infestation out of our neighborhood. Please No.

188. Name: victoria cammack on 2016-06-15 01:18:21
Your Address (required for Kuna City to accept your signature on the petition): 338 south
saddlerock
Comments:

189. Name: Emily carpenter on 2016-06-15 01:28:36
Your Address (required for Kuna City to accept your signature on the petition): 1063 s.
Bobby ave
Comments:

190. Name: David Orton on 2016-06-15 01:32:58
Your Address (required for Kuna City to accept your signature on the petition): 658 e
Santolina St kuna Id 83634
Comments:

191. Name: sharon orton on 2016-06-15 01:53:54
Your Address (required for Kuna City to accept your signature on the petition): 957 w.
omphale st. kuna idaho
Comments: Schools can't handle more kids. We are not equipped in kuna for the amount
of people this will bring. Also I don't need the sale value of my property to go down. We
live here because the crime rate is low. Do not do this. Kuna is 9th of the last safe
places in the treasure valley.

192. Name: Obese Kunita on 2016-06-15 01:54:30
Your Address (required for Kuna City to accept your signature on the petition): My
parents basement
Comments: Hahahaha

193. Name: Veronica Orton on 2016-06-15 02:01:01
Your Address (required for Kuna City to accept your signature on the petition): 658 E
Santolina Street
Comments:

194. Name: Eric Buschlen on 2016-06-15 02:05:31
Your Address (required for Kuna City to accept your signature on the petition): 660 S
School Kuna Id
Comments:

195. Name: Jill on 2016-06-15 02:05:44
Your Address (required for Kuna City to accept your signature on the petition): 957 1/2 w.
Omphale kuna idaho
Comments:

196. Name: Melissa on 2016-06-15 02:14:03
Your Address (required for Kuna City to accept your signature on the petition): 643 email
great bear
Comments:

197. Name: Tracy Moore on 2016-06-15 02:27:15
Your Address (required for Kuna City to accept your signature on the petition): 2988 s
locust grove
Comments:

198. Name: Marilyn Bates on 2016-06-15 03:15:35
Your Address (required for Kuna City to accept your signature on the petition): 956 S
Pencil Avenue Kuna, ID
Comments:

199. Name: Kellie gates on 2016-06-15 03:27:34
Your Address (required for Kuna City to accept your signature on the petition): 1288 w
balboa kuna id
Comments:

200. Name: Dawn Portugais on 2016-06-15 03:37:37
Your Address (required for Kuna City to accept your signature on the petition): 10165 W
Burntwwod Ct
Comments: This is ridiculous. My entire family lives in Kuna. This would make the city
look very trashy. We don't need more junky people moving to a great city.

201. Name: Terri Decker on 2016-06-15 03:48:10
Your Address (required for Kuna City to accept your signature on the petition): 490
StroebeL Road
Comments: We have enough, we need more subdivisions with 1/2 acres, 1 acre so
growing families want to stay in Kuna

202. Name: Alyssa m on 2016-06-15 04:02:53
Your Address (required for Kuna City to accept your signature on the petition): 839 w
lunchbox st
Comments:

203. Name: Randell Waller on 2016-06-15 04:15:44
Your Address (required for Kuna City to accept your signature on the petition): 792 white

fang kuna Id 83634

Comments: Dont want or need it.

204. Name: Tristan Thorne on 2016-06-15 04:18:31
Your Address (required for Kuna City to accept your signature on the petition): 402 S Wagontown Ave Kuna, ID 83634
Comments: Please refuse permission for High Density Housing in Kuna. I would personally not buy a home near a high density housing building, thus indirectly lowering the value of land around such a building. Those on the commission to stick to other options for the land (retirement community, community building with pool/rec center, regular subdivision development for homes) which would increase the value of the surrounding properties.

205. Name: Roy Holt on 2016-06-15 04:20:30
Your Address (required for Kuna City to accept your signature on the petition): 2696 N Greenville Ave
Comments: we do not need this mess in Kuna we have enough.

206. Name: Nicholas Busbee on 2016-06-15 05:27:01
Your Address (required for Kuna City to accept your signature on the petition): 1993 W. Feltson St., Kuna, Idaho 83634-4801
Comments: Keep the Syrians out of Idaho!

207. Name: David Nowland on 2016-06-15 05:28:13
Your Address (required for Kuna City to accept your signature on the petition): 754 W.White Fang St
Comments: We don't need this type of housing in Kuna.

208. Name: Jaclyn Kippes on 2016-06-15 05:47:10
Your Address (required for Kuna City to accept your signature on the petition): 1502 w. Ryegrass st. Kuna idaho 83634
Comments:

209. Name: Jennifer Andersen on 2016-06-15 06:05:52
Your Address (required for Kuna City to accept your signature on the petition): 1963 n. Cool Springs Ave. Kuna 83634
Comments:

210. Name: Debra Graham on 2016-06-15 07:33:53
Your Address (required for Kuna City to accept your signature on the petition): 385 N Shady Grove Ct
Comments:

211. Name: Scott Busmann on 2016-06-15 13:15:49
Your Address (required for Kuna City to accept your signature on the petition): 932 S

Jump Rope Place

Comments:

212. Name: MariBeth Busmann on 2016-06-15 13:20:36
Your Address (required for Kuna City to accept your signature on the petition): 932 S
Jump Rope Place
Comments:

213. Name: Samantha Ransom on 2016-06-15 13:37:31
Your Address (required for Kuna City to accept your signature on the petition): 248 W
STEPH ST
Comments:

214. Name: Tamara Davisson on 2016-06-15 14:20:52
Your Address (required for Kuna City to accept your signature on the petition): 1840 N
Veridian Ave, Kuna, ID 83634
Comments:

215. Name: T Whitney on 2016-06-15 14:23:06
Your Address (required for Kuna City to accept your signature on the petition): 553 W.
Omphale st. Kuna
Comments:

216. Name: Will on 2016-06-15 15:25:25
Your Address (required for Kuna City to accept your signature on the petition): 1329 n.
Kolkata Rd kuna idaho 8363r
Comments:

217. Name: Marcia Garey on 2016-06-15 15:45:19
Your Address (required for Kuna City to accept your signature on the petition): 1801 n
andrew lane, kuna
Comments:

218. Name: Craig Ellis on 2016-06-15 15:50:06
Your Address (required for Kuna City to accept your signature on the petition): 556 W
Playground Street
Comments:

219. Name: HyLee Hansen on 2016-06-15 15:54:25
Your Address (required for Kuna City to accept your signature on the petition): 454 S
Willow Tree Dr
Comments:

220. Name: Chantel plummer on 2016-06-15 16:24:57
Your Address (required for Kuna City to accept your signature on the petition): 555 s

redoak ave kuna ID 83634

Comments: We moved from California to get away from low income properties and get away from apartment complexes like what's wanting to be built! I have small children and want to feel safe and be sure they get a great education.

221. Name: Jeff Rosenthal on 2016-06-15 19:13:25
Your Address (required for Kuna City to accept your signature on the petition): 9100 Ironstone Ave
Comments:

222. Name: Rayanne stuck on 2016-06-15 20:26:59
Your Address (required for Kuna City to accept your signature on the petition): 895 s jump rope pl. Kuna id
Comments: Would not be good for our property values, for apartments to be built in our neighborhood. Plus we are a retired, mature neighborhood.

223. Name: Jessica Astle on 2016-06-15 22:47:23
Your Address (required for Kuna City to accept your signature on the petition): 6593 Kuna Rd
Comments:

224. Name: Laura Curtis on 2016-06-16 00:16:11
Your Address (required for Kuna City to accept your signature on the petition): 552 s iron springs Kuna
Comments: No we do not want these

225. Name: Lorrie Jacoby-Torrey on 2016-06-16 00:20:21
Your Address (required for Kuna City to accept your signature on the petition): 794 W Sandbox st
Comments: absolutely against this plan

226. Name: Janice Sanders on 2016-06-16 00:47:39
Your Address (required for Kuna City to accept your signature on the petition): 876 S Jump Rope Place, Kuna, ID 83634
Comments:

227. Name: Heather Collins on 2016-06-16 00:53:15
Your Address (required for Kuna City to accept your signature on the petition): 1051 S Jake Ave Kuna, ID 83634
Comments:

228. Name: Tammy smith on 2016-06-16 01:41:54
Your Address (required for Kuna City to accept your signature on the petition): 685 W. Trini St., Kuna, ID 83634
Comments:

229. Name: Bj Smith on 2016-06-16 03:23:01
Your Address (required for Kuna City to accept your signature on the petition): 685 Trini st., Kuna ID 83634
Comments:

230. Name: Justin on 2016-06-16 03:31:24
Your Address (required for Kuna City to accept your signature on the petition): 415 e whitbeck kuna idaho
Comments:

231. Name: Chris shults on 2016-06-16 03:34:38
Your Address (required for Kuna City to accept your signature on the petition): 1919 w Sahara dr kuna Id, 83634
Comments:

232. Name: Aaron dorris on 2016-06-16 04:08:47
Your Address (required for Kuna City to accept your signature on the petition): 314 e screech owl dr kuna Idaho
Comments:

233. Name: Justine hart on 2016-06-16 13:58:22
Your Address (required for Kuna City to accept your signature on the petition): 1198 N Pyrite Ave Kuna Id 83634
Comments:

234. Name: Dan Winkler on 2016-06-16 15:07:53
Your Address (required for Kuna City to accept your signature on the petition): 894 W. Sandbox st. kuna ID
Comments: This housing facility would be right in my back yard. I enjoy seeing the city from my porch, I don't want to stare at a brick wall every time I go outside.

235. Name: Sabrina Winkler on 2016-06-16 15:11:16
Your Address (required for Kuna City to accept your signature on the petition): 894 W. Sandbox st. Kuna ID
Comments:

236. Name: Betsy Winkler on 2016-06-16 15:18:27
Your Address (required for Kuna City to accept your signature on the petition): 11621 Kuna Rd. Kuna, Id
Comments:

237. Name: Michelle Moore on 2016-06-16 15:54:19
Your Address (required for Kuna City to accept your signature on the petition): 994 E Hopton Street

Comments: I moved back to Boise after 18 years in Phoenix due to the ever increasing crime rate! I like Kuna for its "small town feel" and relatively low crime rate.....I think we should keep it that way! I think there are better options for the use of that land.

238. Name: Kedrick Torrey on 2016-06-16 21:26:56
Your Address (required for Kuna City to accept your signature on the petition): 794 W
Sandbox St Kuna ID 83634
Comments:

239. Name: Susan Folk on 2016-06-16 22:52:27
Your Address (required for Kuna City to accept your signature on the petition): 843 W.
Playground St
Comments:

240. Name: Ken Folk on 2016-06-16 22:54:17
Your Address (required for Kuna City to accept your signature on the petition): 843 W.
Playground St
Comments:
