

# LIVE STREAMING & AUDIO RECORDING

*Now In Progress*



COLLABORATE. CREATE. **DEVELOP.** COMPLETE.

# Board of Commissioners

**Regular Meeting**  
**July 10, 2023**



# AGENDA

## I. Call to Order

Vice Chair John Stevens

## II. Action Item: Agenda Changes/Additions

Vice Chair John Stevens

## III. Work Session

- A. Memorandum of Understanding with the City of Boise for Housing Affordability Monitoring.....Kevin Holmes (10 minutes)

# Work Session: MOU with the City of Boise for Housing Affordability Monitoring

Kevin Holmes

Project Manager – Property  
Development



# Background

## Role of the Agency



### MISSION STATEMENT

CCDC ignites diverse economic growth, builds attractive urban centers, and promotes healthy community design.



**Idaho Housing  
and Finance  
Association**



Our Path Home



# Agency Tools

# Spectrum of Assistance



# Agency Tools Participation Program



## Type 2

- **General Assistance**
- **Hearth on Broad**
- **16th & State**

## Type 5

- **Property Disposition**
- **Ash & River Townhomes**
- **The Martha**
- **Block 69**



### CAPITAL CITY DEVELOPMENT CORP

#### TYPE 2: GENERAL ASSISTANCE

SCORECARD		
SCORE LEVEL QUALIFICATION	REIMBURSEMENT PERCENTAGE	MAXIMUM REIMBURSEMENT TERM
Level A Score: 140+ points	80% of Tax Increment	4 years
Level B Score: 120 – 139 points	50% of Tax Increment	4 years
Level C Score: 119 and below	0% of Tax Increment	n/a


RENTAL HOUSING DEVELOPMENTS			
SCORE LEVEL QUALIFICATION	QUALIFICATION	REIMBURSEMENT PERCENTAGE	MAXIMUM REIMBURSEMENT TERM
Affordable Housing (Low Income Housing Tax Credit project or equivalent)	Serving 60% and below Area Median Income (AMI) on average	Based on Scoring Level + 20% of Tax Increment	8 years
Mixed-Income/ Workforce Housing	Serving 100% AMI and below	Based on Scoring Level	6 years
All Other Housing	Serving 101% AMI and above	Based on Scoring Level	4 years

NOTE: T2 reimbursement cannot extend beyond the last fiscal year of the Urban Renewal District in which a project is located.

**REQUIREMENTS FOR HOUSING DEVELOPMENTS TO QUALIFY FOR ADDITIONAL REIMBURSEMENT INCENTIVES:**

1. **Must meet either of the below definitions:**
  - A. **Affordable Housing:** Residential projects funded with Low-Income Housing Tax Credits awarded by the Idaho Housing and Finance Association or equivalent. Project must serve households whose incomes are at or below 60% Area Median Income on average in Ada County by charging associated rents as defined by current U.S. Housing and Urban Development Department Standards.
  - B. **Mixed-Income/Workforce Housing:** Residential projects with 10 or more dwelling units in which not less than 10% of the units serve households whose incomes are at or below 100% Area Median Income in Ada County by charging associated rents as defined by current U.S. Housing and Urban Development Department Standards. Income qualified units must be integrated throughout the development with the market rate units, and there should be no visible difference between the income-qualified and market rate units from the exterior.
2. **Must income-qualify residents**  
**Income Qualification Requirements:** In order to obtain an increased reimbursement term, the project must income qualify residents for the income restricted units. Income qualification must be verified at lease execution and at unit turn-over through the City of Boise's Housing and Community Development Division or equivalent Housing Authority (HUD, IHFA). The income qualification period will be negotiated on a project-by-project basis and will be, at a minimum, the CCDC reimbursement term.

CCDC - PARTICIPATION PROGRAM - DOWNTOWN DISTRICTS
15



## PARTICIPATION PROGRAM

### Downtown Districts

– Westside, 30th Street, River Myrtle-Old Boise, and Shoreline

Ignite Economic Growth through Public-Private Partnerships

# Memorandum of Understanding

# **Affordability Monitoring**

## Existing Projects

- Ash & River Townhomes
- The Martha Apartments
- 16th & State Apartments
- Block 69 Workforce Housing





# Memorandum of Understanding

## **Roles & Responsibilities**

### **CCDC**

- Participation Program to negotiate affordability

### **City of Boise**

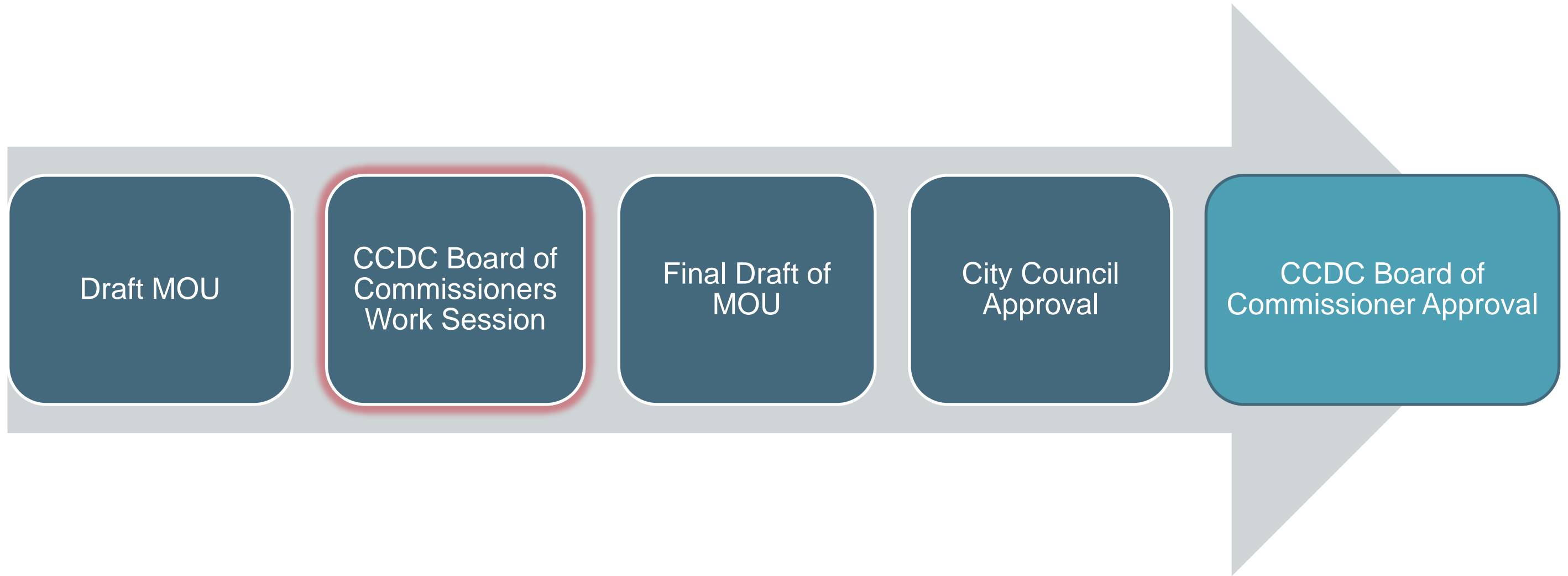
- Monitoring and compliance of affordability
- Includes existing developments – Ash & River, The Hearth, The Martha, 16th & State, Block 69

### **Template Affordability Covenant**



# Memorandum of Understanding

## Next Steps



# Memorandum of Understanding

## Conclusion

- Participation Program - assistance across the spectrum of affordability
- Incentives & tools to fill Workforce Housing gap
- Alignment with City of Boise and community goals



Work Session:  
MOU with the City of Boise for  
Housing Affordability Monitoring

Questions &  
Discussion

# **AGENDA**

## **IV. Action Item: Consent Agenda**

### **A. Minutes and Reports**

- 1. Approve Meeting Minutes for June 12, 2023**

# CONSENT AGENDA

Motion to Approve Consent Agenda

# AGENDA

## V. Action Item

- A. **CONSIDER** Resolution 1825: Bannock Street Streetscape Improvements Project, 12th St to 16th St Task Order 19-003 with CSHQA Professional Design Services.....Amy Fimbel (10 minutes)
  
- B. **Consider** Resolution 1826: Public Works Construction Contract for 10th and Front Garage Waterproofing Repairs Phase 2 Project .....Aaron Nelson/Kathy Wanner (10 minutes)

## VI. Adjourn

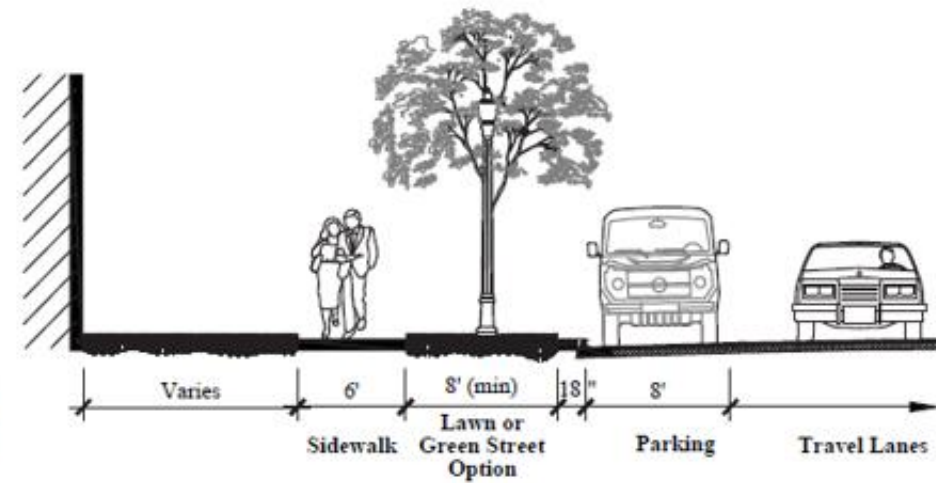
# Resolution 1825: Bannock Street Streetscape Improvements Project, 12th St. to 16th St. Task Order 19-003 with CSHQA, Inc. for Professional Design Services

Amy Fimbel

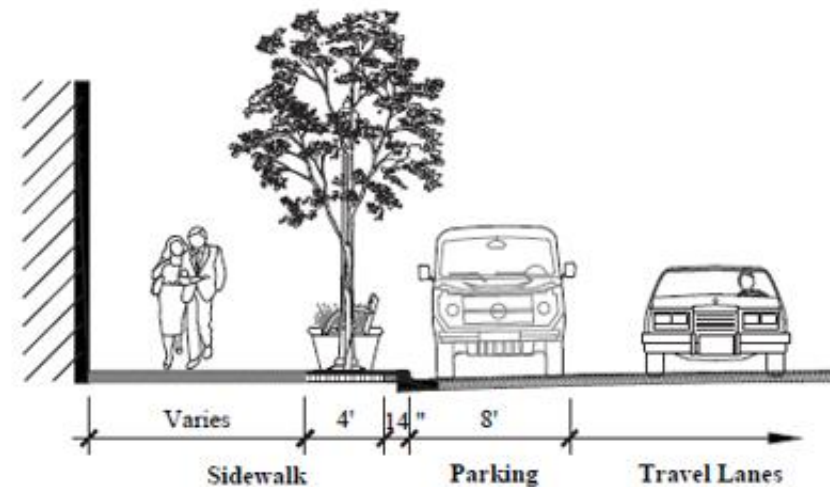
Project Manager – Capital Improvements



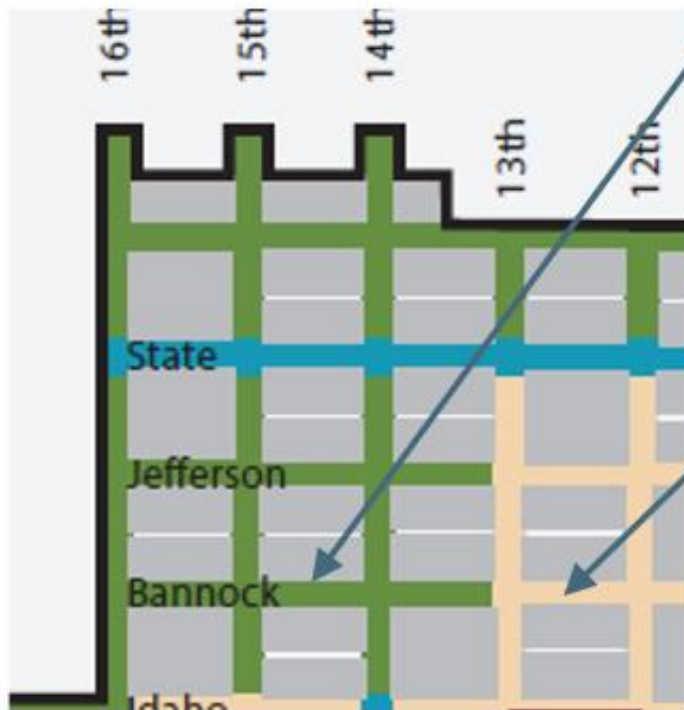
# Project Overview



**TYPE 4 - NEIGHBORHOOD STREETScape SECTION**



**TYPE 3 - URBAN CONCRETE STREETScape SECTION**

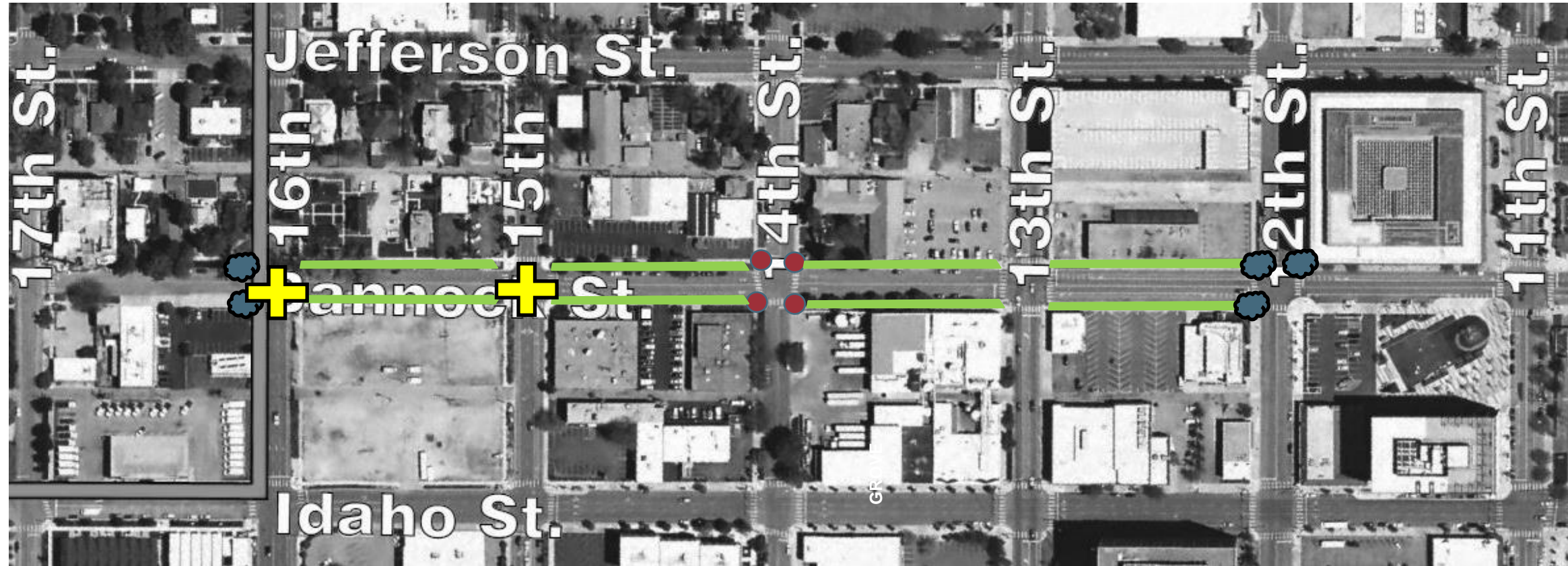


## Objectives

Provide consistent and cohesive streetscapes on both sides of Bannock Street between 12th and 16th Streets.

Intersection and safety updates to improve pedestrian and bike connectivity from the West Downtown neighborhood into downtown Boise.

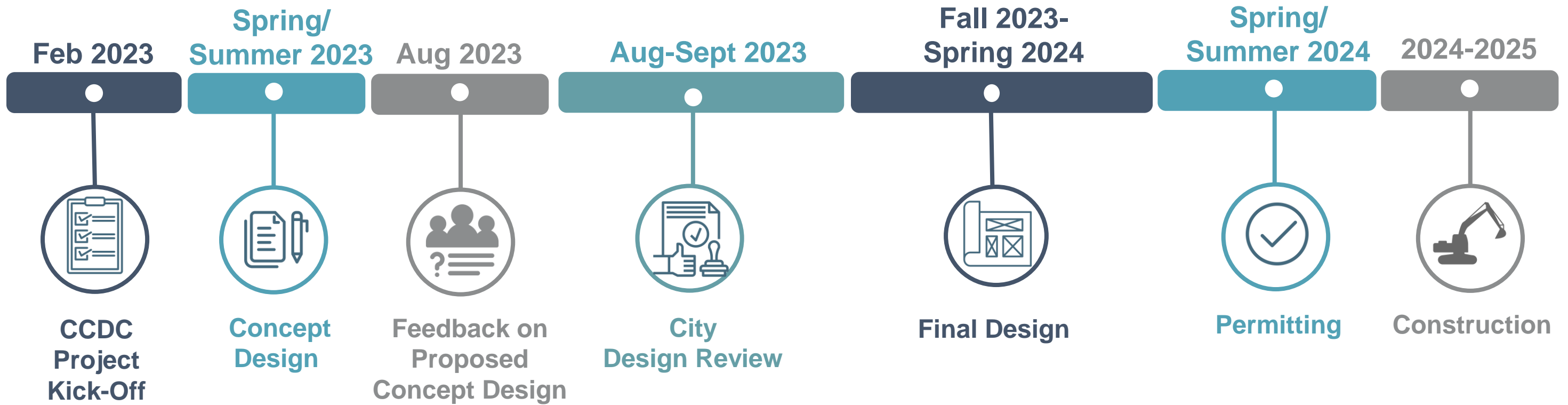
# Project Scope



- STREETScape IMPROVEMENTS
- NON-CONFORMING PEDESTRIAN RAMP
- ☁ CURB EXTENSION/BULB-OUT
- ✚ POTENTIAL SIGNALIZED INTERSECTION

# Project Schedule

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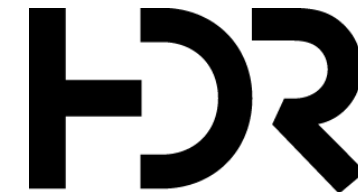
# CSHQA Task Order 19-003

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**Not-To-Exceed: \$404,575**

- Public Outreach
- Preliminary & Final Design
- Permitting
- Construction Documents
- Assistance During Bidding



**CONSIDER:** Resolution 1825: Bannock Street  
Streetscape Improvements Project, 12th St to 16th St.  
Task Order 19-003 with CSHQA, Inc. for Professional  
Design Services

Suggested Motion:

I move to adopt Resolution 1825 approving and authorizing the execution of Task Order 19-003 with CSHQA, Inc., for Professional Design Services on the Bannock Street Streetscape Improvements Project, 12th St to 16th St.

# AGENDA

## V. Action Item

- A. **CONSIDER** Resolution 1825: Bannock Street Streetscape Improvements Project, 12th St to 16th St Task Order 19-003 with CSHQA Professional Design Services.....Amy Fimbel (10 minutes)
  
- B. **Consider** Resolution 1826: Public Works Construction Contract for 10th and Front Garage Waterproofing Repairs Phase 2 Project .....Aaron Nelson/Kathy Wanner (10 minutes)

## VI. Adjourn

**CONSIDER:** Resolution 1826

10th & Front Garage Waterproofing Repairs – Phase 2 Project

Kathy Wanner – Contracts Manager

Aaron Nelson – Parking & Facilities Manager

# Project Background

## 10th & Front Parking Garage





# Project Scope of Work



# Public Works Construction – Formal Sealed Bid

## Idaho Code § 67-2805(2)(a)

Project Procurement Schedule	
Invitation to Bid Issued	May 31, 2023
Public Notice in Idaho Statesman	May 31 and June 7, 2023
Addendum No. 1	June 8, 2023
Bids Due – TWO BIDS RECEIVED	June 22, 2023, by 3pm
CCDC Board Consideration	July 10, 2023

# Bid Results



Sawtooth Caulking, Inc.

\$261,560



Consurco, Inc.

\$302,929

# CONSIDER: Resolution 1826

Award Contract for 10th & Front Waterproofing Repairs – Phase 2 Project

## Suggested Motion:

Approve Resolution 1826 recognizing Sawtooth Caulking, Inc. as the lowest responsive bidder for the 10th & Front Waterproofing Repairs – Phase 2 Project; awarding the contract to Sawtooth Caulking, Inc. for the total bid amount of \$261,560; authorizing the Executive Director to execute the contract and expend funds.

# Adjourn

*This meeting will be conducted in compliance with the Idaho Open Meetings Law and will allow both in-person and virtual attendance. In addition, consistent with the Center for Disease Control COVID-19 guidelines, people with symptoms, a positive test, or exposure to someone with COVID-19 should stay home or wear a mask. This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).*