



Conference on Academic
Workforce Housing

CASE STUDIES

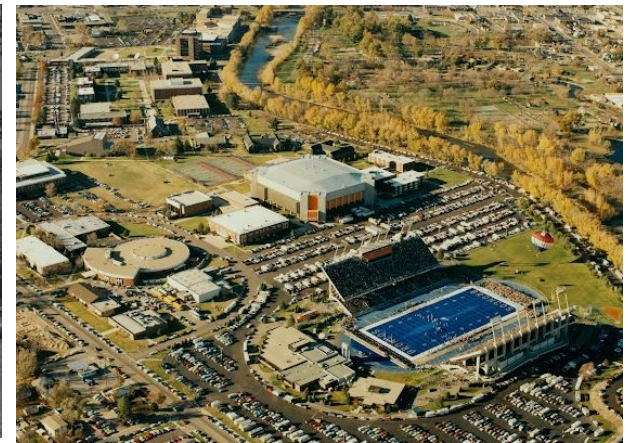
Boise State University

AGENDA

- Context
 - Boise State Profile and Evolution
 - Boise/Treasure Valley Growth and Affordability
 - Current Portfolio/Program
- Potential Solutions
- Development Issues and Questions
- Group Breakout
- Reporting Ideas

Boise State Profile and Evolution: A Brief History

- 1932: Founded as Boise Junior College by the Episcopal Church (Enrollment: 78)
- 1965: Baccalaureate degrees and renamed Boise College (Enrollment 5,000)
- 1974: University status and becomes Boise State University (Enrollment: 10,426)
- 1986: Blue Turf installed at Bronco Stadium (Enrollment 10,967)
- 2009: College of Western Idaho opens to students (Enrollment 18,936)
- 2019: Classified as an R2 Doctoral University (Enrollment 26,272)



Boise State Case Study

Boise/Treasure Valley Growth: Boise State today

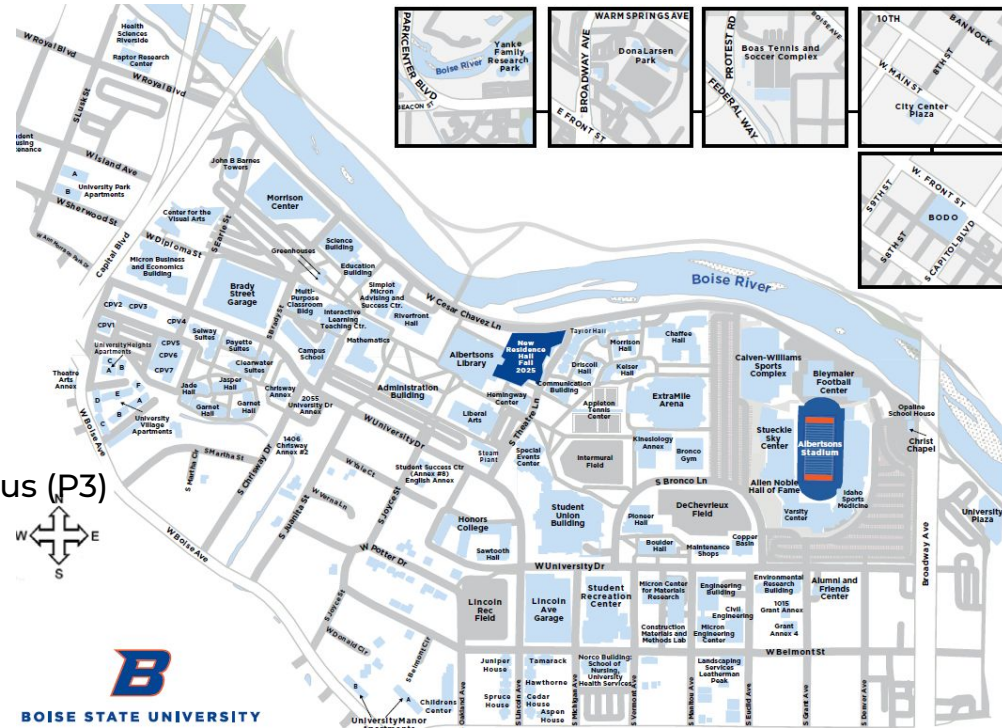
- 2024: Enrollment: 27,250
 - Graduate Students: 3,220
- Student Housing Capacity: 3,223 (add'l 453 beds under construction)
- 236 acres, 6 million sft
- Faculty: 1,104
- Staff: 2,188
- Other: 1,666



Boise State Case Study

Boise State Profile and Evolution: 20 years of growth

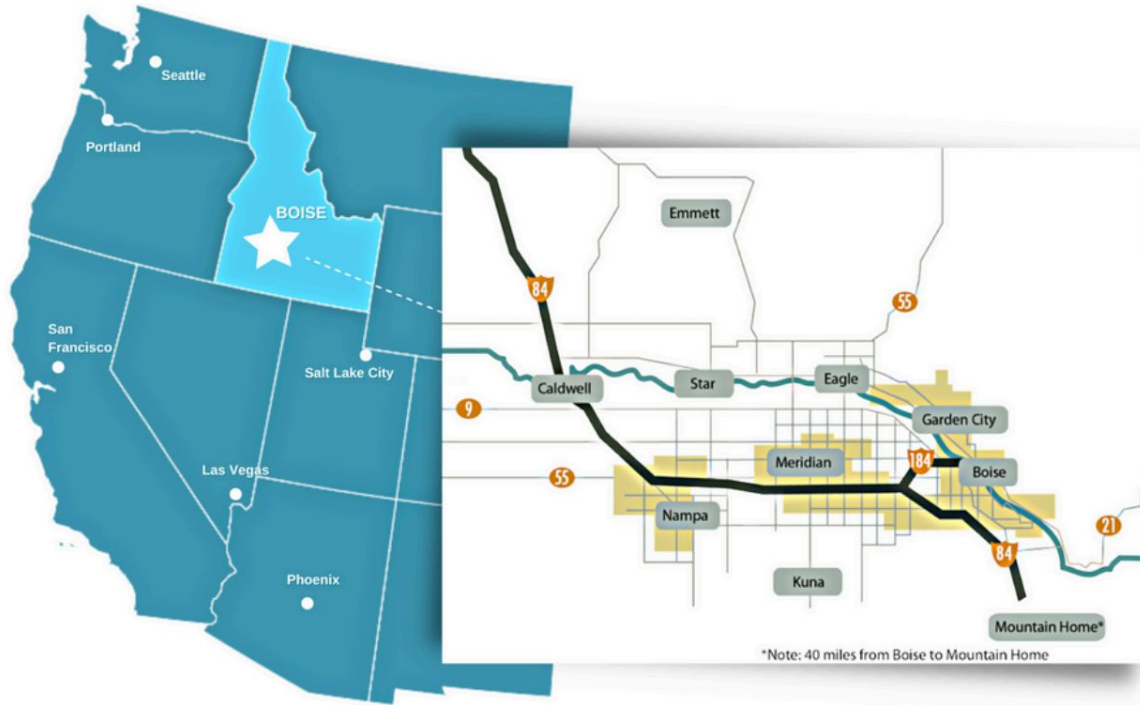
- 2004 Interactive Learning Center
- 2005 Indoor Practice Field
- 2007 Norco Student Health and Wellness
- 2007 Expansion of Student Union
- 2007 Stueckle Sky Suites
- 2009 Environmental Research Building
- 2009 Lincoln Townhomes
- 2009 Lincoln Garage
- 2010 Micron Business and Economics Building
- 2012 Bleymaier Football Complex
- 2014 Honors College (P3)
- 2017 Center for Visual Arts
- 2017 City Center Plaza Computer Science Campus (P3)
- 2018 Alumni and Friends Center
- 2018 Micron Center for Materials Research
- 2020 University Plaza acquisition
- 2023 Osprey Hall (P3)
- 2023 Residence Hall (under construction)
- 2025 North End Zone (under construction)
- 2026 Science and Research (planning and design)



Boise State Case Study



Boise/Treasure Valley Growth



Map Source: Boise Valley Economic Partnership
Stat Source: U.S. Census Bureau

MSA Population

2014: 663,053

2024: 845,877

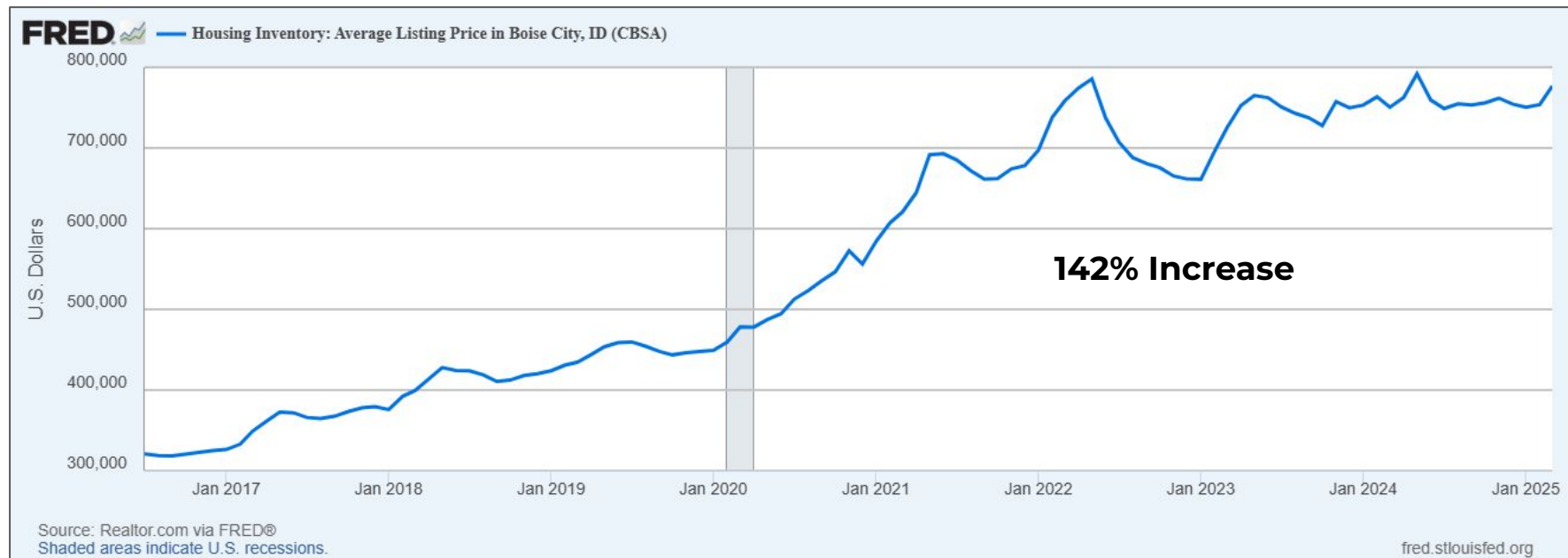
Meridian, ID Population

2013: 85,129

2023: 134,801

Boise State Case Study

Boise/Treasure Valley Growth

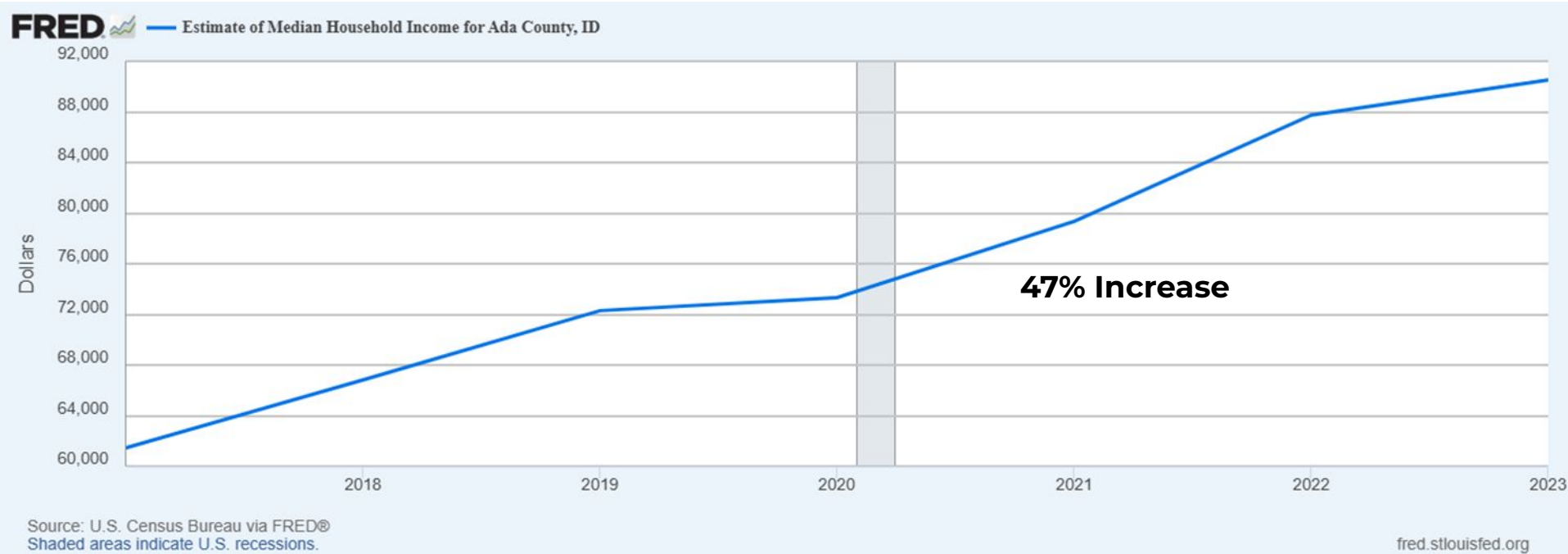


Source: Realtor.com via FRED

Boise State Case Study



Boise/Treasure Valley Growth



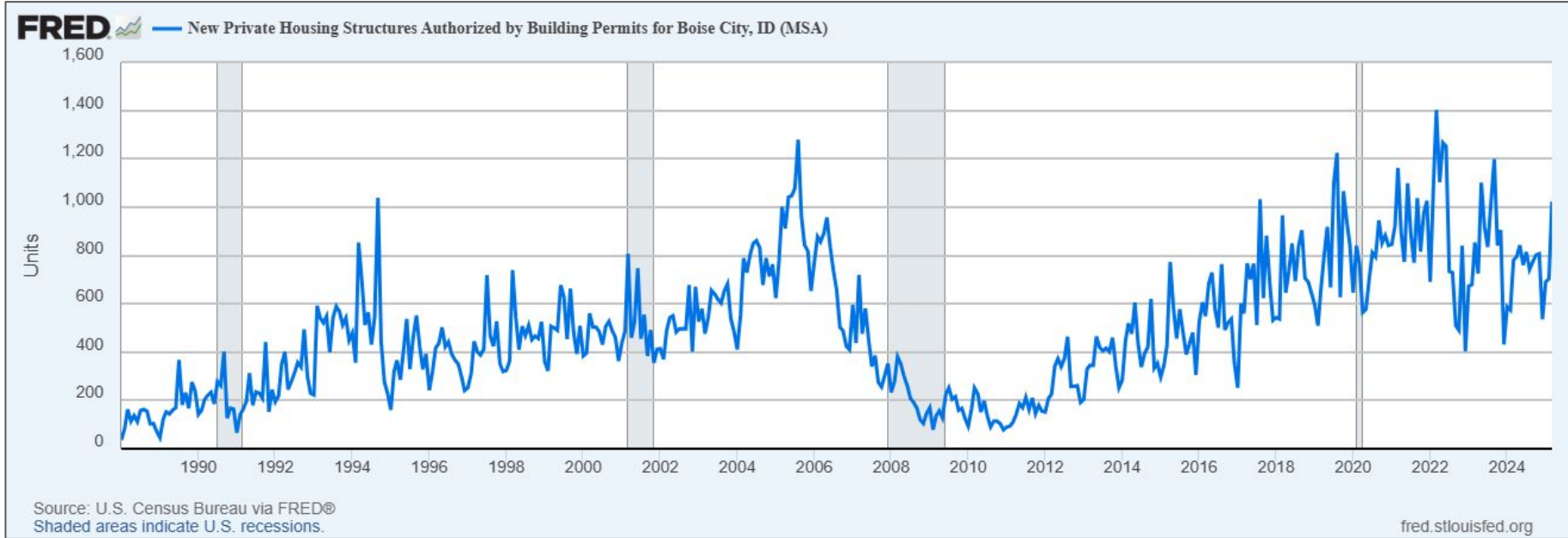
Source: U.S. Census Bureau via FRED

Boise State Case Study



Council of Academic Workforce Housing - 2025

Boise/Treasure Valley Growth



Source: U.S. Census Bureau via FRED

Boise State Case Study



Council of Academic Workforce Housing - 2025

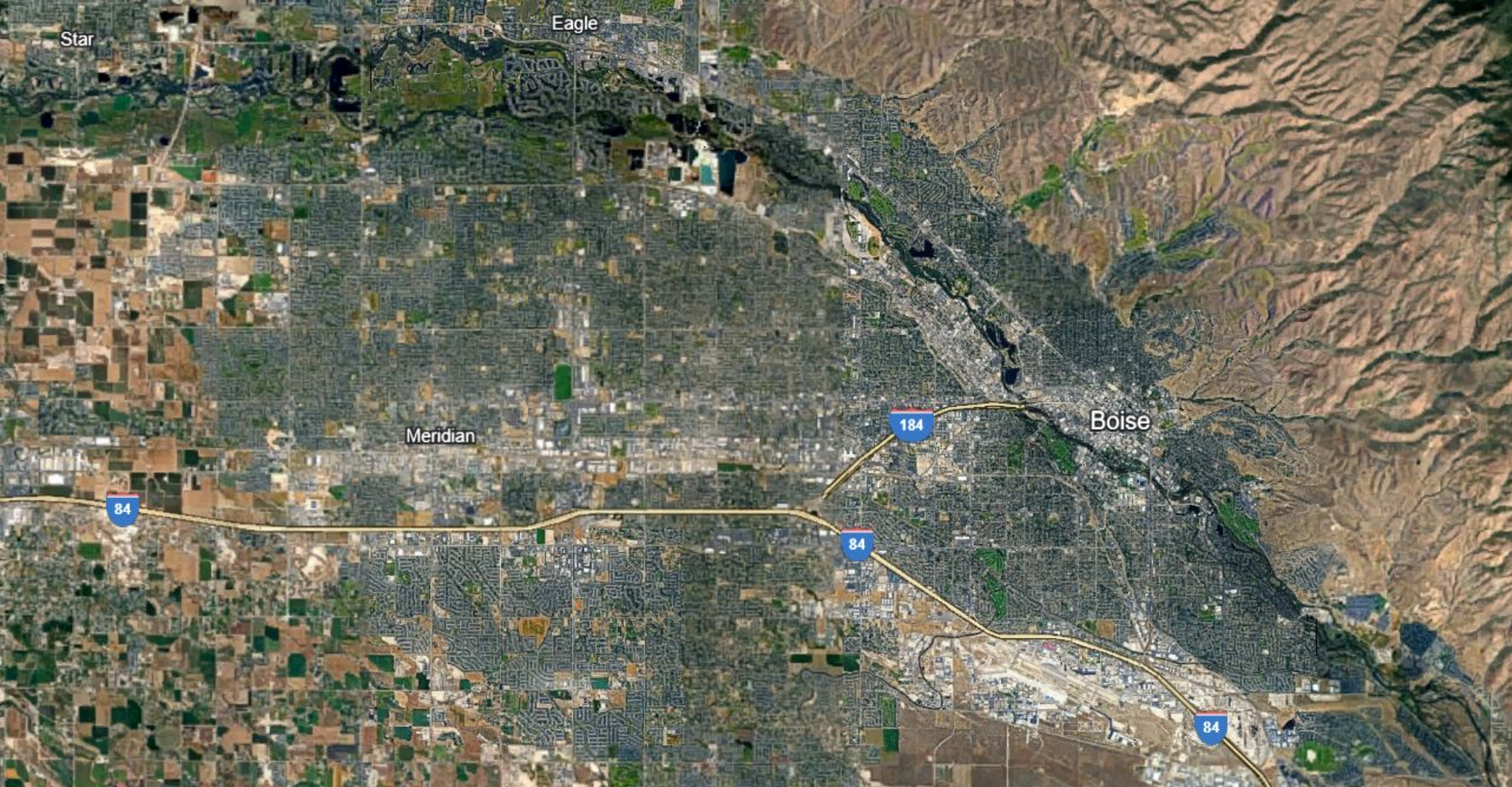
Boise/Treasure Valley Growth

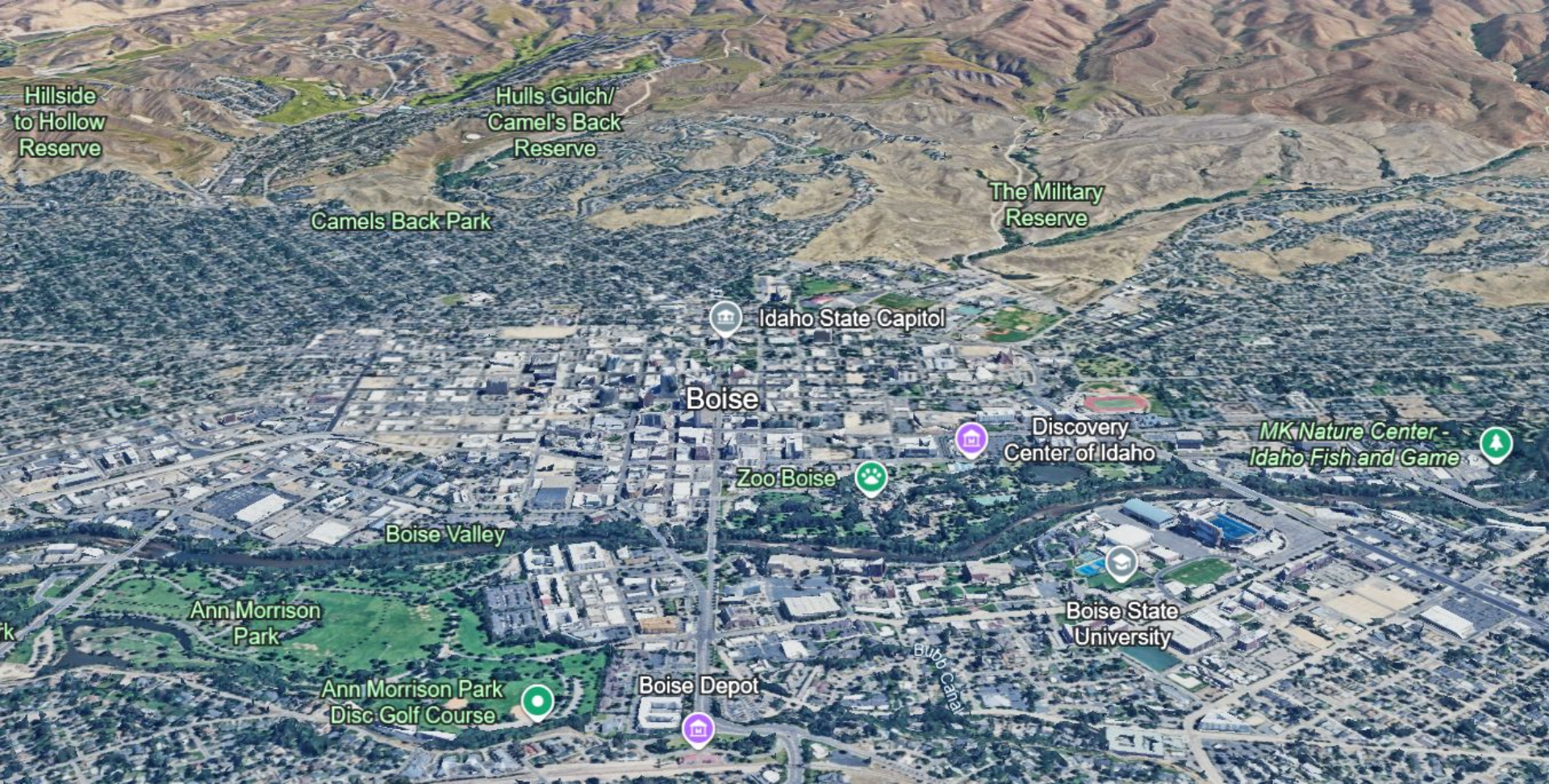
FAIR MARKET RENT BY UNIT BEDROOMS					
Year	Efficiency	1-Bed	2-Bed	3-Bed	4-Bed
FY 2025	\$1,300	\$1,534	\$1,838	\$2,575	\$3,080
FY2024	\$993	\$1,139	\$1,388	\$1,956	\$2,298
FY2016	\$487	\$617	\$789	\$1,142	\$1,352
% Increase	166%	148%	132%	125%	127%

Source: U.S. Housing and Urban Development (huduser.gov)

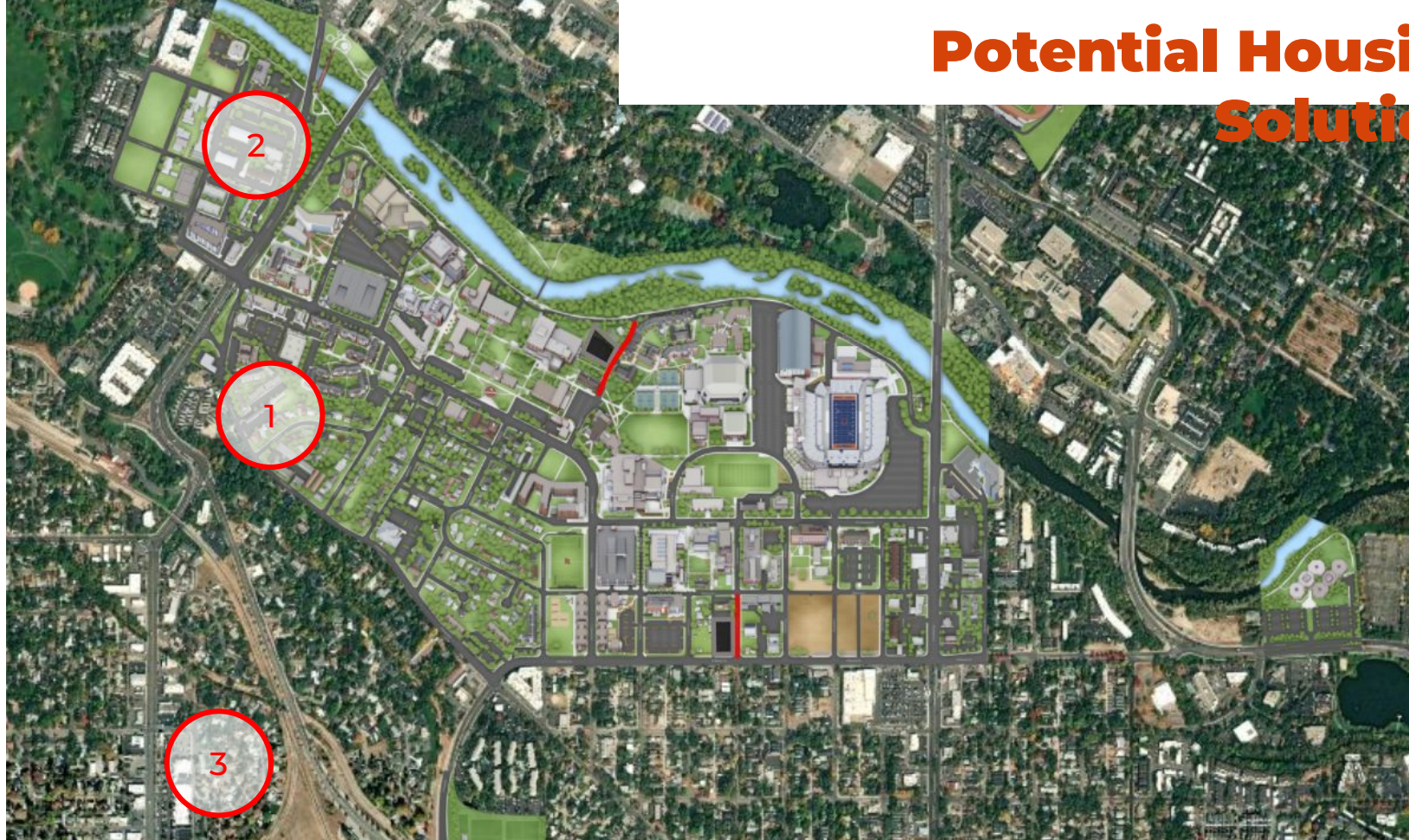
Boise State Case Study







Potential Housing Solutions



Solution #1: “Drake Property” Redevelopment

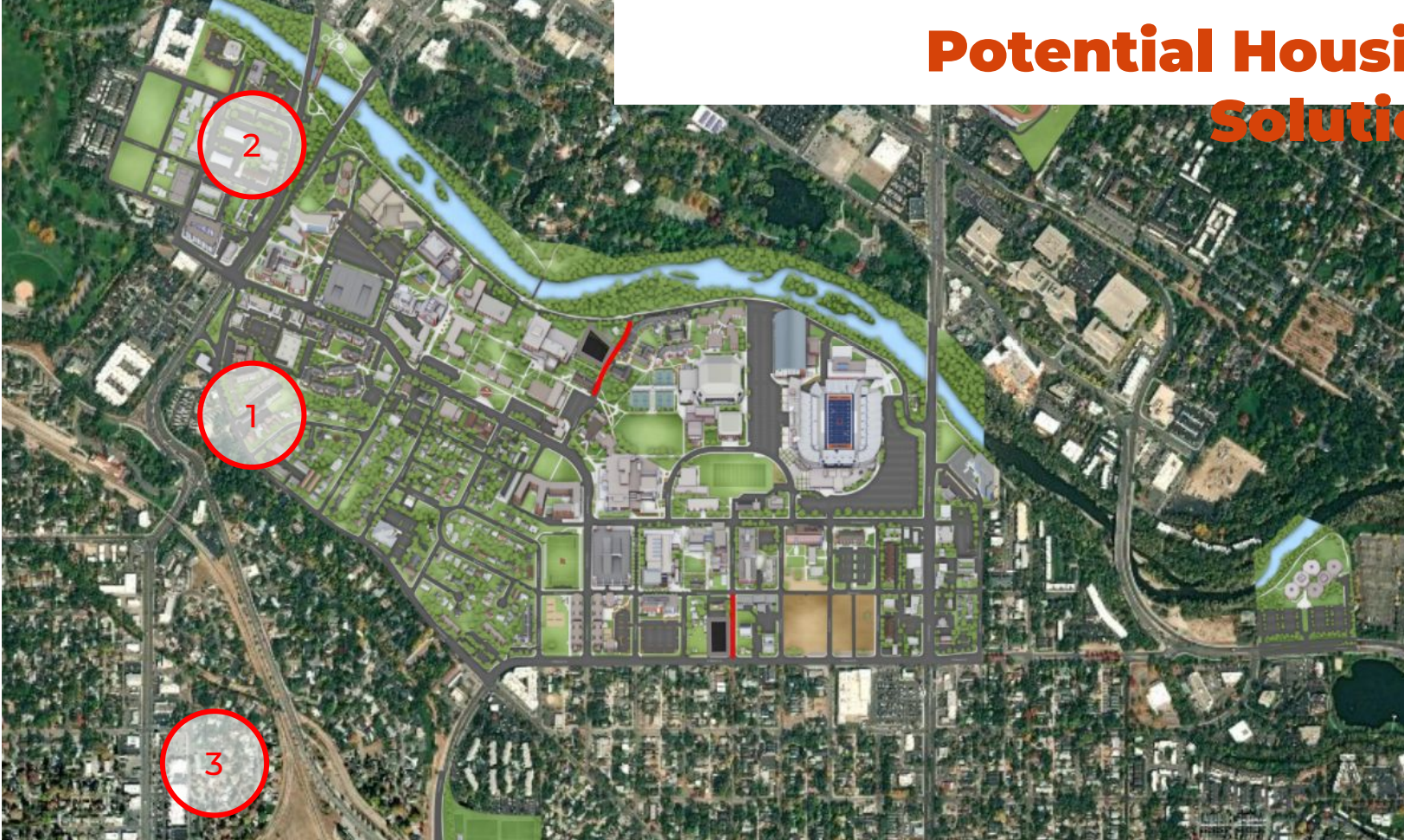


*R-3 Zone: No density limit. 50ft. height limit.
U Zone: No density limit. No height limit.*

- **Site Size:** 1.1 Acres
- **Zoning:**
 - R-3: Residential Urban*
 - U: University
- **Current Uses:**
 - Warehouse (vacant)
 - Residential (vacant)
- **Adjacencies:**
 - Neighborhood Residential
 - Faith-based
 - University-owned student housing
- **Getting There:** 10 minute walk

Boise State Case Study

Potential Housing Solutions



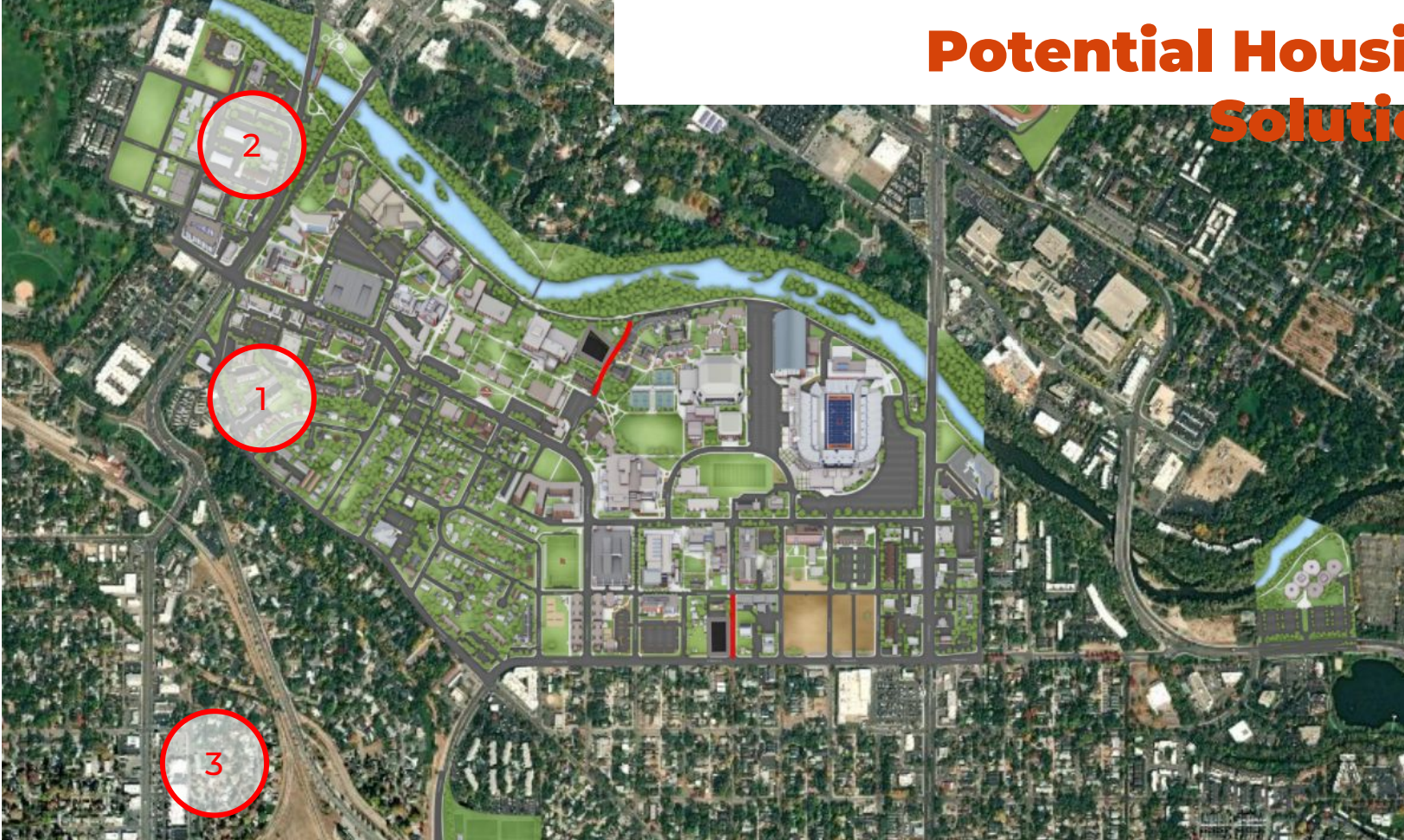
Solution #2: Lusk District Development



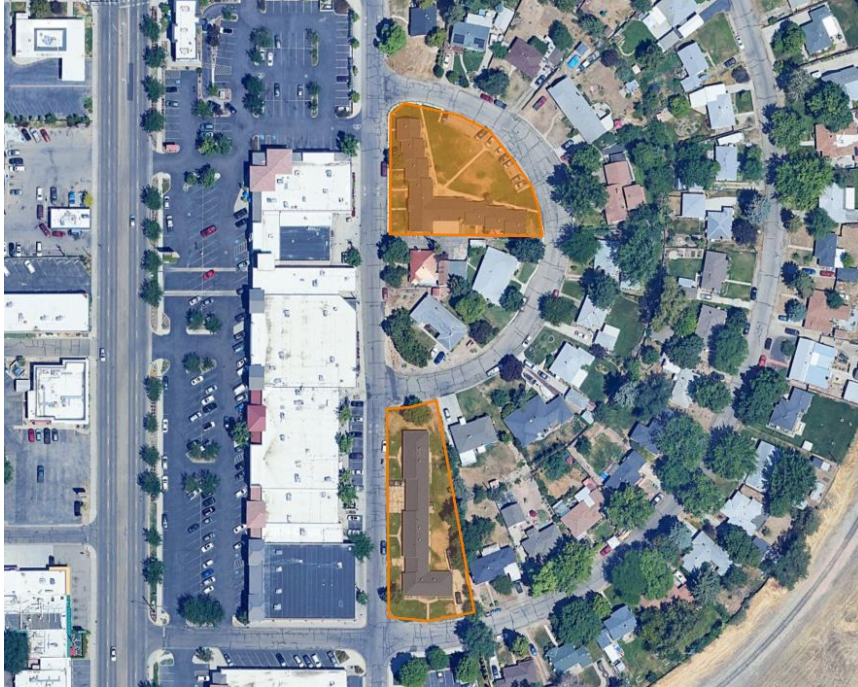
- **Site Size:**
 - 5 acres total
 - University portion ~1.5 acres
- **Zoning:**
 - MX-5: Mixed-Use Downtown
- **Current Uses:**
 - Surface parking (University)
 - Vacant residential/retail (City)
- **Adjacencies:**
 - Campus
 - Mixed-use neighborhood
 - Parking and river system
- **Getting There:** 10 minute walk

Boise State Case Study

Potential Housing Solutions



Solution #3: Off-campus Infill



- **Site Size:** ~1 Acre Combined
- **Zoning:**
 - R-2: Residential Compact
- **Current Uses:**
 - Residential (beyond useful life)
- **Adjacencies:**
 - Neighborhood housing
 - Shopping center
 - Vista Corridor (connects downtown to Boise Airport)
- **Getting There:**
 - 30 minute walk
 - 10 minute bike ride

Boise State Case Study

Solution #3: Off-campus Infill



Boise State Case Study



Development Issues and Questions

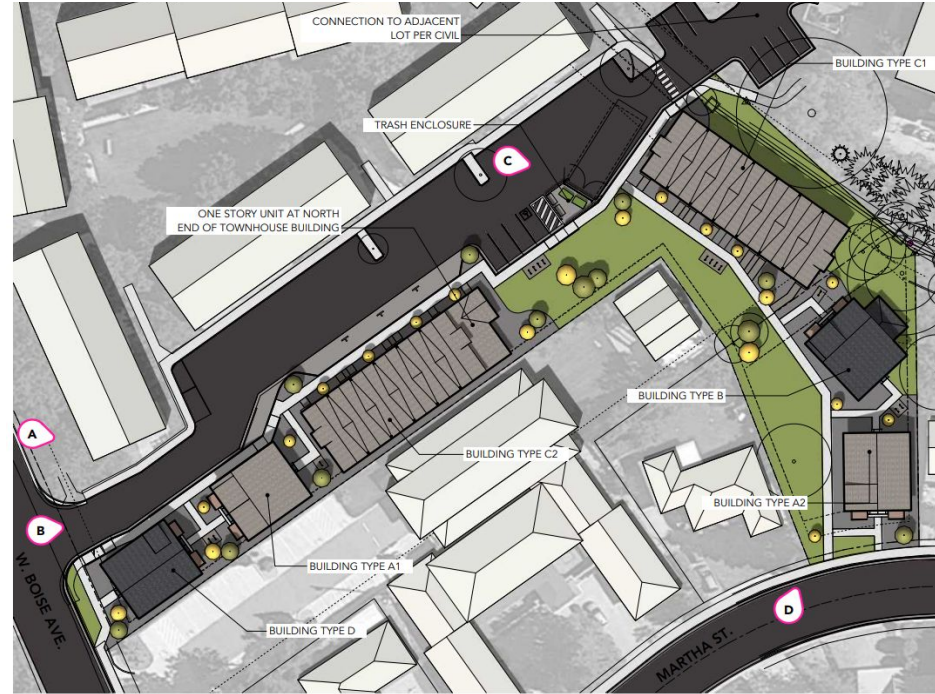
- Lack of institutional resources
- Unclear institutional prioritization
- P3 delivery and hurdles
- Cost of \$ and cost of construction
- Who should occupy; faculty/staff/graduate?
- What should we focus on first?
- Thoughts on rental (long and short term) and ownership
- Juggling maintenance needs with ultimate highest/best use

Group Breakout

Report Back



Current Status: Drake Redevelopment



Boise State Case Study



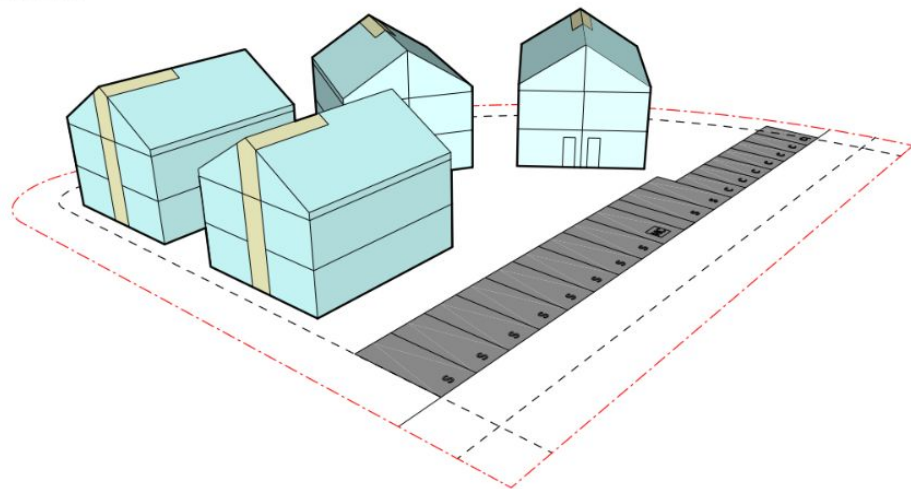
Current Status: Lusk Redevelopment



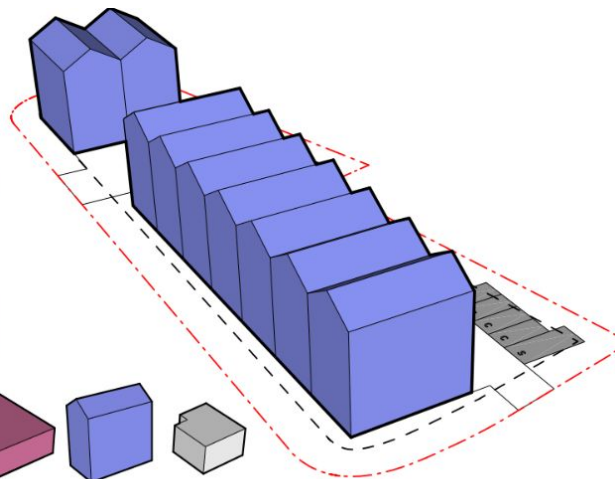
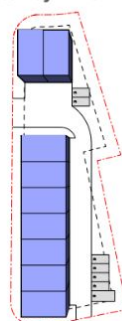
Boise State Case Study

Current Status: Off-campus Acquisition Infill

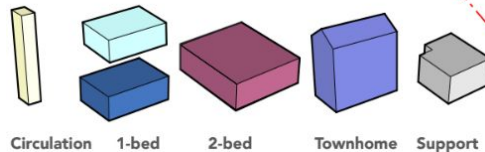
Wade Circle



Robert Street / Day Drive



Legend



Mid Density Unit Totals:

Wade Circle: (16) 1-bedroom Units, 520 SF

Robert-Day: (9) 3-bedroom Townhomes, 1,975 SF
(includes 1-car garage)

ROM Cost Estimate:

8,320 SF x 110% grossing factor = 9,152 SF x \$200/SF
= \$1,830,400

17,775 SF x \$175/SF = \$3,110,625

Total: \$4,941,025

Boise State Case Study

