

BOISE, IDAHO

The housing sites included in this assessment are the following:

Site Name	J40	Address	Housing Provider	URL
Franklin MODA	no	239 S. Orchard, Boise, ID, 83705	J Fisher	https://www.cityofboise.org/programs/housing/moda-franklin/
St. Luke’s: Warm Springs	no	190 E Bannock St, Boise, ID	St. Luke’s Health System	https://www.stLuke’sonline.org/communities-and-locations/facilities/clinics/st-Luke’s-clinic--acute-care-and-general-surgery-boise

As noted in the “Method” section at the end of this document, US Census Block Group (BG) data represents a significant data source for this analysis. These data include the housing sites, but should be interpreted with caution as the BG may not coincide fully with residents of each site. Justice40 (J40) sites that are located in Justice40 communities designated in the [Climate and Economic Justice Screening Tool](#) (CEJST) that identifies disadvantaged communities that are marginalized and overburdened by pollution and underinvestment.

Boise Overview

The Franklin Mode site is a 205-unit residential site opening in Fall 2023, with a range of one, two and three-bedroom units. It is located approximately 2 miles southwest of downtown Boise. St Luke’s Warm Springs is the primary Boise medical center location for St Luke’s Health System. The campus is located on the eastern edge of downtown Boise. As shown in Figure 1, neither of the sites is located in a J40 disadvantaged tract. The tracts with the darker shading indicate greater transportation barriers (higher relative cost and time spent on transportation relative to other tracts¹).

¹ See “transportation barriers” on the Climate and Economic Justice Screening tool “Methodology” web page: <https://screeningtool.geoplatform.gov/en/methodology>

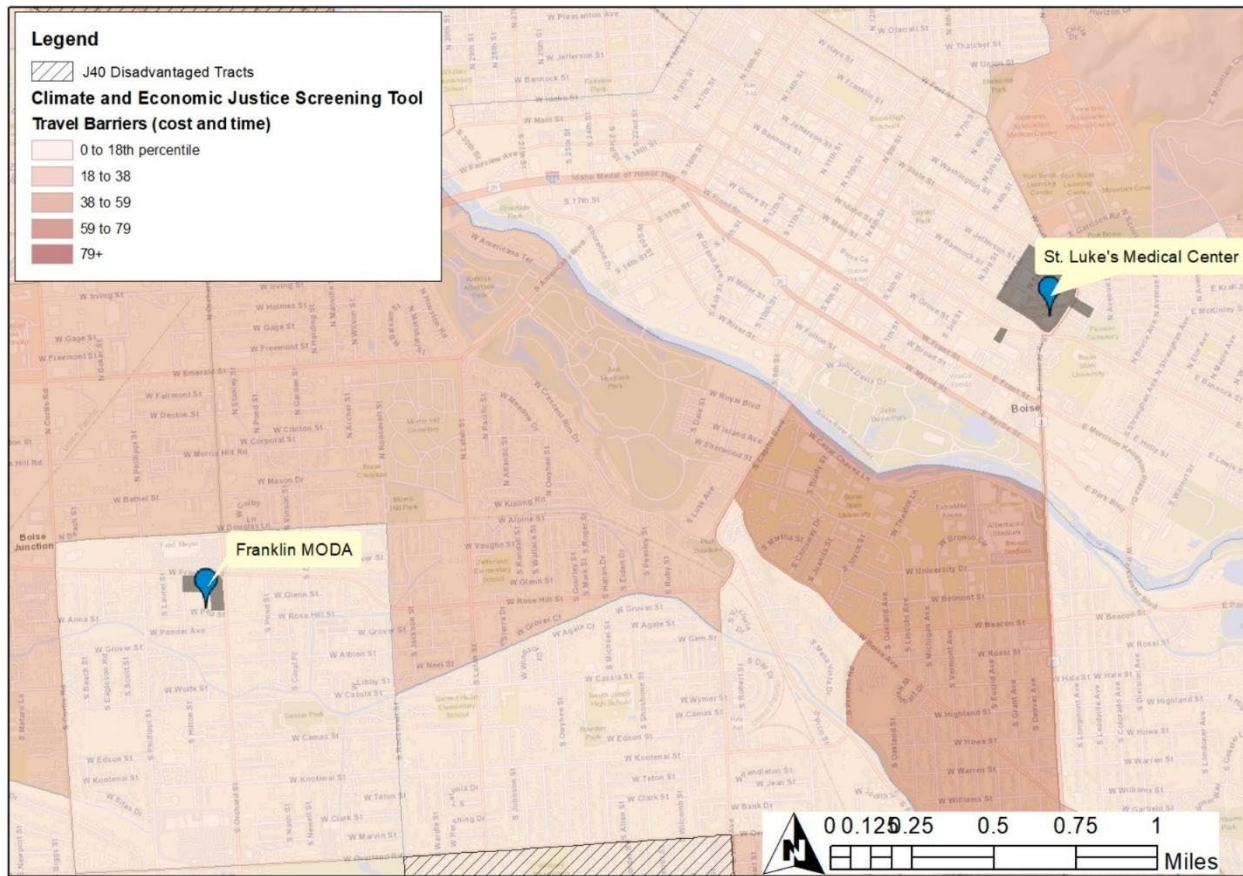


Figure 1. Boise sites mapped with J40 tracts (hashed area) and relative travel barriers (shading)

HOUSEHOLD LANGUAGES SPOKEN

Language information, particularly areas with limited English households, can help reveal barriers that residents may face in learning about and utilizing car share, as well as inform possible outreach and service needs. The residential population in the areas around both sites are primarily English speaking, with no limited English households reflected in the 2021 ACS data.

	English only	Limited English (total)	Spanish		Other Indo-European lang.		Asian / Pacific Island lang.		Other lang.	
			Limited English	Not	Limited English	Not	Limited English	Not	Limited English	Not
Franklin MODA	93%	0%	0%	0%	0%	0%	0%	5%	0%	2%
St. Luke's: Warm Springs	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%
City: Boise, ID	88%	2%	1%	5%	0%	3%	0%	2%	0%	1%

(Source: 2021 ACS 5-yr BG data)

HISPANIC/LATINO AND NOT HISPANIC/LATINO BY RACE

Information about race and ethnicity can help to understand the diversity of the area surrounding study sites, which can help inform outreach strategies. This section is closely related to household languages spoken, particularly Spanish. The areas around Franklin MODA and St. Luke’s are very similar to the Boise area overall, with 76-79% of residents identifying as white alone, 7-11% Hispanic or Latino, 2-3% Asian, and 6% two or more races.

	Hisp. or Latino	Not Hispanic or Latino						
		White alone	Black or African American alone	American Indian / Alaska Native alone	Asian alone	Native Hawaiian / Pacific Islander alone	Some Other Race alone	Two or more races
Franklin MODA	7%	79%	4%	0%	2%	0%	1%	6%
St. Luke’s: Warm Springs	11%	76%	3%	0%	3%	0%	0%	6%
City: Boise, ID	9%	79%	2%	0%	4%	0%	1%	5%

(Source: 2021 ACS 5-yr BG data)

HOUSEHOLD COMPOSITION AND INCOME

Household level factors such as household size and income level can help to understand residents’ travel needs and budgets, and gauge the potential market and impact of reduced car share rates. The area around Franklin MODA is roughly half renters, while the St. Luke’s area is almost entirely renters, and has a low average household size of 1.1 people per household. The Franklin MODA income level is about 75% of the Boise median. For St. Luke’s the block group immediately surrounding the target address is a bit higher than the Boise average, but the larger Census tract in which it is located is actually much lower than the Boise average – just under \$34,000 per year compared to over \$68,000 per year for the city overall.

	Percentage renter occupied	Average household size	Median Income (BG)	Median Income (Tract)
Franklin MODA	48%	2.2	\$52,071	\$52,917
St. Luke’s: Warm Springs	93%	1.1	\$75,665	\$33,688
City: Boise, ID	38%	2.4	\$68,373	\$68,373

(Sources: 2021 ACS 5-yr BG and Census Tract data)

RESIDENT AGE AND POVERTY

Resident age can help understand the proportion of the population that is working age and older adult populations. Information about the proportion of the population living

at or below poverty level can help reveal potential market and impact of reduced car share rates. The St. Luke’s area has few older adults. The percentage of residents living below poverty level is slightly lower in the Franklin MODA area than in Boise overall (9% to 12%), and slightly higher in the St. Luke’s area (16%). Figure 2 shows the tracts with a higher proportion of residents living at or below 100% of the poverty level (shading by percentile among US tracts).

	Percentage of population age:		Percentage below poverty (tract)		
	18 to 64	65+	Total (tract)	Ages 18 to 64	Ages 65+
Franklin MODA	68%	15%	9%	5%	20%
St. Luke’s: Warm Springs	100%	0%	16%	16%	16%
City: Boise, ID	65%	15%	12%	12%	9%

(Sources: 2021 ACS 5-yr BG and Census Tract data)

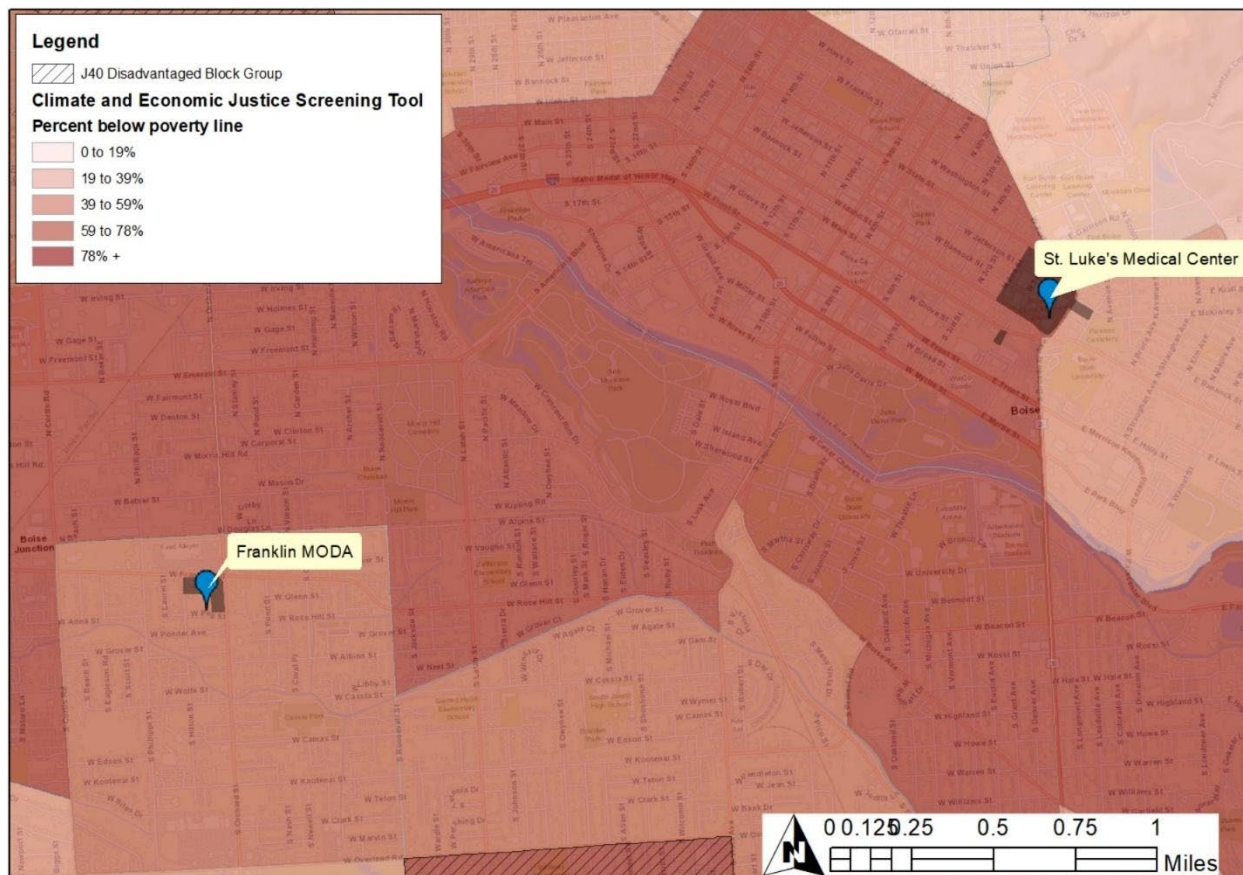


Figure 2. Boise sites mapped with J40 BGs (hashed areas) and proportion of population below the poverty level (shading)

Household vehicles and commuting

CAR OWNERSHIP

Zero-car households may be an indicator of need or market for alternative transportation modes. In addition, the proportion of single and multi-car households can reveal opportunities for car share. Residents living near Franklin MODA are a bit more likely to be in two-car households (62%) compared to Boise overall (44%). Residents in the St. Luke’s area are more likely to live in zero-car households (16%), however the vast majority are one-car households, likely reflecting the small average household size of 1.1 (see “Household Composition and Income” section).

HH car ownership	Zero-car HHs	One-car HHs	Two-plus-car HHs
	Among renter occupied units		
Franklin MODA	7%	30%	62%
St. Luke’s: Warm Springs	16%	84%	0%
City: Boise, ID	9%	47%	44%

(Source: 2021 ACS 5-yr BG data)

COMMUTE MODE

Commute mode information provides some insight into currently available and used travel modes, at least for work trip purposes. Commute modes for the Franklin MODA area are in line with Boise overall, with nearly 9 in 10 commuters driving alone. St. Luke’s has a higher proportion of commuters using public transit (8%) and walking (15%). Also notable is the very higher proportion of residents in the St. Luke’s area who commute – 87% - which is much higher than the 47% citywide rate.

	Percent of residents who commute	Commute Mode				
		Drive Alone	Carpool	Public Transit	Walk	Taxi, motorcycle, bicycle, other
Franklin MODA	53%	88%	0%	0%	5%	7%
St. Luke’s: Warm Springs	87%	77%	0%	8%	15%	0%
City: Boise, ID	47%	84%	8%	1%	3%	5%

(Source: 2021 ACS 5-yr BG data)

PERCENTAGE OF COMMUTERS WITH 45+ MINUTE COMMUTES BY MODE

Commute mode travel information provides some insight on the length of time individuals need to travel to work. Often transit dependent individuals spend significantly longer in getting to and from work. About 7% of the residents living near Franklin MODA have commutes of 45 minutes or longer. These longer commutes are

experienced by those walking and commuting by bicycle, taxi or motorcycle. Few to no residents living near St. Luke’s experience long commutes of 45 minutes or more.

45+ Minute commutes by	All commuters	Drive Alone	Carpool	Public Transit	Walk	Taxi, motorcycle, bicycle, other
Franklin MODA	7%	0%	n/a	n/a	27%	80%
St. Luke’s: Warm Springs	0%	0%	n/a	0%	0%	n/a
City: Boise, ID	4%	3%	10%	18%	2%	12%

(Source: 2021 ACS 5-yr BG data)

Walkability

WALK SCORE

Walk Score (Walkscore.com) provides an all-in-one metric for gauging the walkability of a place based on a proprietary algorithm for accessing a set of defined key destination types. Scores range from 0 (completely car dependent) to 100 (all errands can be done by walking) ². Walkable neighborhoods and car share can be contributing factors to helping people accomplish daily needs without owning a car. The Walk Score for the sites are listed below. Scores for Franklin MODA and St. Luke’s, while below the average for Boise, are both relatively high, and fall into the “very walkable” in which most errands can be done by walking.

	Walk Score Rating
Franklin MODA	75
St. Luke’s: Warm Springs	84
City: Boise, ID	89

(Source: walkscore.com)

KEY DESTINATIONS

Another way to assess walkability for everyday needs is to look at distances to key destinations, particularly to daily services (groceries, pharmacies, and schools) but also for medical services and other essential services. Consistent with the Walk Scores for these sites, many destinations are relatively close by, with grocery and pharmacy options within half a mile. St Luke’s has access to most of the searched destinations within a mile or less.

² Walk Score Ratings: 90–100 Walker's Paradise (Daily errands do not require a car); 70–89 Very Walkable (Most errands can be accomplished on foot); 50–69 Somewhat Walkable (Some errands can be accomplished on foot); 25–49 Car-Dependent (Most errands require a car); 0–24 Car-Dependent (Almost all errands require a car)

Distance to:	Grocery	Pharm.	Hardware	Hosp. / ER	Urgent care	Elem. school	High school
Franklin MODA	0.4 (Fred Meyer)	0.4 (Fred Meyer)	1.1 (Hunter's Ace Hardware)	1.6 (Saint Alphonsus Regional Medical Center)	1.5 (Saint Alphonsus Emerald Clinic)	1.2 (Jefferson)	1.3 (Borah)
St. Luke's: Warm Springs	0.5 (Whole Foods)	0.4 (Walgreens)	0.8 (Western Pacific Timber LLC)	0.0 (the location is a hospital)	1.0 (Zoom Care)	0.7 (Collister)	1.1 (Boise)

(Distance in miles. Source: Google Maps)

HOUSING AND JOBS DENSITY

Housing and employment densities provide information about the concentration of people and businesses in an area, which can inform the potential market or user base of a service. Employment density and ratios of jobs to households can also provide insight into the potential for local residents to easily access businesses and jobs. The Franklin MODA neighborhood is more residential, with higher concentrations of housing units and people than Boise overall. St. Luke's meanwhile has relatively few people, but very high employment density, reflecting the medical center location.

	Gross resid. density (HU/acre)	Gross pop. density (people/acre)	Gross empl. density (jobs/acre)	Jobs per household ³
Franklin MODA	3.2	7.0	2.1	0.6
St. Luke's: Warm Springs	0.8	0.9	88.1	108.5
City: Boise, ID	1.8	4.3	2.3	1.3

(SLD and US Census)

Transit access

Transit can be a useful means of transportation if people can easily get to a transit stop (bus or light rail), the service is relatively frequent, and it gets them where they need to go. Walk Score (Walkscore.com) also provides a Transit Score metric, which gauges access to destinations by transit. Transit access at Franklin MODA is relatively poor based on Transit Score, transit routes and transit trips accessible. However, access to jobs by transit is about on par or slightly above the Boise average. St. Luke's has access to more transit routes, trips and jobs than the Boise average.

³ EPA notes that "An employment to housing ratio in the range of 0.75 to 1.5 is considered beneficial for reducing vehicle miles traveled" (<https://enviroatlas.epa.gov/enviroatlas/datafactsheets/pdf/supplemental/employmenthousingratio.pdf>)

Transit access stats	Transit Score	Transit Routes within 1/2 Mile	Transit Trips per Week within 1/2 Mile	Jobs Accessible in 30-minute trip	Commuters Who Use Transit
Franklin MODA	26	4	206	83,576	0.0%
St. Luke's: Warm Springs	43	21	3,116	129,204	0.0%
City: Boise, ID	47	5	493	72,096	0.7%

(Source: Transit Score from Walkscore.com. All other data from alltransit.cnt.org)

Other transport

Zipcar is not available in Boise. Lime offers dockless bike and e-scooter share in Boise, and serves the areas near Franklin MODA and St. Luke's.

	Bike Score	Bike Share available within 1/4 Mile	Scooter Share available within 1/4 Mile	Zipcar available?
Franklin MODA	74	Yes	Yes	No
St. Luke's: Warm Springs	95	Yes	Yes	No
City: Boise, ID	99	Yes	Yes	No

(Source: Bike Score from Walkscore.com; Bike and Scooter share data from US Bureau of Transportation Statistics <https://data.bts.gov/stories/s/Bikeshare-and-e-scooters-in-the-U-S-/fwcs-jprj/>; Zipcar data from Google Maps and Zipcar.com)

Boise Summary

OVERVIEW

- The St. Luke's area is more conducive to walk and transit.
- The Franklin MODA area has more residents, while the St. Luke's area has a very high concentration of employees.

LIMITATIONS

- Note that most of the data utilized in this assessment is based on the block group(s) which make up the preponderance of the site location, and the tract in which the site is located. These do not in most cases directly correlate to residents of the sites, as they often include residents of some adjacent blocks. The Methods section provides some additional detail on the block group as it relates to the individual sites.
- Relatedly, ACS 2021 5-year data is used for many Census variables, and would not, for example, include details on residents who had moved into the site since 2021.
- As the Franklin MODA site is opening in 2023, the data sources discussed would not reflect incoming residents to this site. Similarly, St. Luke's is not a residential

site. For both, the data presented in this assessment can provide some understanding of the community nearby the site locations, but will not necessarily reflect the exact characteristics of the Franklin MODA residents, or the community served by St. Luke’s.

Method

This basic transportation needs assessment is a review of transportation, sociodemographic and built environment data for the site.

Key data sources include the US Census American Community Survey (2021 5-year data in most cases), the 2020 Decennial US Census, the TransitCenter’s AllTransit tool (<https://alltransit.cnt.org/>), Walk Score (Walkscore.com), the US EPA Smart Location Database (“SLD”; <https://www.epa.gov/smartgrowth/smart-location-mapping>), and calculations using mapping software include ArcMap and Google Maps.

Primary address: For analyses utilizing walkscore.com, alltransit.cnt.org, and proximity to various specific types of destination, we utilize the primary address provided for each site, generally representing the building mailing address (for individual buildings) and/or housing site office. For larger multi-building complexes, the actual access information would be expected to vary slightly for residents housed elsewhere in the community.

Census data: A major component of the data in this analysis is based on census block group, or in a few cases, census tract data. In cases where a site made up less than a block group, the data presented is for the entire block group. In cases where a site made up more than 1 block group, or a portion of multiple block groups, we first looked to see if one single BG made up the preponderance of the site (and if so, data is present for that BG), or if significant portions of the site were split between multiple BGs, in which case we took the average of those BGs. See the table below for information about the BG used for each site.

2020 Census BG and Tract info	Primary Address	BG	BG notes	Tract
Franklin MODA	239 S. Orchard, Boise, ID, 83705	Block Group 2, Census Tract 14.01, Ada County, Idaho		Census Tract 14.01, Ada County, Idaho
St. Luke’s: Warm Springs	190 E Bannock St, Boise, ID	Block Group 3, Census Tract 1.02, Ada County, Idaho	principally in 160010001023	Census Tract 1.02, Ada County, Idaho