

MEMBERS

John Laraway Bryan Clark
Robbie Reno Martin Taylor
Jonathan Doyle Beverly Wolf
Cristin Sandu Chad Queen
Larry Menges

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634
Ad Hoc Future Land Use Map
Advisory Committee
REGULAR MEETING AGENDA
Wednesday July 10, 2024, at 6:00 PM



For questions, please call Planning and Zoning at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:07)

Commissioners Present:

John Laraway - Present
Robbie Reno - Present
Jonathan Doyle - Present
Cristin Sandu - Present
Larry Menges - Present
Bryan Clark - Absent
Martin Taylor - Absent
Beverly Wolf - Present
Chad Queen - Present

City Staff Present:

Economic Development Director Morgan Treasure
Deputy City Clerk Garrett Michaelson

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Committee; there will be no separate discussion unless the Chairman, Committee Member, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.

(Timestamp 00:00:41)

A. Regular Committee Meeting Minutes Dated June 12, 2024 – Action Item

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

(Timestamp 00:00:44)

Motion To: Approve the Consent Agenda

Motion By: Commissioner John Laraway

Motion Seconded By: Commissioner Jonathan Doyle

Further Discussion: None

Voting Aye: Commissioners Laraway, Reno, Doyle, Sandu, Menges, Wolf, Queen

Voting Nay: None

Absent: Commissioners Clark, Taylor

7-0-2

3. BUSINESS ITEMS:

A. Developer Presentation(s) [*Presentation provided herein as Exhibit A*]

(Timestamp 00:01:04)

Economic Development Director Morgan Treasure discussed how at the last Ad Hoc Future Land Use Map Advisory Committee Meeting some of the Committee Members wanted to hear from the Development Committee and at this meeting the Committee would be hearing from Developers, and then introduced Tim Mokwa, Regional Director of Hayden Homes.

Tim Mokwa, Hayden Homes Housing Affordability Presentation covered topics including: The History of the Company as well as its Business Model; Charitable Giving; The "Affordability Gap" for Homes within the City of Kuna, which touched upon Household income and Home Price; Cost(s) of Construction and how they breakdown; Expected Revenue Per House at a given price; Total (Building) Permits Issued by the City of Kuna since 2018 through the present, by year; Permit Fees and which City funds the City of Kuna allocates those fees to; and ended with suggestions the City of Kuna could implement and/or pursue to increase housing affordability.

4. BOARD QUESTIONS OR CONCERNS:

(Timestamp 00:16:50)

Committee Member Beverly Wolf expressed concerns about lowering Lot Coverage below 40% due to current infrastructure and resource demands.

Tim Mokwa, Hayden Homes responded by suggesting that much of the infrastructure that has been extended or expanded has been paid for by Developers.

Adam Capel, Tresidio Homes explained that there have been barriers that the Development Community has encountered regarding infrastructure and the School District. He explained that the best way to overcome these barriers are by partnering with the Development Community.

Economic Development Director Morgan Treasure discussed how Latecomer Fees operate, and how those fees are governed by State statutes.

Tim Mokwa, Hayden Homes gave examples of how the Development Community has partnered with the City to increase infrastructure capacity.

Laren Bailey, BCA Member explained that smaller houses pay more, per square foot, in tax dollars and that high density results in the City having to spend less in infrastructure costs. He further explained that the fees associated with development pay for ongoing maintenance but do not cover expansion of the system. He further discussed that once the City is fully built out that City's with lower density have difficulty with maintaining their infrastructure due to lower tax revenue.

Chairman Cristin Sandu asked about value changes on smaller unit homes versus what is currently being built if lot coverage requirements are changed.

Adam Capel, Tresidio Homes responded.

Committee Member Beverly Wolf commented that increased development has caused the price of development to go up and suggested that slowing development may 'even-out' development prices.

Adam Capel, Tresidio Homes suggested that there is a supply-and-demand effect; slowing down the development of houses will increase the price of current houses and conversely that the more supply there is of housing, the lower its price will be.

Chairman Cristin Sandu asked about the impact of small commercial on the tax base, and referred back to a previous comment regarding the ability of the City to maintain its infrastructure after having developed out and housing density.

Economic Development Director Morgan Treasure responded.

5. UPDATES & REPORTS

A. FAQs Sheet and Past Future Land Use Maps. – Doug Hanson, Planning & Zoning Director (Timestamp 01:56:10)

Economic Development Director Morgan Treasure noted that due to Planning and Zoning Director Doug Hanson's absence that Item 5.A. FAQs Sheet and Past Future Land Use Maps will be postponed until the next regular meeting of the Ad Hoc Future Land Use Map Advisory Committee.

6. ADJOURNMENT:

(Timestamp 01:56:30)

Motion To: Adjourn

Motion By: Commissioner John Laraway

Motion Seconded By: Commissioner Chad Queen

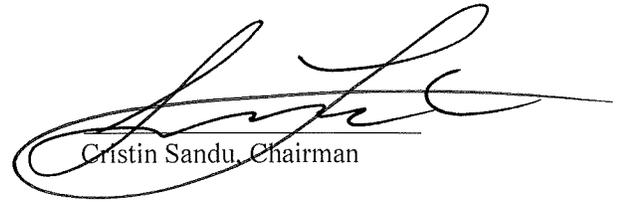
Further Discussion: None

Voting Aye: Commissioners Laraway, Reno, Doyle, Sandu, Menges, Wolf, Queen

Voting Nay: None

Absent: Commissioners Clark, Taylor

7-0-2



Cristin Sandu, Chairman

ATTEST:



Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

Exhibit A



City of Kuna

Tim Mokwa, Regional Director
July 10, 2024

Give as you go



Hayden Homes Overview



- Business Model
 - Been in business for 35 years (1989)
 - Focus on Secondary Markets
 - Area Median Income (AMI) each city
 - Goal is to bring a home to market for working families earning 100-120% AMI
- Kuna Overview:
 - Building in Kuna since 2017
 - Built 182 Homes
 - Contributed approx. 4.6M in fees to the City financials

Give as you go

Charitable Giving

First Story:

- New Hayden Homes
- 30-year loan No-interest loan
- No down-payment
- Families at or below 80% area median income.
- 116 First Story Homes/2 Built in Kuna
- 100% privately funded through in-kind labor & material contributions from trade partners/suppliers
- 89% payroll contributions from employees.

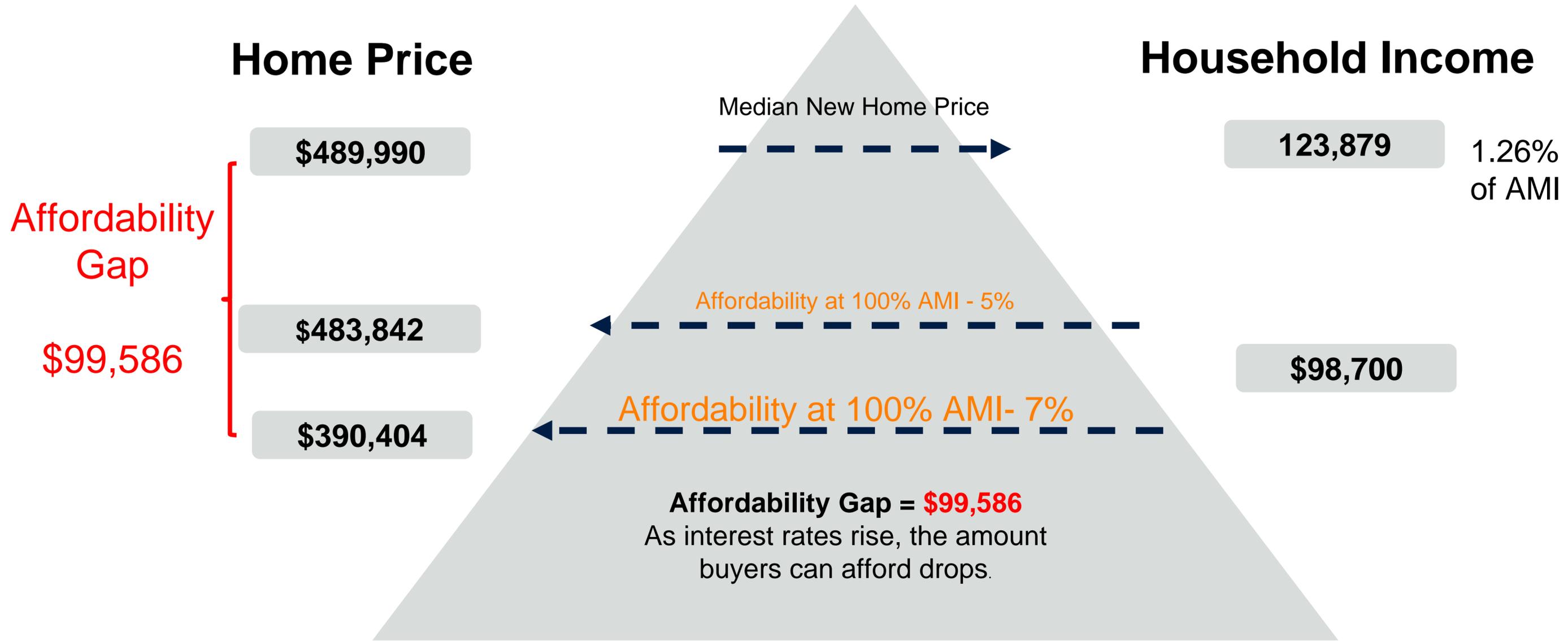
Charitable Fee Donation:

- 2.5 Million in Charitable Donation to the Treasure Valley
- \$50K has been contributed to the non-profits in the City of Kuna.



Give as you go

City of Kuna: Affordability Gap

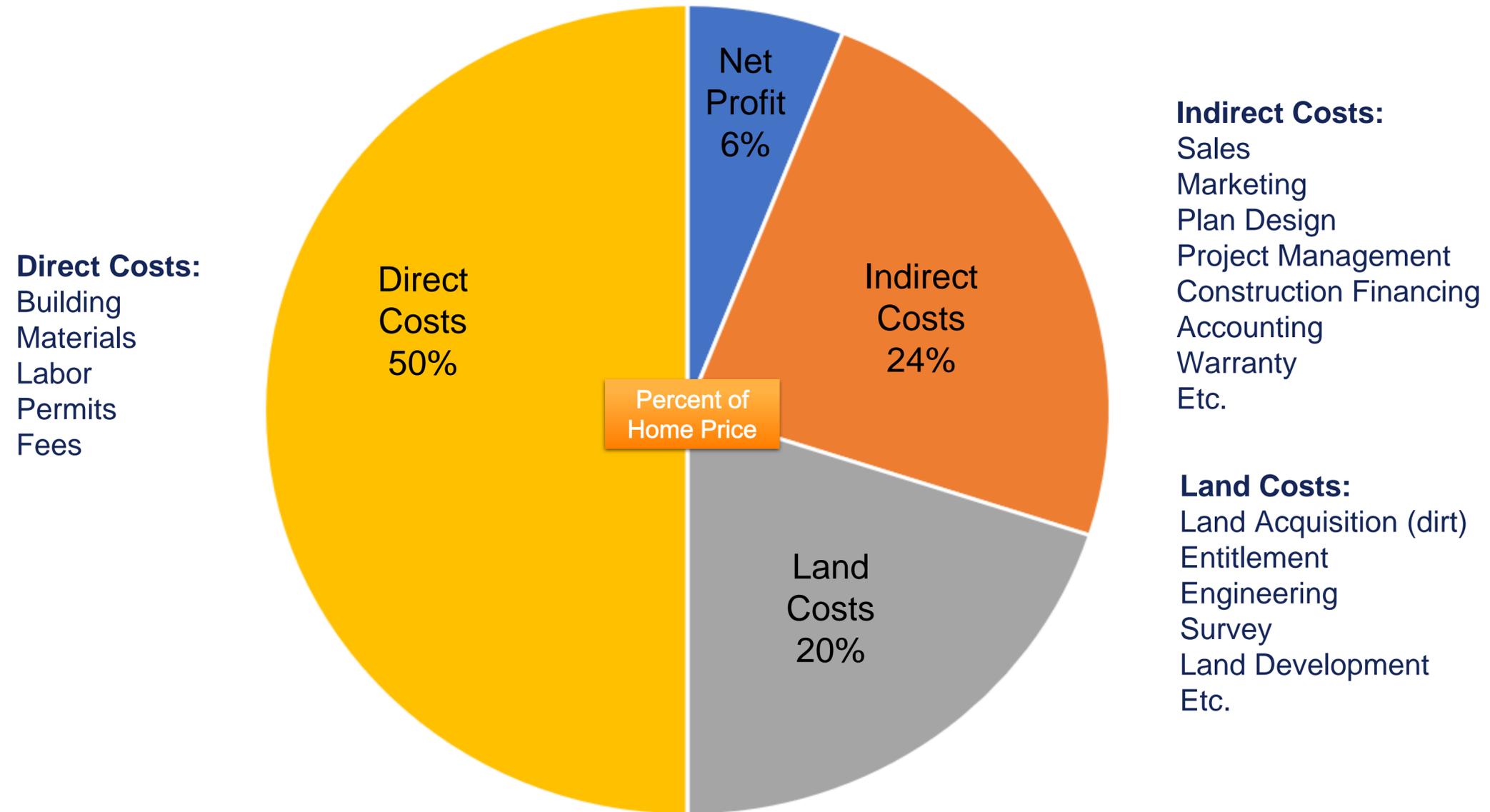


Sources: Median Home price from MLS 6/24 AMI for family of 4, HUD FY 2024 – ADA County.
Affordability assumes 30% of income used for housing, 5% down payment, and 5-7% interest rate for a 30-year loan.

Industry Model

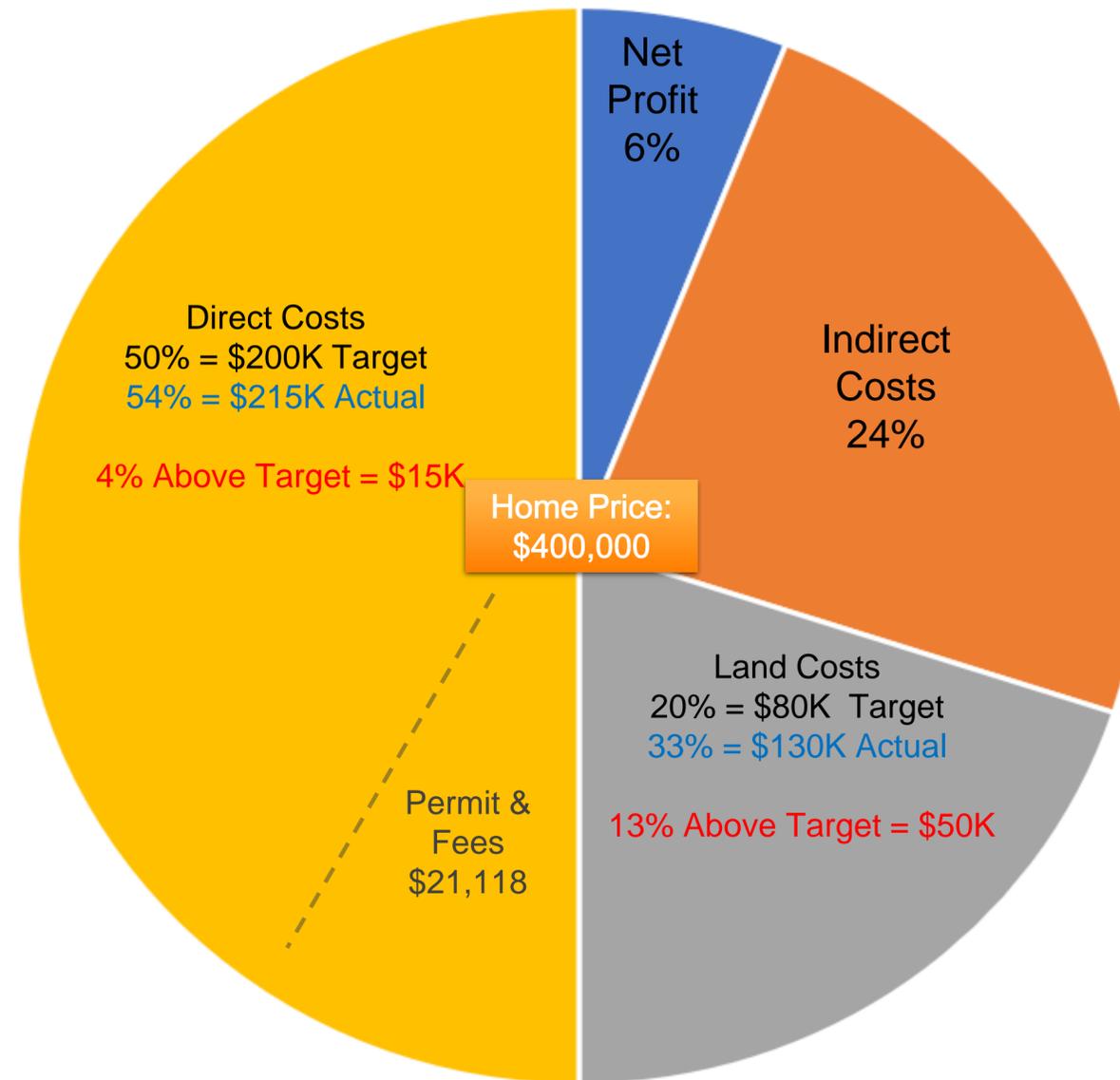
Production Homebuilding

Cost of Construction (% of Home Price)

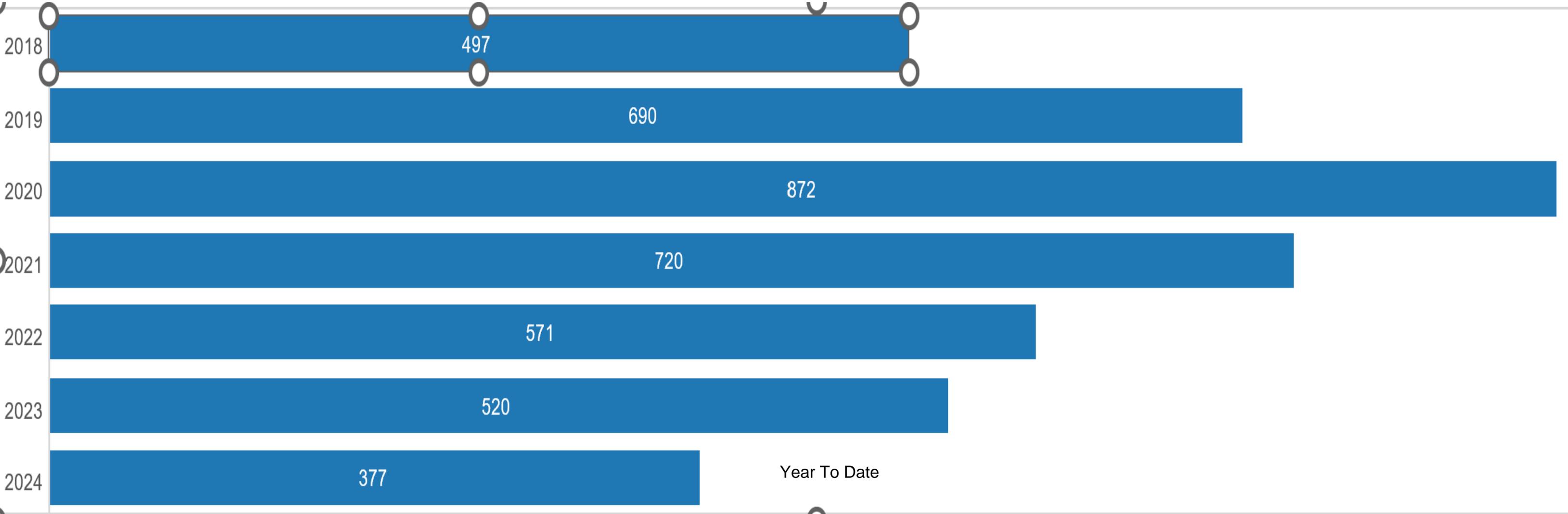


Industry Model Production Homebuilding Cost of Construction (100% AMI Home \$)

**ACTUAL COST
ABOVE TARGET
17% = \$65K**



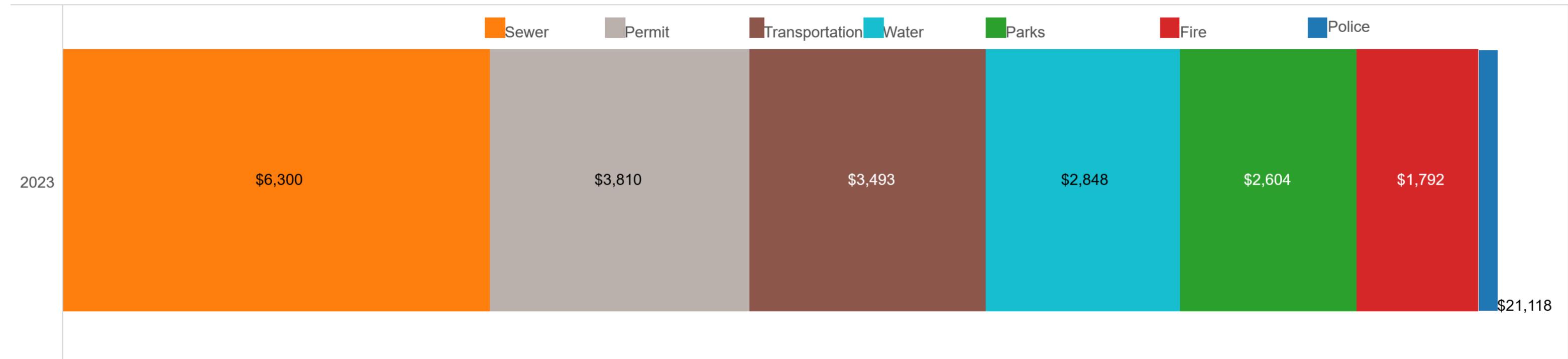
Permits By Year - City of Kuna



Permit Fees – City of Kuna Per Home

Permit Fee Categories - Kuna, ID

June 2023



Permit data from Construction Monitor through June 2024

Fee Data from permit invoice for Hayden Homes build on Lot 19 in Ashton Estates 5 (741 W 4th St) issued 12/29/2023



Suggestions for the City of Kuna

- Remove Lot Coverage requirement – Deterring smaller more affordable product
- Creativity on allowing more units per acre (reduce price land)

Thank You!