The City of Boise

Building Excellence Awards

May 15, 2013 • BOMA Boise Luncheon • pds.cityofboise.org/bea
Mercy Housing
Best Green Residential Project
12th & River Senior Apartments
Best Green Residential Project

Mercy Housing
12th & River Senior Apartments
514 S. 12th Street

12th & River Senior Apartments
Best Green Residential Project

Project Information

• Owner
Mercy Housing

• Architect
Glancey Rockwell & Associates

• Contractor
Scott Hedrick Construction

• Interior Designer
Suzie Hall, Cornerstone Designs

• Project Cost
$8,200,000
12th & River Senior Apartments
Best Green Residential Project

LEED for Homes
• Platinum level, highest scoring multi-family project in Idaho

12th & River Senior Apartments
Best Green Residential Project

Site Design

• Infill Project
  60,277 sq ft
  54 Units
  41 Affordable Units

• Pioneer Corridor
  Uses the newly refurbished Pioneer Corridor to access Downtown
12th & River Senior Apartments
Best Green Residential Project

Energy

- **Solar Energy**
  52 kw solar photovoltaic system

- **Mechanical System**
  High efficiency VRV systems with energy recovery for air and domestic water

- **Insulation**
  Advanced framing systems, uses high efficiency insulation
12th & River Senior Apartments
Best Green Residential Project

Sustainable Materials
• Products with high recycled content
• Low or no VOC products

Water Savings
• Low water use fixtures
• Rain water recovery for irrigation

12th & River Senior Apartments
Best Green Residential Project

Innovative Financial Partnership

- **HUD Funding**
  $5 million from the U.S. Dept. of Housing and Urban Development

- **Section 202**
  Included a Section 202 capital grant and annual project-based rental assistance
Innovative Financial Partnership

- **Local Funding**
  $590,000 in locally-administered funds

- **Idaho Housing and Finance Association**
  Low-Income Housing Tax Credit allocation
12th & River Senior Apartments
Best Green Residential Project

Innovative Financial Partnership

- **Affordable Housing**
  41 HUD-financed apartments

- Residents pay no more than 30 percent of their income towards rent.

12th & River Senior Apartments
Best Green Residential Project

Universal Design

• **Attractive**
  Stylish apartments comply with Universal Design principals

• **Inclusive**
  Everyone can live in or visit, regardless of age, size, or ability

• **Age in Place**
  Allows residents to age in place.
Universal Design

- **Accessible**
  One step-free entrance into the home

- **Wide doorways and hallways**

- **Bedroom, kitchen and full bathroom with room to maneuver**

- **Entertainment area on the same floor**
The City of Boise

2013 Building Excellence Awards

- Green Building
- Accessibility
- Fire & Life Safety
- Best Overall