

IHFA Housing Roundtable Updates Fall 2023

The following is a summary document with updates on IHFA's affordable housing activities across Idaho.

Homelessness

Continuum of Care (CoC)

The U.S. Department of Housing and Urban Development (HUD) recently announced awards for the FY2022 CoC competition. All currently existing projects were awarded renewal funding. Total funding for the Balance of State CoC is \$3,755,831, approximately \$10,342 higher than FY21 awards. All CoC renewal grants had a start date of July 1, 2023 and will run until June 30, 2024. The Continuum of Care Program is the largest source of federal grant funding for services and housing for those experiencing homelessness. By statute, CoC Program grants must be awarded through an annual NOFO to which nearly 400 Continuum of Care communities apply for grants for approximately 7,000 homeless services projects.

With the CoC Planning grant funds, the CoC has created a Lived Experience Panel (LEP). They hope to expand to have at least one LEP hosted in each Regional Coalition. Currently, panelists with lived experience of homelessness meet monthly, on the second Friday of every month, to discuss the strategies, methods, and decisions taking place around the State to help solve homelessness. Please contact heidis@ihfa.org with questions.

Emergency Solutions Grant (ESG)/Emergency Solutions Grant COVID (ESG-CV)

HUD also awarded ESG funds to Idaho in the amount of \$1,103,073. The ESG grant began on Oct. 1, 2022 and will run until Sept. 30, 2023. Approximate distribution of ESG funding was 43% to Shelter, 35% to Rapid Rehousing, and 22% to homeless prevention projects. In addition to this, Idaho received \$15,274,658 in one-time ESG-CV funding, which was dispersed to eligible projects on March 1, 2020 with a tentative final end date of June 30, 2023. Of this funding, only \$419,102 remains. Most of the remaining funds are being utilized to finish long-standing rehabilitation projects affected by supply chain issues.

For more information, please refer to IHFA's Homelessness [webpage](#).

Information about any of these programs can be found [here](#), or by contacting SNAP@IHFA.org.

COVID-19 Response

IHFA has administered a COVID-19 response [emergency rental assistance](#) program since April 2020. This program offers emergency rent and utility assistance to renters earning less than 80% of the area median income for a period of up to 18 months. Both retroactive and prospective assistance is available. A program flyer and other promotional material are available for distribution and can be accessed [here](#).

The program ran out of funding (that had been appropriated by the State) and did not disburse any payments from late January 2023 to mid-April 2023. The State has appropriated the remaining \$32 million in federal funding for this program, which is currently operating. The program is expected to conclude by the end of 2023.

All COVID-19 funding allocated through the Emergency Solutions Grant Program has been expended.

Stay up to date on IHFA's COVID-19 response programs through our [COVID-19 page](#).

Rental Assistance

IHFA's four branch offices located in Twin Falls, Idaho Falls, Lewiston, and Coeur d'Alene administer the HUD Housing Choice Voucher program in 34 of the 44 counties in Idaho. We administer our regular voucher program, which uses preferences to categorize applicants – 1) Terminally Ill applicants 2) Families with Children/Elderly/Disabled households 3) no preference. We also administer the Mainstream program for non-elderly persons with disabilities (a member of the household is a non-elderly person with a disability – 177 vouchers); Mainstream for non-elderly disabled persons exiting institutions or at risk of placement in an institution or homeless or at risk of homelessness (50 vouchers); Mainstream for non-elderly disabled persons who are living in rapid rehousing or permanent supportive housing who were previously homeless (38 vouchers); Veterans Affairs Supportive Housing vouchers (VASH) VA referral program (185 vouchers), and Emergency Housing Vouchers for homeless applicants (referral only through Access Points - 114 vouchers).

IHFA wait times for qualifying applicants:

Idaho Falls: 12 to 14 months

Twin Falls: 8 to 10 months

Lewiston: 6 to 8 months

Coeur d'Alene: 16 to 18 months

Project Finance

For an updated list of income-based or subsidized properties across Idaho within IHFA's Compliance portfolio look at the "Affordable Projects" in each region, [here](#).

Also, for a current report on the impact of IHFA's Collateral Support Program for small businesses, click [here](#).

HOME

IHFA's annual HOME allocation is a little over \$6 million. This amount was included as part of the recently passed Congressional budget on December 29, 2022. HOME funds will be made available in two competitive application rounds – multi-family (concluded in August) and single-family (late fall). HOME funds exist to create housing opportunities for households earning less than 80% of Area Median Income.

HTF

The Housing Trust Fund (HTF) was also included in the Congressional budget recently approved. IHFA received a little over \$3 million. Funding was made available in August for multi-family housing. HTF funds must serve households earning less than 30% Area Median Income.

HOME-ARP

In March 2021, President Biden signed the American Rescue Plan Act of 2021 into law. Part of this plan allocated funding through the HOME program. IHFA has received \$19.46 million of HOME-ARP funding. IHFA has received approval on the allocation plan for expending the funds. IHFA opened the grant applications (\$6.8 million) for Supportive Services activities in March 2023. 15 nonprofits across the state received \$2.3 million in grants funds to serve individuals and households meeting a qualifying definition of homelessness. IHFA is expecting to release \$9 million for Permanent Supportive Housing projects in the summer of 2024, depending on updated guidance from HUD.

Neighborhood Stabilization Program

In July 2008 Congress established the Neighborhood Stabilization Program (NSP) to help local governments address the neighborhood effects of concentrated foreclosures. IHFA received about \$20 million and we anticipate we will expend the remaining amount of NSP funds by the first quarter of 2024.

The Home Partnership Foundation

Avenues for Hope Housing Challenge: The 12th annual online campaign was held December 2022 and raised nearly \$2.7M for 88 Idaho nonprofits and schools. Registration for the 13th annual 2023 campaign will be open mid-September through November 1st via www.avenuesforhope.org. The 2023 campaign will be held December 12-31, 2023. We welcome nonprofits and school districts that provide housing and/or supportive services to participate. New campaign sponsors are also needed to help fund the \$350,000+ prize pool and matching funds. Please direct any questions or feedback to Deanna Ward at deannaw@ihfa.org or 208-331-4756.

Housing Information and Referral Center (HIRC) | Housingidaho.com

IHFA's Housing Resources Coordinator continues to make housing referrals for any and all stakeholders. IHFA contracts with Emphasys Housing Locator to provide a toll-free bilingual Call Center at **1.877.428.8844** and a free rental listing and locator service at **housingidaho.com / viviendaidaho.com**. As of August 1, 2023, there were 1,501 landlords representing 3,473 listings and 20,711 units posted to the site, with 90 units (0.43%) showing as available. The site averaged 7,522 visits per month through 8/23/2023.

Beyond individual support and referrals, the HIRC offers information on housing needs assessment, fair housing, accessibility, and research and planning tools to land-use, community and economic professionals, and local or regional partners. Regular collaboration includes the [WeCAN Peer Learning Network](#), [Idaho APA Chapter](#), [Idaho Access Project](#), [Rural Development Initiative](#), Consortium for Idahoans with Disabilities, Association of Idaho Cities, [2023 Community Health Needs Assessment](#) Steering Committee, [Connected Canyon County Initiative](#), the International [Community Development Council](#), and [Idaho Rural Partnership](#).

Recent presentations include *Whose Home on the Range | Analysis of Impediments/AFFH* for the 2023 Association of Idaho Cities conference; *Housing as a Second Language | Inclusive*

Communities for the 2023 NW Community Development Institute, and *CDI: Cultivating Community, Commerce, and Careers* for the 2023 Community Development Society conference. Pending presentations in fall 2023 include *Intro to Fair Housing: Why it matters to your community and economy*, 2023 Idaho City Clerks, Treasurers, and Financial Officers Association (ICCTFOA) Institute, and *Creating accessible, cost-effective homes and neighborhoods*, American Planning Association: Idaho/Utah joint conference.

[2022 Analysis of Impediments](#) | [Data Dashboard](#) | [AFFH Proposed Rule](#)

The 2022-2027 *Analysis of Impediments to Fair Housing Choice*, or AI examines barriers to housing choice in the State of Idaho. This is a joint effort between the Idaho Housing and Finance Association (IHFA) and Idaho Commerce (Commerce). The study identifies housing needs and trends during the past five years and the role of housing choice and diversity in Idaho's overall economic and employment health. It also describes those with the greatest housing needs along with private and public sector barriers to housing choice. Finally, the findings help us understanding the role of housing choice in both individual access to economic opportunity and broader state and local economic development and resilience. [Download and view the AI](#); [visit the related data dashboard](#).

[2023 AFFH, Equity Plan Proposed Rule](#). IHFA and our partners at Commerce are awaiting a HUD's response to public comments on the Proposed Rule during the Public Comment Period. [Learn more here](#).

Fair Housing

IHFA continues to distribute fair housing education and outreach materials for landlords, renters, realtors, housing advocates, managers, owners, and other stakeholders. Visit IHFA's [Fair Housing page](#) to access unique videos and free print materials.

IHFA continues to maintain www.fairhousingforum.org on behalf of our Idaho Fair Housing Forum (IFHF) partners. The IFHF normally meets the 2nd Wednesday of each month from 10am to 11am MDT to pursue conversations and training that support our shared fair housing responsibilities, collaboration and planning goals. For more information, contact erikk@ihfa.org; to be added to the e-vite list, contact amarae@ihfa.org.