

HIRC Updates – Fall 2018

Questions? Contact Erik Kingston — erikk@ihfa.org / 208-331-4706

Housingidaho.com updates include new features

Celebrating the ten-year anniversary of Housingidaho.com was a big deal. It was bittersweet though, as we've seen an increase in listings statewide, but an overall decrease in available listings as demand exceeded supply in most markets. We're asking Roundtable and other partners to recruit housing providers to add more listings. Contact Erik at erikk@ihfa.org / 331-4706 to discuss increasing efficiency and opportunity in Idaho's housing market.



Idaho communities and housing providers respond to housing crisis

The current housing crisis reflects a convergence of several disruptive factors: outside speculative investment, conversion of legacy multifamily properties and long-term rentals, gentrification and displacement, and growing consumer debt. An imbalance in supply and demand has created what the Sightlines Institute describes as a '[cruel game of musical chairs](#).'

Assessment of Fair Housing Available Online

As HUD moves from the *Analysis of Impediment (AI)* model to an *Assessment of Fair Housing (AFH)*, Idaho's 'State AFH Template' is available for reference. HUD is pushing for more collaboration among jurisdictions and groups, whether in terms of geopolitical boundaries or focus areas. Visit www.idahohousing.com and search for 'Assessment of Fair Housing' to view the new document.

2018 Fair Housing Events fairhousingforum.org

The Idaho Fair Housing Forum hosted several training opportunities in early 2018. See www.fairhousingforum.org for webcasts and presentations or to check for upcoming events.

Community Review*

McCammion / June 2018

Ashton / Fall 2018

Blackfoot / Late Spring 2019

Donnelly / Fall 2019

**Community Reviews recruit experts in areas like economic and community development, transportation, housing and tourism based on local needs. These volunteers work with rural leaders and residents to cultivate healthy communities and durable economies. IHFA is a long-time member of the non-partisan Idaho Rural Partnership, which oversees the Community Review.*

www.irp.idaho.gov/Home/Community_Review

Idaho Rural Partnership (IRP)

Tri-State Design Team. As part of a three-year USDA AFRI grant, IRP is part of a Tri-State Design Team working with counterparts in Montana and Wyoming on a multi-state approach to community assessment. The results include a new web site (<http://www.communityreview.org/>) and organization, the Western Community Assessment Network, or WeCAN. The site features an Assessment Map showing communities that have completed a review (visitors can see the date of each review and download the report), and a searchable Resource Database to help rural communities seeking to build capacity, locate technical assistance or pursue funding. The Kettering Foundation has invited WeCAN members to their Dayton, Ohio headquarters to explore the work we do in order to apply it elsewhere.

Partners for Rural America Annual Meeting: Cedar City, UT. As a State Rural Development Council (SRDC), IRP is a member of the [Partners for Rural America](#), or PRA, whose goals are to increase economic and social opportunities for rural citizens and to increase the viability of rural communities. IHFA's Erik Kingston led a discussion of rural housing issues during the recent meeting Sept. 16-19. Each PRA member described the challenges facing his or her state as housing supplies and prices fail to meet the needs and incomes of residents. Housing shortages are impacting workforce and family stability, while growing housing cost burdens mean residents have less money to cover basic costs or invest in local economies.

Housing Assistance Guide – ihfa.org (search ‘housing assistance guide’)

Case Manager/Service Provider Training

IHFA offers training to case managers, service providers and local government to expand awareness of housing resources and strategies, fair housing resources and implications for clients and providers, and the Special Needs/Saved Search feature of www.housingidaho.com. Contact erikk@ihfa.org / 331-4706.

Ramp Up Idaho rampupidaho.org

Changes to the tax code adopted in late 2017 eliminated several credits and exemptions for small businesses and persons with disabilities, including the exemption and credit for removing barriers. Focus is on education and outreach, and reminding businesses that ‘Access Means Business.’ Getting customers in the door is the focus of every any business owner.

www.housingidaho.com listing activity, vacancy rates

Qtr/Yr	Available Listings	Total Listings	Available Units	Total Units	Rental Vacancy Rate*	Landlords
Q1/11	718	3,229	964	17,752	5.43%	1,114
Q2/11	779	3,332	970	19,355	5.01%	1,151
Q3/11	769	3,329	963	19,223	5.01%	1,147
Q4/11	769	3,363	940	18,863	4.98%	1,177
Q1/12	749	3,325	801	18,573	4.31%	1,172
Q2/12	736	3,311	791	18,057	4.38%	1,157
Q3/12	709	3,336	784	17,552	4.47%	1,173
Q4/12	725	3,365	842	17,695	4.76%	1,187
Q1/13	698	3,350	775	17,858	4.34%	1,183
Q2/13	750	3,439	747	19,006	3.93%	1,207
Q3/13	781	3,482	772	19,543	3.95%	1,220
Q4/13	808	3,514	717	19,775	3.63%	1,244
Q1/14	773	3,483	591	19,185	3.08%	1,259
Q3/14	801	3,505	619	20,037	3.09%	1,298
Q1/15	813	3,509	649	20,310	3.20%	1,315
Q2/15	809	3,515	626	20,068	3.12%	1,462
Q3/15	815	3,523	627	20,176	3.11%	1,326
Q2/16	818	3,513	714	20,271	3.52%	1,335
Q4/16	767	3,435	338	20,086	1.68%	1,328
Q1/17	775	3,500	317	20,138	1.57%	1,331
Q2/18	769	3,460	297	20,496	1.44%	1,337

*Rental Vacancy Rate from housingidaho.com listings only

Listing Activity and RVRs through 09/01/2018 www.housingidaho.com

County	Available Listings	Total Listings	Available Units	Total Units	Total Landlords	RVR*
Ada	10	1156	25	6166	483	0.41%
Adams	3	6	4	38	4	10.53%
Bannock	2	102	4	629	37	0.64%
Bear Lake	3	10	5	136	6	3.68%
Benewah	1	7	7	38	4	18.42%
Bingham	1	79	1	495	45	0.20%
Blaine	0	28	0	351	11	0.00%
Boise	0	7	0	24	5	0.00%
Bonner	4	51	5	356	17	1.40%
Bonneville	9	440	18	1624	225	1.11%
Boundary	0	8	0	16	5	0.00%
Butte	3	10	11	57	4	19.30%
Camas	0	2	0	2	1	0.00%
Canyon	3	404	7	2309	154	0.30%
Caribou	1	4	1	58	4	1.72%
Cassia	3	65	10	424	33	2.36%
Clearwater	0	10	0	32	8	0.00%
Custer	2	8	6	57	3	10.53%
Elmore	4	43	7	324	18	2.16%
Franklin	0	6	0	49	3	0.00%
Fremont	1	10	1	53	6	1.89%
Gem	0	46	0	111	8	0.00%
Gooding	2	23	2	121	9	1.65%
Idaho	3	24	4	103	13	3.88%
Jefferson	0	37	0	188	22	0.00%
Jerome	3	48	4	354	24	1.13%
Kootenai	7	257	26	2095	97	1.24%
Latah	10	48	24	512	17	4.69%
Lemhi	3	15	3	74	6	4.05%
Lewis	0	1	0	1	1	0.00%
Lincoln	0	3	0	5	3	0.00%
Madison	0	20	0	406	12	0.00%
Minidoka	3	32	3	139	19	2.16%
Nez Perce	1	67	1	508	20	0.20%
Oneida	0	1	0	1	1	0.00%
Owyhee	1	7	2	62	3	3.23%
Payette	0	33	0	320	13	0.00%
Power	1	11	1	126	5	0.79%
Shoshone	2	25	2	146	14	1.37%
Teton	1	12	1	111	6	0.90%
Twin Falls	17	230	79	1577	94	5.01%
Valley	4	19	9	153	7	5.88%
Washington	0	19	0	206	6	0.00%
State	108	3434	273	20557	1476	1.32%

*Source: housingidaho.com 9/1/18 (mostly multifamily)

Search Activity for Idaho - page views to 09/24/2018

Region	09/24/2018	Past 7 Days	Sep. 2018 to Date	2018 to Date	Past 365 Days
Ada	116	563	1,647	19,754	24,904
Adams	0	0	6	128	159
Bannock	12	44	108	1,189	1,465
Bear Lake	0	0	13	140	172
Benewah	0	2	11	148	179
Bingham	1	18	89	675	858
Blaine	1	4	14	303	363
Boise	2	11	22	311	397
Bonner	13	28	78	802	1,005
Bonneville	19	94	365	3,931	5,067
Boundary	1	1	4	21	26
Butte	0	1	9	115	146
Camas	0	0	1	3	3
Canyon	23	165	481	6,591	8,231
Caribou	2	4	8	244	307
Cassia	3	7	19	376	471
Clark	0	0	0	1	1
Clearwater	0	4	10	154	199
Custer	0	5	8	117	146
Elmore	0	8	29	372	495
Franklin	1	2	3	115	144
Fremont	0	7	19	208	262
Gem	1	3	11	292	363
Gooding	0	24	42	356	428
Idaho	0	11	28	311	382
Jefferson	2	16	49	467	611
Jerome	0	25	67	578	706
Kootenai	36	162	576	5,480	6,713
Latah	1	7	48	543	689
Lemhi	0	1	5	109	154
Lewis	0	0	0	8	12
Lincoln	0	0	1	8	11
Madison	1	17	60	481	579
Minidoka	0	6	12	313	378
Nez Perce	2	30	80	663	843
Oneida	0	0	1	6	6
Owyhee	0	4	27	323	409
Payette	0	2	26	458	592
Power	0	2	6	121	152
Shoshone	0	20	52	303	391
Teton	0	4	6	159	212
Twin Falls	16	78	219	2,951	3,667
Valley	0	9	30	328	411
Statewide	253	1,389	4,290	49,956	62,709