

HIRC Updates – Spring 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 learn how we can all increase 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*

McCammon / 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 headquarters to explore the work we do in order to apply it elsewhere.

Partners for Rural America annual meeting. As a State Rural Development Council (SRDC), IRP is a member of the Partners for Rural America, or PRA. Currently, SRDCs operate in thirty-seven states and plans are underway for the establishment of councils in all fifty states. Their goals are to increase economic and social opportunities for rural citizens and to increase the viability of rural communities.

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 through 09/01/2018 www.housingidaho.com

County	Available Listings	Total Listings	Available Listings	Total Units	Total Landlords	RVR*
Ada	10	1156	10	6166	483	0.41%
Adams	3	6	3	38	4	10.53%
Bannock	2	102	2	629	37	0.64%
Bear Lake	3	10	3	136	6	3.68%
Benewah	1	7	1	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	4	356	17	1.40%
Bonneville	9	440	9	1624	225	1.11%
Boundary	0	8	0	16	5	0.00%
Butte	3	10	3	57	4	19.30%
Camas	0	2	0	2	1	0.00%
Canyon	3	404	3	2309	154	0.30%
Caribou	1	4	1	58	4	1.72%
Cassia	3	65	3	424	33	2.36%
Clearwater	0	10	0	32	8	0.00%
Custer	2	8	2	57	3	10.53%
Elmore	4	43	4	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	3	103	13	3.88%
Jefferson	0	37	0	188	22	0.00%
Jerome	3	48	3	354	24	1.13%
Kootenai	7	257	7	2095	97	1.24%
Latah	10	48	10	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	1	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	17	1577	94	5.01%
Valley	4	19	4	153	7	5.88%
Washington	0	19	0	206	6	0.00%
State	108	3434	108	20557	1476	1.32%

Search Activity for Idaho - page views to 05/28/2018 (unique visitors)

Region	05/28/2018	Week to Date	Past 7 Days	May 2018 to Date	2018 to Date	Past 365 Days
Ada	42	0	378	1,681	11,183	23,986
Adams	1	0	4	18	68	152
Bannock	3	0	19	125	550	1,176
Bear Lake	1	0	5	18	72	152
Benewah	1	0	2	9	77	156
Bingham	4	0	16	49	309	724
Blaine	4	0	14	40	197	355
Boise	1	0	9	33	175	407
Bonner	1	0	10	90	397	895
Bonneville	8	0	108	402	1,938	4,493
Boundary	0	0	0	0	5	15
Butte	1	0	3	14	62	132
Camas	0	0	0	0	2	2
Canyon	23	0	180	735	3,736	7,867
Caribou	1	0	3	28	142	262
Cassia	1	0	9	46	201	454
Clark	0	0	0	0	1	1
Clearwater	1	0	2	13	85	176
Custer	1	0	2	18	59	125
Elmore	1	0	3	52	217	488
Franklin	1	0	4	26	67	151
Fremont	1	0	4	28	107	254
Gem	2	0	5	25	168	362
Gooding	1	0	16	60	199	410
Idaho	1	0	7	29	172	357
Jefferson	3	0	27	61	258	619
Jerome	1	0	17	54	272	625
Kootenai	14	0	106	594	2,516	5,360
Latah	2	0	8	74	304	626
Lemhi	1	0	4	14	62	151
Lewis	0	0	0	0	5	9
Lincoln	0	0	0	0	2	5
Madison	5	0	21	55	232	475
Minidoka	1	0	2	38	158	333
Nez Perce	1	0	7	71	341	736
Oneida	0	0	3	4	4	4
Owyhee	2	0	4	37	185	380
Payette	3	0	8	42	255	577
Power	1	0	1	13	64	137
Shoshone	1	0	6	27	144	321
Teton	1	0	2	33	89	207
Twin Falls	2	0	78	264	1,507	3,176
Valley	1	0	4	35	174	366
Washington	1	0	5	31	126	308
Statewide	294 / (105)	3,821 / (1,668)	1,345 / (548)	4,119 / (1,701)	19,716 / (8,353)	65,849 / (28,248)