

HIRC Updates – Spring 2020

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

Housingidaho.com—please help us boost listings

As always, we're asking Roundtable and other partners to recruit housing providers to add more listings to Housingidaho.com. Contact Erik at erikk@ihfa.org / 331-4706 to learn how you can help.

Community Review*

Harrison Phase I / September 2019

Delayed by COVID-19

Harrison Phase II

Blackfoot Phase II

**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*

Idaho Rural Partnership (IRP) Update

- *Tri-State Design Team.* IRP is in its fourth year working with our Montana and Wyoming peers on a USDA-funded multi-state community assessment initiative, the [Western Community Assessment Network](#), or WeCAN. Team members were invited to an October 2019 Learning Exchange as guests of the Kettering Foundation in Dayton, OH to share our work and results. We plan a return visit when possible.
- *Rapid Response and Recovery.* The WeCAN team is responding to the COVID-19 pandemic by designing a virtual assessment model using online tools to help communities move forward through unprecedented social, health care and economic challenges and change. The initial version of this new approach will be tested in Wyoming this summer, and later in rural Idaho.

FHIP-EOI Award

IHFA was successful in our application for Fair Housing Initiative Program-Education and Outreach Initiative funding for the 2020-2021 Program Year. We look forward to working with our Roundtable partners and Idaho Fair Housing Forum members to increase awareness of the rights and responsibilities under the Fair Housing Act, as well as the access to housing choice and economic opportunity at the heart of the law.

Outreach and Events featuring HIRC/IHFA

- IHFA's Erik Kingston coordinated three panels at the 2020 Rocky Mountain Land-Use Institute's [Hot, Dry and Crowded](#) Conference. First, [Public Subsidy to Private Equity: Social costs of Housing Speculation](#) including [Implications for Education](#) and [Economic Impacts](#). Second, [Small Towns, Big Change: Civic engagement and rural resilience](#), with representatives of the Western Community Assessment Network. And third, *Hot, Dry and Flammable: Community Survival in The Age of Climate Change*, with planning and legal experts from the University of Idaho and Idaho Smart Growth.
- *American Planning Association / Idaho Chapter Conference: 2019 - 'Planning Magic.'* IHFA led sessions on Rural Housing and Homelessness, and zoning to support local housing preservation and development. IHFA plans sessions on *Housing in the Age of COVID-19* and *Fair Housing Essentials for Stronger Community* during the 2020 Annual Conference 'Strengthen Roots; Cultivate Change'

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.

Listing Activity and RVRs through 05/1/2020 www.housingidaho.com

County	Available Units	Total Units	RVR*
Ada	28	6075	0.46%
Adams	0	38	0.00%
Bannock	4	620	0.65%
Bear Lake	2	170	1.18%
Benewah	0	38	0.00%
Bingham	1	537	0.19%
Blaine	0	348	0.00%
Boise	0	24	0.00%
Bonner	0	356	0.00%
Bonneville	16	1698	0.94%
Boundary	0	16	0.00%
Butte	0	29	0.00%
Camas	0	2	0.00%
Canyon	97	2245	4.32%
Caribou	2	58	3.45%
Cassia	2	362	0.55%
Clearwater	0	32	0.00%
Custer	9	57	15.79%
Elmore	2	324	0.62%
Franklin	0	49	0.00%
Fremont	4	53	7.55%
Gem	0	111	0.00%
Gooding	0	125	0.00%
Idaho	2	100	2.00%
Jefferson	0	188	0.00%
Jerome	0	354	0.00%
Kootenai	27	2174	1.24%
Latah	16	534	3.00%
Lemhi	0	74	0.00%
Lewis	0	1	0.00%
Lincoln	0	4	0.00%
Madison	7	455	1.54%
Minidoka	5	178	2.81%
Nez Perce	0	527	0.00%
Oneida	0	1	0.00%
Owyhee	0	62	0.00%
Payette	0	320	0.00%
Power	3	124	2.42%
Shoshone	1	146	0.68%
Teton	0	111	0.00%
Twin Falls	32	1666	1.92%
Valley	1	157	0.64%
Washington	1	206	0.49%
Statewide	262	20749	1.26%

*Source: housingidaho.com 5/1/2020 (mostly multifamily)

Search Activity for Idaho - page views to 5/18/2020

Region	09/10/2019	Past 7 Days	9/2019 to Date	2019 to Date	Past 365 Days
Ada	134	809	1,885	13,335	28,444
Adams	0	1	12	88	171
Bannock	12	109	228	1,684	3,111
Bear Lake	0	5	7	49	116
Benewah	1	9	16	84	168
Bingham	12	46	81	594	1,250
Blaine	0	13	41	276	504
Boise	7	19	45	275	594
Bonner	9	54	110	855	1,658
Bonneville	16	190	461	3,629	7,601
Boundary	0	3	3	28	51
Butte	0	0	1	28	77
Camas	0	0	0	2	4
Canyon	33	387	952	6,970	13,177
Caribou	0	6	14	119	224
Cassia	1	16	52	378	721
Clark	0	0	1	1	8
Clearwater	2	9	15	67	162
Custer	0	5	7	33	119
Elmore	2	15	54	374	812
Franklin	0	7	15	117	166
Fremont	0	9	22	121	269
Gem	2	21	39	193	421
Gooding	4	16	57	271	634
Idaho	5	18	45	236	536
Jefferson	1	19	45	328	703
Jerome	2	37	98	403	1,033
Kootenai	63	302	723	4,688	9,362
Latah	1	36	77	393	858
Lemhi	0	2	7	41	92
Lewis	0	0	0	10	11
Lincoln	0	0	6	12	22
Madison	2	17	37	307	642
Minidoka	8	19	57	280	597
Nez Perce	2	46	97	534	1,183
Oneida	0	0	0	6	13
Owyhee	0	11	26	226	467
Payette	2	17	66	557	1,160
Power	0	6	9	56	104
Shoshone	2	8	12	152	411
Teton	5	48	59	130	228
Twin Falls	17	132	436	2,358	5,172
Valley	0	10	42	268	566
Washington	1	6	24	255	541
Statewide	346	2483	5,984	40,811	84,163

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
Q4/11	769	3,363	940	18,863	4.98%	1,177
Q1/12	749	3,325	801	18,573	4.31%	1,172
Q4/12	725	3,365	842	17,695	4.76%	1,187
Q1/13	698	3,350	775	17,858	4.34%	1,183
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
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
Q3/19	111	3,451	297	20,752	1.43%	1,338
Q2/20	74	3,447	233	20,751	1.12%	1,342

*Rental Vacancy Rate from housingidaho.com listings only