

HIRC Updates – Spring 2021

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*

Blackfoot Phase II—March 2021

Idaho Rural Partnership (IRP)

- [Partners for Rural America \(PRA\)](#).

Due to COVID-19, IRP postponed hosting the PRA meeting to late 2021.

- *Tri-State Design Team*. IRP is in the 4th year of a USDA/AFRI-funded multi-state community assessment initiative, the [Western Community Assessment Network](#), or WeCAN. The original \$500,000 AFRI grant was [renewed and extended in 2024](#), and will cover IRP's cost for a half-time Community Review Coordinator.
- [Rapid Response and Recovery \(R3\)](#). WeCAN is responding to the COVID-19 pandemic with a virtual assessment model to help communities move forward through social, health care and economic challenges. This approach was tested in Gillette, Wyoming and will soon be implemented in rural Idaho.
- [Peer Learning Network](#). This process helps rural leaders/residents share information and experiences with their peers and with content experts with the Idaho Community Review Team. This group meets monthly via Zoom, and common topics of concern include the widespread housing crisis, recovery from COVID-19 impacts, and making best use of federal funds anticipated over the coming years.

**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*

FHIP-EOI Award

IHFA has been promoting awareness of fair housing rights and responsibilities as part of our [Fair Housing Initiatives Program – Education Outreach Initiative](#) (FHIP-EOI) grant. This includes [print](#) and [video](#) projects, along with multiple training sessions for housing providers and professionals, recipients of federal funds, Realtors and homeless shelter and service providers. Our May-June events for tenants will be announced in our upcoming #FairHousingFriday e-Newsletter. See samples of this work in the [Fair Housing Month](#) page.

We invite you to follow us on Facebook [@FairHousingForum](#) and Twitter | [@FairHouseForum](#).

Outreach and Events featuring HIRC/IHFA

IHFA's Erik Kingston coordinated two panel discussions at the 2021 Rocky Mountain Land-Use Institute's [Bounce Forward](#) conference: *Whose Home On The Range? Rural Housing Challenges and Strategies* (3/5), and *Count Us In! Inclusive Planning and Design for Health, Mobility and Equity* (3/12). The first explored the impacts of and responses to outside private equity and in-migration on rural housing markets in Valley County, ID; Blackfoot, ID; and Scottsdale, AZ. The second featured members of the Idaho Access Project and disability experts from Connecticut and Virginia, discussing the advantages and cost savings from better disability representation in planning and design for community, housing and subdivision projects along with recreation, transportation and other infrastructure.

2021 Statewide Analysis of Impediments to Fair Housing

IHFA and our partners at the Department of Commerce are working with Root Policy Research and Clarion Associates to update our 2017 Statewide Analysis of Impediments (AI). This new update will review planning and zoning ordinances, housing barriers and other potential barrier to fair housing choice. Roundtable partners can expect an invitation to participate in a survey to assess stakeholder perspectives and recommendations. In addition, the consultant has created an interactive data dashboard that will facilitate review and presentation of demographic, housing market, economic indicator data sets. We think our partners will appreciate this new tool to better understand conditions in Idaho. Contact erikk@ihfa.org or GenevieveH@ihda.org for more information.

Rental Vacancy Rates (RVRs) through 5/1/2020 www.housingidaho.com

County	Available Units	Total Units	RVR*
Ada	8	6076	0.13%
Adams	0	38	0.00%
Bannock	3	429	0.70%
Bear Lake	2	169	1.18%
Benewah	0	38	0.00%
Bingham	2	537	0.37%
Blaine	0	348	0.00%
Boise	0	25	0.00%
Bonner	2	357	0.56%
Bonneville	1	1696	0.06%
Boundary	0	16	0.00%
Butte	0	29	0.00%
Camas	0	2	0.00%
Canyon	4	2297	0.17%
Caribou	2	60	3.33%
Cassia	3	323	0.93%
Clearwater	0	32	0.00%
Custer	9	57	15.79%
Elmore	0	324	0.00%
Franklin	0	49	0.00%
Fremont	1	53	1.89%
Gem	0	111	0.00%
Gooding	0	125	0.00%
Idaho	3	94	3.19%
Jefferson	1	192	0.52%
Jerome	0	353	0.00%
Kootenai	26	2177	1.19%
Latah	4	540	0.74%
Lemhi	0	74	0.00%
Lewis	0	8	0.00%
Lincoln	0	4	0.00%
Madison	2	485	0.41%
Minidoka	0	219	0.00%
Nez Perce	0	527	0.00%
Oneida	0	1	0.00%
Owyhee	0	62	0.00%
Payette	0	320	0.00%
Power	2	124	1.61%
Shoshone	0	146	0.00%
Teton	0	111	0.00%
Twin Falls	10	1663	0.60%
Valley	3	162	1.85%
Washington	0	206	0.00%
Statewide	88	20659	0.43%

**Rental Vacancy Rate from housingidaho.com listings only.
Rents affordable to F/T wages up to \$20/hr*

Search Activity for Idaho - page views to 5/1/2021

County	5/4/2021	Calendar Week to Date	Past 7 Days	May 2021 to Date	2021 to Date	Past 365 Days
Ada	164	138	1,123	528	17,721	39,452
Adams	0	1	8	5	90	234
Bannock	30	8	135	61	1,918	4,572
Bear Lake	1	0	8	5	94	199
Benewah	1	1	6	3	125	356
Bingham	12	6	85	40	760	1,926
Blaine	0	6	31	16	544	1,174
Boise	1	0	25	2	279	703
Bonner	6	10	91	39	1,333	2,956
Bonneville	41	71	324	148	4,761	11,188
Boundary	0	0	4	1	53	130
Butte	0	3	6	3	62	115
Camas	0	0	0	0	3	9
Canyon	89	95	579	273	8,983	19,459
Caribou	4	1	16	7	200	410
Cassia	15	12	48	32	550	1,228
Clark	0	0	0	0	4	6
Clearwater	3	1	11	4	116	292
Custer	1	1	10	4	99	204
Elmore	23	1	70	36	734	1,425
Franklin	0	0	0	0	50	202
Fremont	0	4	5	4	141	401
Gem	10	2	30	15	302	715
Gooding	20	1	44	23	451	1,074
Idaho	1	12	24	17	378	956
Jefferson	0	0	11	3	376	1,099
Jerome	16	12	59	32	670	1,535
Kootenai	86	111	590	382	7,460	16,306
Latah	6	6	45	31	694	1,537
Lemhi	0	1	9	7	100	241
Lewis	0	0	0	0	12	31
Lincoln	0	0	0	0	19	53
Madison	0	1	25	6	337	881
Minidoka	6	4	24	15	371	986
Nez Perce	16	8	66	41	581	1,403
Oneida	0	0	0	0	15	26
Owyhee	5	0	14	6	325	676
Payette	7	2	54	21	810	1,891
Power	2	0	7	5	66	162
Shoshone	3	8	29	15	358	784
Teton	0	3	13	3	206	493
Twin Falls	30	74	328	178	3,759	8,761
Valley	1	1	15	5	503	1,103
Washington	2	2	13	4	252	687
Statewide	602	607	3,985	2020	56,665	128,041

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	63	3,442	127	20,563	0.62%	1,344
Q2/21	46	3,456	88	20,659	.43%	1,351

*Rental Vacancy Rate from housingidaho.com listings only.

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