

## **IHFA Housing Roundtable Updates Spring 2024**

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) and Youth Action Board (YAB). They hope to expand to have at least one LEP and YAB hosted in each Regional Coalition. Currently, panelists with lived experience of homelessness meet monthly to discuss the strategies, methods, and decisions taking place around the State to help solve homelessness. Please contact [heidis@ihfa.org](mailto: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 \$1,117,066. The ESG grant began on Oct. 1, 2023 and will run until Sept. 30, 2024. Approximate distribution of ESG funding was 41% to Shelter, 31% to Rapid Rehousing, and 20% to homeless prevention projects.

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](mailto:SNAP@IHFA.org).

### **COVID-19 Response**

IHFA has administered a COVID-19 response emergency rental assistance program since April 2020. 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 only expected to be able to provide assistance for several more months.

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 (DFN) 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 (MRR) 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).

Effective June 1, 2024 in order to receive a waiting list preference Mainstream DFN and MRR applicants will be required to provide a referral through Access Points.

IHFA wait times for qualifying applicants:

Idaho Falls: 16 to 18 months

Twin Falls: 18 to 20 months

Lewiston: 10 to 12 months

Coeur d’Alene: 26 to 28 months

### **Emergency Rental Assistance Program**

IHFA’s Housing Preservation Program, funded with federal Emergency Rental Assistance Program dollars, permanently discontinued in November 2023. From May 2020 through November 2023, IHFA disbursed approximately \$130 million to support over 31,000 households.

### **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 anticipated to be a little over \$6 million. 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.

Added this year was funding for *Downpayment Assistance (DPA)* for non-profit development partners who construct single family housing. The DPA will be provided at the time of closing to the income eligible buyer.

### **HTF**

The Housing Trust Fund (HTF) was also included in the Congressional budget recently approved. IHFA is anticipating receiving \$3 million. Funding will be 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 is nearing the completion of year one grants for supportive service providers. There were 15 non-profits across the state receiving funding. Year two grants for non-profit providers will open April 16, 2024. An approximate \$4 million is available for providers who directly serve those meeting a qualifying population definition.

The HOME ARP Permanent Supportive Housing (PSH) RFP will be released early summer of 2024. IHFA has allocated \$9 million for PSH units and will provide preferences for communities who do not currently have PSH units.

### **The Home Partnership Foundation**

Avenues for Hope Housing Challenge: The 13<sup>th</sup> annual online campaign was held December 2023 and raised nearly \$3.4M for 97 Idaho nonprofits and schools. Registration for the 14<sup>th</sup> annual 2024 campaign will be open mid-September through November 1<sup>st</sup> via [www.avenuesforhope.org](http://www.avenuesforhope.org). The 2024 campaign will be held December 9-31, 2024. 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 [afh@ihfa.org](mailto:afh@ihfa.org).

### **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/** **viendaidaho.com**. As of April 11, 2024, there were 1,352 landlords representing 3,475 listings and 20,415 units posted to the site, with only 31 units (0.15%) showing as available. The site averaged 274 visits per day in the first 72 days of 2024.

Beyond individual support and referrals, the HIRC offers 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 [We CAN Peer Learning Network](#), [Idaho APA Chapter](#), [Idaho Access Project](#), [Rural Development Initiative](#), Consortium for Idahoans with Disabilities, Association of Idaho Cities, Community Health Needs Assessment, Connected Canyon County Initiative, the [Community Development Council](#), NW Community Development Institute, and [Idaho Rural Partnership](#).

Recent presentations include [Creating Accessible, Cost-Effective Homes and Neighborhoods](#) for the fall, 2023 Joint APA Idaho/Utah Conference; [Zoned In: Lessons Learned in Modern Zoning Reform](#) for the 2024 RMLUI conference. Presentations are scheduled for Elmore County housing and community stakeholders, two sessions at the Association of Idaho Cities June Conference: *Can We Visit? A market-based approach to accessible homes and neighborhoods* and *Professional Development and Peer Networks for Idaho Cities*; and two sessions at the July NW Community Development Institute: *Housing as a Second Language*, and *Inclusive Community Planning and Design*.

## [2022-2027 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 submitted comments on the Proposed Rule during the Public Comment Period. The AFFH / Equity Plan replaces the former AI planning and reporting document. [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](http://www.fairhousingforum.org) on behalf of our Idaho Fair Housing Forum (IFHF) partners. The Forum welcomes new members to pursue conversations and training that support shared fair housing responsibilities, collaboration and planning goals. For more information, contact [erikk@ihfa.org](mailto:erikk@ihfa.org); to be added to the e-vite list, contact [amarae@ihfa.org](mailto:amarae@ihfa.org).