



## AFFORDABLE HOUSING



## Housing Needs Analysis

**Boise is growing.** Over the past ten years, the population has increased by approximately 2,400 people annually. If this trend continues, Boise will grow by nearly 25,000 people in the next ten years. Based on average household sizes, Boise will need an additional 9,500 new housing units in the next decade to maintain current housing conditions. Monitoring the overall supply and demand assists housing professionals adjust to changing market conditions.

---

**Boise will need an additional 9,500 new housing units in the next decade to maintain current housing conditions.**

---

Boise's economy and housing market stack up well against peer and aspirational cities. Homeownership rates are high and prices are relatively low. Boise does have a higher proportion of single-family homes than Reno, Fort Collins, Portland, or Sacramento. Achieving balance between dispersed single-family development and compact development is a stated goal of Blueprint Boise, the City's comprehensive plan.



### City of Boise | Housing & Community Development

208/384-3830 • [CityofBoise.org/Housing](http://CityofBoise.org/Housing)

The City of Boise does not discriminate on the basis of race, color, national origin, religion, sex, disability, age, familial status, sexual orientation or gender identity/expression.

This document can be translated into other languages upon request.



## Housing Needs Analysis

Agnew::Beck performed a **Housing Needs Analysis** for the City of Boise in 2015. Their research and analysis provide an overview of the data and trends affecting Boise's housing, including the supply/demand for market rate housing, affordable housing, and the housing needs of specific populations. By defining Boise's housing needs, stakeholders will be better prepared to make decisions about the programs and funding that positively impact housing. The analysis is also used to develop the City's Five-Year Consolidated Plan.

## Affordable Housing

The City of Boise recognizes the concept of affordable housing extends beyond the ability to pay. It also includes other elements of livability such as housing choice, access to transportation, health and human services, as well as employment, food, and community.

Ensuring Boise has adequate affordable housing will be an ongoing challenge. Housing costs are rising faster than wages in Boise. "Affordable Housing" (either renting or homeownership) is defined as the amount an average household can afford, based on 30% of their total income. Almost 50% of the households who rent in Boise are already cost burdened. Veterans, the elderly, people who are experiencing homelessness, individuals with disabilities, refugees, and individuals with substance addictions also have specific housing needs.



The City finances new affordable housing construction. **The Vineyard at Eagle Promenade Senior Community** will provide 30 units of senior housing in Northwest Boise. *Photo courtesy of New Beginnings Housing, LLC.*

## Fast Facts

- **City-Financed Construction**  
The City finances new affordable housing construction projects.
- **City-Owned Housing**  
The City owns and operates more than **300 units** of affordable housing. Most of the City's tenants are households with extremely low incomes. The average rent is \$418, which is \$84 less than HUD's "Fair Market Rent."
- **Housing Authority**  
The Boise City/Ada County Housing Authority owns and operates more than **400 units** of rental housing. They also administer over \$12 million in Housing Choice Section 8 Vouchers.
- **Affordable Loan Programs**  
The City offers qualified applicants loans for homeownership and home improvement, including owners of multi-family housing.
- **Boise City/Ada County Continuum of Care**  
A strategic, community plan to meet housing and service needs of those at-risk of or experiencing homelessness. Each year, the Continuum of Care successfully competes for approx. \$1 million in McKinney-Vento Homeless Assistance Act funds.

# HOUSING NEEDS ANALYSIS

## Income Guidelines

Boise's Median Income for a family of four is \$61,300.

### 4 Workforce 120% of Median Income

Household	Annual Income	Rent*
1 Person	\$50,650	\$1,266
4 Person	\$72,350	\$1,809

### 3 Low 80% of Median Income

Household	Annual Income	Rent*
1 Person	\$33,800	\$845
4 Person	\$48,250	\$1,206

### 2 Very Low 50% of Median Income

Household	Annual Income	Rent*
1 Person	\$21,150	\$529
4 Person	\$30,150	\$754

### 1 Extremely Low 30% of Median Income

Household	Annual Income	Rent*
1 Person	\$12,700	\$318
4 Person	\$24,250	\$606

\* Rent listed is 30% of monthly income. Households spending more than 30% of their income on housing are considered cost-burdened.

## Housing Supply & Demand Boise, Idaho (2015)

- Low Income**

Boise has a **surplus** of **11,285** units.

- Very Low Income**

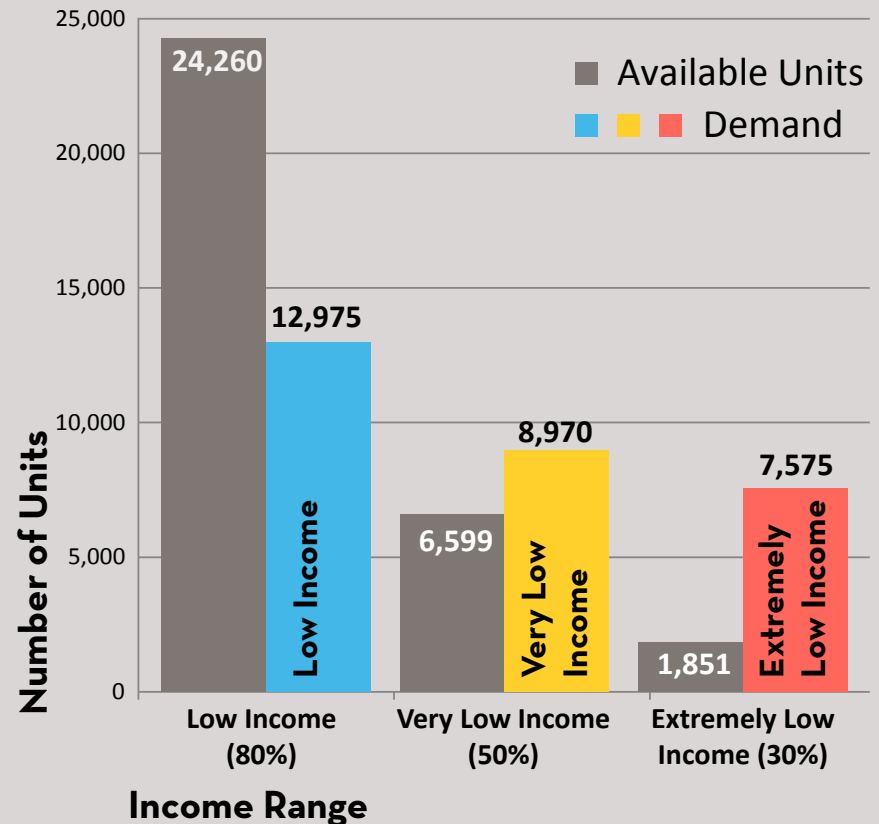
Boise has a **deficit** of **2,371** units.\*

- Extremely Low Income**

Boise has a **deficit** of **5,724** units.\*

\* Number of units needed so those in the income level are not cost-burdened.

## Boise's Available Units



Sources: (1) United States Census Bureau, 2010 Decennial Census; (2) United States Census Bureau, American Community Survey, 2009-2013 Estimates; (3) Idaho Housing and Finance Association, 2015 State of Idaho Point-in-Time Count; (4) United States Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS); (5) HUD, Housing Inventory Count for the Boise City/Ada County Continuum of Care; (6) HUD, CPD Maps; (7) HUD, HUD Exchange

# HOUSING NEEDS ANALYSIS

## Income Levels

- 4 Workforce**  
Over 80% Median Income
- 3 Low Income**  
80% Median Income
- 2 Very Low Income**  
50% Median Income
- 1 Extremely Low Income**  
Less than 30% Median Income



### What is Low Income?

A single person in Boise with an annual gross income of \$33,800 qualifies as “Low Income.”



## Make It Real

### Low Income

**Boise’s Median Income for a family of four is \$61,300.** HUD defines “Low Income” as 80% of Median Income. This means that a single person with an annual gross income of \$33,800 qualifies as “Low Income.”<sup>1</sup>

In Idaho, starting salaries for many occupations are in the “Low Income” range.<sup>2</sup>

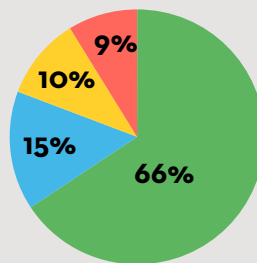
#### Occupation | Entry Wage

- Automotive Mechanic | \$24,275
- Bartender | \$16,840
- Childcare Worker | \$16,855
- Dental Assistant | \$25,930
- EMT & Paramedics | \$19,951
- Insurance Agent | \$25,986
- Janitor | \$16,841
- Loan Officer | \$27,783
- Paralegal | \$27,945
- Retail Salesperson | \$16,986
- Veterinary Assistant | \$18,173
- Waiter/Waitresses | \$16,829



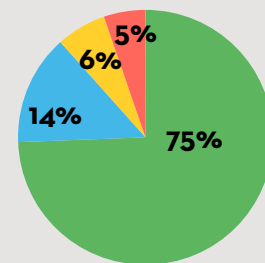
## Household Income

### Area Household Income Levels



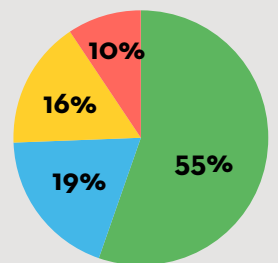
**Boise**

Households: 86,032



**Meridian**

Households: 24,119



**Garden City**

Households: 5,016

■ Over 80%   
 ■ 80%   
 ■ 50%   
 ■ Below 30%

1. [hcd.cityofboise.org/media/4891/2015%20Income%20Guidelines.pdf](http://hcd.cityofboise.org/media/4891/2015%20Income%20Guidelines.pdf)  
 2. Idaho Occupational Employment & Wage Release 2015. (<https://lmi.idaho.gov/publications/2015/OES/Idaho-2014.pdf>)



## A Livable Community

The City of Boise recognizes the concept of affordable housing extends beyond the ability to pay. It also includes other elements of livability such as housing choice, access to transportation, health and human services, as well as employment, food, and community.

## Recommendations Analysis & Action Plan

The City's planning and zoning policies, along with parking and transportation strategies that support higher densities, can diversify housing mix and price points using market forces. Additional strategies to improve housing for Boise's residents include:

### 1. Increase use of Low-Income Housing Tax Credits.

Low-Income Housing Tax Credit (LIHTC) units shorten voucher waitlists and can integrate affordable housing into mixed-income settings.

- **Leverage** - The Idaho Housing and Finance Association (IHFA) administers the LIHTC program for the State of Idaho. The City and IHFA are coordinating to increase opportunities for those most in need.

### 2. Educate property owners about the benefits of housing assistance programs.

Programs such as Housing Choice Vouchers offer participants a choice so they can find the neighborhood and homes that best fit their family and lifestyle.

- **Outreach** - The City of Boise and other community partners are educating landlords and property managers to increase voucher placement rates.

### 3. Work collaboratively to provide housing.

Develop collaborative strategic plans and housing innovations to help the City move beyond the limitations and funding obstacles found in Idaho.

- **Collaborate** - Solutions-based conversations with stakeholders can help develop and implement creative solutions.

### 4. Prioritize permanent housing for persons experiencing homelessness.

To date, the City has placed the majority of resources into providing emergency shelter and temporary housing for persons experiencing homelessness. Recent best practices invest in permanent housing for chronically homeless, including Housing First and Rapid Re-housing.

- **Housing First** - Investigate and implement scattered site and site-based models.
- **Prioritize Funding** - Prioritize Rapid Re-housing and Housing First in future funding.

# BOISE'S HOUSING STRATEGY



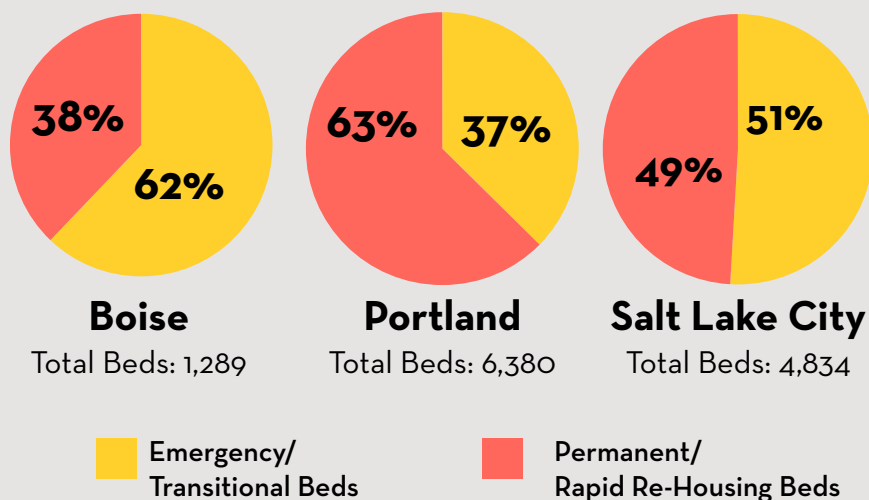
## Housing At A Glance

- Owner Occupied Housing ..... 56,210 (61%)
- Renter Occupied Housing ..... 34,095 (39%)
- Rental Vacancy Rate (2014) ..... 2.85%
- Average Rent, Single-Family Two-Bedroom ..... \$750
- HUD's Allowed Fair-Market Rent (2015) ..... \$736
- Chronically Homeless (Ada County, 2015) ..... 98 People

\* Includes only permanent affordable housing units, not units where vouchers are placed

\*\* Based on HUD definition, households from 2011 HUD CHAS Data Query Tool

## Homelessness Housing Housing Balance in Comparable Cities



## Sources

- U.S. Census Bureau
- State of Idaho Department of Labor
- U.S. Department of Housing and Urban Development (HUD)
- Boise City/Ada County Housing Authority (BC/ACHA)
- Idaho Department of Commerce
- Ada County Assessor
- National Association of Residential Property Managers
- Idaho Housing and Finance Association
- Homeless Management Information System