

# City of Idaho Falls



## Five Year Consolidated Plan Housing and Community Development

FY 2011–2015

308 Constitution Way

Idaho Falls, ID 83405

(208) 612–8276



## CITY OF IDAHO FALLS

Office of the Mayor  
City Hall  
Idaho Falls, Idaho 83405

**Jared Fuhriman**  
Mayor

June 30, 2011

Doug Carlson, Director  
Community Planning and Development Division  
U.S. Department of Housing and Community Development  
400 Southwest Sixth Avenue  
Suite 700  
Portland, Oregon 97204-1632

Subject: City of Idaho Falls Amended FY2011 Annual Action Plan *and*  
Five Year Consolidated Plan FY 2011-2015

Dear Mr. Carlson:

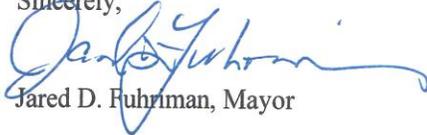
Enclosed is the amendment and revised SF424 to the FY2011 Annual Action Plan and the Five Year Consolidated Plan FY 2011-2015.

Upon request, the Plan(s) were amended to request a new estimate of \$369,000. A public hearing was held and a 30 day public comment period was completed. No comments were received and the Council agreed to the amendment.

The official allocation amount was slightly higher at \$369,546 and is reflected in the amendment.

Thank you and your staff for the generous assistance extended to us as we implement these Plans.

Sincerely,



Jared D. Fuhriman, Mayor

Cc: Wm.Scott Rich, HUD CPD Representative  
Renee Magee, Director Planning and Building, City of Idaho Falls

# Table of Contents

---

## **PART ONE: EXECUTIVE SUMMARY**

PURPOSE.....	1-1
EVALUATION OF PAST PERFORMANCE.....	1-1
HUD STATUTORY GOALS .....	1-2
SUMMARY OF PLANNING PROCESS.....	1-3
DEVELOPMENT PROCESS.....	1-4
FIVE-YEAR PRIORITIES .....	1-4
IMPLEMENTATION STRATEGIES .....	1-5

## **PART TWO: CONSULATION AND CITIZEN PARTICIPATION PLAN**

INTRODUCTION .....	2-1
LEAD AGENCY .....	2-1
CONSULTATION.....	2-1
NOTICE OF COMMUNITY DEVELOPMENT PLANNING ACTIVITIES.....	2-1
COMMUNITY PRIORITY NEEDS INTERVIEWS.....	2-2
TOP RANKED INTERVIEW ITEMS .....	2-3
COMMENT PERIOD.....	2-3
PUBLIC HEARING.....	2-3
SUMMARY OF PUBLIC HEARING COMMENTS .....	2-3
COMMENTS RECEIVED DURING PUBLIC COMMENT PERIOD .....	2-3
CITIZEN PARTICIPATION PLAN .....	2-4

## **PART THREE: HOUSING MARKET ANALYSIS**

DEMOGRAPHIC OVERVIEW.....	3-1
GENERAL CHARACTERISTICS OF HOUSING STOCK.....	3-2
DEMAND FACTORS.....	3-2
HOUSEHOLD CHARACTERISTICS.....	3-2
EDUCATION.....	3-11
EMPLOYMENT .....	3-11
POPULATION AND DEMOGRAPHICS .....	3-15
POLITICAL AND ECONOMIC CLIMATE.....	3-22
SUPPLY FACTORS .....	3-24
EXISTING HOUSING INVENTORY .....	3-24
SALES ACTIVITY.....	3-24
RENTAL ACTIVITY.....	3-26
MORTGAGE DEFAULTS AND FORECLOSURES .....	3-28
PUBLIC HOUSING.....	3-29
PHAS STRATEGY FOR IMPROVING MANAGEMENT/OPERATION .....	3-29
SECTION 504 NEEDS ASSESSMENT .....	3-30
ASSISSTED HOUSING—SECTION 8 .....	3-31
BARRIERS TO AFFORDABLE HOUSING .....	3-32

## **PART 4: HOUSING AND HOMELESSNESS NEEDS ASSESSMENT**

LOCAL EFFORTS TO IMPROVE HOUSING AFFORDABILITY .....	4-1
HOUSEHOLDS WITH HOUSING PROBLEMS .....	4-4
RESIDENTIAL LEAD-BASED PAINT HAZARDS.....	4-9
LEAD-BASED PAINT STRATEGY .....	4-9
HOMELESSNESS AND HOMELESS NEEDS.....	4-10
NATURE AND EXTENT OF HOMELESSNESS .....	4-12
HOMELESS FACILITIES .....	4-13
SPECIAL NEEDS POPULATIONS .....	4-14
COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS .....	4-20
IDAHO FALLS INTERAGENCY COLLABORATION.....	4-21
FIVE YEAR STRATEGIC PLAN.....	4-26
ESTIMATED PROJECTED HOUSING NEEDS .....	4-28

**PART FIVE: NON-HOUSING COMMUNITY DEVELOPMENT NEEDS**

PUBLIC FACILITIES .....	5-1
CODE ENFORCEMENT .....	5-1
INFRASTRUCTURE.....	5-2
PUBLIC SERVICES .....	5-9
ECONOMIC DEVELOPMENT.....	5-9
TRANSPORTATION.....	5-9
ETHNICITY .....	5-10

**PART SIX: OTHER CONSIDERATIONS**

INSTITUTIONAL STRUCTURE.....	6-1
LEVERAGING FUNDS.....	6-1
ASSESSMENT OF GAPS IN THE DELIVERY SYSTEM .....	6-2
ANTI-POVERTY STRATEGY .....	6-2
SUBRECIPIENT MONITORING PROCEDURES .....	6-4
RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN.....	6-10
FAIR HOUSING .....	6-12
SECTION 3 .....	6-14

**PART SEVEN: PRIORITIES, OBJECTIVES, AND STRATEGIES**

COMMUNITY DEVELOPMENT PRIORITY.....	7-1
ECONOMIC DEVELOPMENT PRIORITY.....	7-3
HOUSING DEVELOPMENT PRIORITY.....	7-5
PUBLIC SERVICE PRIORITY .....	7-9

**PART EIGHT: 2011 ANNUAL ACTION PLAN**

EXECUTIVE SUMMARY .....	8-1
CONSULTATION AND CITIZEN PARTICIPATION .....	8-2
RESOURCES .....	8-2
PREVIOUS USE OF CDBG FUNDS.....	8-6
SPECIFIC ANNUAL OBJECTIVES .....	8-13
ALLOCATION PRIORITIES .....	8-16
OTHER MATCHING RESOURCES .....	8-17
GEOGRAPHIC DISTRIBUTION.....	8-17
DESCRIPTION OF PROJECTS.....	8-18
TIMETABLE.....	8-22
AFFORDABLE HOUSING .....	8-22

HOMELESS AND SPECIAL POPULATIONS .....	8-23
NEEDS OF PUBLIC HOUSING.....	8-23
ANIT-POVERTY STRATEGY .....	8-24
LEAD-BASED PAINT HAZARDS .....	8-25
OTHER ACTIONS.....	8-25
MONITORING .....	8-25

**PART NINE: ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**

CHAPTER 1: EXECUTIVE SUMMARY .....	9-1
CHAPTER 2: INTRODUCTION TO THE ANALYSIS PROCESS .....	9-3
CHAPTER 3: DEMOGRAPHIC AND HOUSING PROFILE .....	9-10
CHAPTER 4: SOURCE DOCUMENTATION .....	9-17
CHAPTER 5: IDENTIFICATION AND ANALYSIS OF IMPEDIMENTS .....	9-21
CHAPTER 6: FAIR HOUSING ACTION PLAN.....	9-28

**PART TEN: CERTIFICATIONS**

NON-STATE GOVERNMENT CERTIFICATIONS .....	10-1
SPCIFIC CDBG CERTIFICATIONS.....	10-3
APPENDIX TO CERTIFICATIONS .....	10-5

**PART ELEVEN: APPENDIX**

PUBLIC HEARING NOTICES AND AFFIDAVIT  
MINUTES FROM PUBLIC HEARING

**CHARTS, TABLES, AND MAPS**

**CHARTS**

CHART 1: OCCUPIED HOUSING UNITS.....	3-3
CHART 2: NUMBER OF PERSONS IN OWNER-OCCUPIED HOUSING (2000) .....	3-6
CHART 3: NUMBER OF PERSONS IN RENTER-OCCUPIED HOUSING (2000).....	3-7
CHART 4: PERCENTAGE OF PERSONS AND HOUSEHOOLDS BELOW THE POVERTY LEVEL.....	3-13
CHART 5: AVERAGE LIST PRICE.....	3-25
CHART 6: AVERAGE SELLING PRICE.....	3-26
CHART 7: BONNEVILLE COUNTY MORTGAGE DEFAULTS AND FORECLOSURES .....	3-29

**TABLES**

TABLE 1: IDAHO FALLS HOUSING UNITS .....	3-2
TABLE 2: HOMEOWNERSHIP RATE COMPARISON .....	3-2
TABLE 3: RENTAL RATE COMPARISON .....	3-2
TABLE 4: VACANCY RATES .....	3-3
TABLE 5: YEAR STRUCTURE BUILT .....	3-4
TABLE 6: MEDIAN YEAR STRUCTURE WAS BUILT BY CENSUS TRACT .....	3-4
TABLE 7: HOUSING UNIT INFORMATION .....	3-4
TABLE 8: PROPOSED FY2011 FAIR MARKET RENT BY NUMBER OF BEDROOMS.....	3-4
TABLE 9: RACE OF HOUSEHOLDER .....	3-5
TABLE 10: TENURE (2000).....	3-6

TABLE 11: TENURE BY HOUSEHOLD SIZE (2000) .....	3-6
TABLE 12: AGE OF HOUSEHOLDER .....	3-7
TABLE 13: TENURE BY AGE OF HOUSEHOLDER.....	3-8
TABLE 14: OWNER/RENTAL UNITS.....	3-9
TABLE 15: CIVILIAN LABOR FORCE .....	3-11
TABLE 16: EMPLOYEMENT BY SELECTED SECTOR AND WAGES .....	3-12
TABLE 17: BONNEVILLE COUNTY LARGEST EMPLOYERS/MANUFACTURES.....	3-12
TABLE 18: PROJECTED INCOME INFORMATION .....	3-14
TABLE 19: POPULATION GROWTH .....	3-15
TABLE 20: GENERAL POPULATION CHARACTERISTICS (2000).....	3-16
TABLE 21: POPULATION AGE GROUPINGS .....	3-17
TABLE 22: NUMBER OF FAMILIES IN IDAHO FALLS .....	3-17
TABLE 23: MARITAL STATUS.....	3-17
TABLE 24: POPULATION CHARACTERISTICS BY RACE (2000).....	3-18
TABLE 25: HISPANIC POPULATION BY CENSUS TRACT .....	3-19
TABLE 26: RACE PERCENTAGES BY CENSUS TRACT .....	3-20
TABLE 27: DISABILITY STATUS BY AGE .....	3-21
TABLE 28: DISABILITY BY RACE.....	3-22
TABLE 29: RESIDENTIAL BUILDING PERMITS .....	3-24
TABLE 30: GREATER IDAHO FALLS MULTIPLE LISTING COMPARISON .....	3-25
TABLE 31: RESIDENTIAL SALES LISTINGS FOR BONNEVILLE COUNTY.....	3-31
TABLE 32: 2010 FAMILY INCOME .....	3-27
TABLE 33: 2010 FAIR MARKET RENTS BY NUMBER OF BEDROOMS .....	3-27
TABLE 34: RENTER HOUSEHOLDS .....	3-27
TABLE 35: INCOME NEEDED TO AFFORD FMR.....	3-27
TABLE 36: HOUSING WAGE .....	3-27
TABLE 37: WORK HOURS/WEKK NECESSARY AT MINIMUM WAGE TO AFFORD HOUSING.....	3-27
TABLE 38: BONNEVILLE COUNTY MORTGAGE DEFAULTS AND FORECLOSURES .....	3-28
TABLE 39: 2004 BONNEVILLE COUNTY INCOME LIMITS .....	3-30
TABLE 40: IDAHO FALLS SECTION 8 PROJECT BASED APARTMENTS (2010).....	3-31
TABLE 41: IDAHO FALLS/HOME TAX CREDIT (SECTION 42) APARTMENTS.....	3-31
TABLE 42: SUPPORT FOR PERMANENT AND TEMPORARY HOUSING .....	4-3
TABLE 43: HOUSING PROBLEMS OUTPUT FOR ALL HOUSEHOLDS .....	4-5
TABLE 44: AFFORDABILITY MISMATCH OUTPUT FOR ALL HOUSEHOLDS .....	4-7
TABLE 45: HOUSING NEEDS PRIORITIES.....	4-8
TABLE 46: EMERGENCY AND INTERIM SHELTER PROVIDERS IN IDAHO FALLS.....	4-13
TABLE 47: IDAHO FALLS TRANSITIONAL HOUSING .....	4-13
TABLE 48: RESIDENTIAL CARE FACILITIES .....	4-18
TABLE 1A: HOMELESS AND SPECIAL NEEDS POPULATION .....	4-19
TABLE 1B: SPECIALL NEEDS OF THE NON-HOMELESS.....	4-20
TABLE 1C: SUMMARY OF SPECIFIC HOMELESS/SPECIAL NEEDS OBJECTIVES .....	4-22
TABLE 2A: PRIORITY NEEDS SUMMARY .....	4-24
TABLE 2B: PRIORITY COMMUNITY DEVELOPMENT NEEDS .....	5-11
TABLE 2C: SUMMARY OF SPECIFIC HOUSING/COMMUNITY DEVELOPMENT OBJECTIVES.....	5-12

## MAPS

MAP 1: CENSUS TRACTS .....	3-10
----------------------------	------

**PART ONE: EXECUTIVE SUMMARY  
STRATEGIC PLAN INTRODUCTION**

# EXECUTIVE SUMMARY

---

## PURPOSE

The City of Idaho Falls' 2011-2015 Consolidated Plan is a comprehensive planning document identifying the City's needs in housing, community development, and economic development. The Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD) every five years as part of City's entitlement status to receive federal funds for the Community Development Block Grant Program (CDBG). The anticipated federal funding is \$400,000 to \$500,000 annually.

This is the second Five Year Plan. The first plan covered the period of 2004-2010.

## *EVALUATION OF PAST PERFORMANCE*

The City of Idaho Falls has worked hard to accomplish the goals set forth the in the first five-year consolidated plan. The plan outlined goals and strategies in four priority areas: community development, economic development, housing development, and public service. Under community development, the City aimed to improve public infrastructure and remove slum and blight in low to moderate income areas. During the planning period the City used CDBG fund to pave three public streets in an LMI neighborhood, conducted over 30 neighborhood cleanup campaigns, provided code enforcement services specifically for LMI areas, and modified two public parks to be ADA accessible.

The economic development priority has primarily been addressed through the downtown façade program. Over 20 properties have been given funds to improve deteriorating facades in the downtown area. This program improves the appearance and thereby the economic viability of the downtown which is found in of the City's LMI census tracts. In addition, the City has provided funding for job training through Eastern Idaho Technical College's Center and most recently through the Haven Community Center. The center is operated by Eastern Idaho Community Action Partnership (EICAP) and provides job training and education opportunities including GED classes.

The City provides more of a supportive role in addressing housing priorities. The City does not own housing and does not have an income generating CDBG program. Rather than directly providing housing, the CDBG administrator has been a regular and active member of the Affordable Housing Task Force (AHTF). This is a group of housing and social service providers who meet on a monthly basis to discuss housing needs. By attending these meetings the CDBG administrator stays abreast on needs and opportunities to providing funding support for housing projects. Beyond attending AHTF meetings, during the 5-year planning period, the City addressed the housing priority through funding for housing rehab including ADA accessibility allowing more people to stay in their homes, purchased land for Habitat for Humanity projects, and providing funding for the City of Refuge, a homeless shelter for men. The City has also used CDBG funding to provide annual fair housing workshops.

Public service needs included job training and educational opportunities for LMI individuals and support for organizations providing social and human services. The City has worked to meet these needs by providing funding for training and education as mentioned above. Funding has also been given to Targhee Regional Public Transportation Authority (TRPTA) for ADA accessible buses. EICAP has also received funding for homelessness prevention services.

### ***HUD STATUTORY GOALS***

The statutes for the HUD CDBG grant program covered by the Consolidated Planning Rule include a number of basic goals discussed in the Housing and Community Development Act and the National Affordable Housing Act. These acts relate to HUD's major commitments and priorities. This complex set of goals can be compressed into three areas of emphasis:

#### ***Decent Housing***

- Assist homeless persons obtain affordable housing;
- Assist persons at risk of becoming homeless;
- Retention of affordable housing stock;
- Increase the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- Increase the supply of supportive housing that includes structure and services to enable persons with special needs (including persons with (HIV/AIDS) to live in dignity and independence; and
- Provide affordable housing that is accessible to job opportunities.

#### ***A Suitable Living Environment***

- Improve safety and livability of neighborhoods;
- Increase access to quality public and private facilities and services;
- Reduce the isolation of income groups within an area through spatial decentralization of housing opportunities for low-income persons and revitalization of deteriorating neighborhoods;
- Restore and preserve properties of special historic, architectural aesthetic value; and
- Conserve energy resources.

#### ***Expanded Economic Opportunities***

- Job creation and retention; through establishment, stabilization and expansion of small businesses (including microbusinesses);
- The provision of public services concerned with employment;
- The provision of jobs to low-income persons living in areas affected by programs and activities, or jobs resulting from carrying out activities and programs covered by the plan;

- Availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- Access to capital and credit for development activities that promote economic and social viability of the community; and
- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

HUD specifies a number of elements for an entitlement community's plan. The prescribed elements of the plan must include:

- An assessment of housing, homeless, and community development needs for a five-year period;
- An analysis of the City's housing market;
- A discussion of the City's priority needs, strategies, and objectives for housing and community development activities;
- An action plan describing the City's method for distributing funds to carry out activities with funds expected to be received under formula allocations and other HUD assistance during the program year and;
- Performance measures to ensure the delivery of needed housing and community development products and services.

### ***SUMMARY OF THE CONSOLIDATED PLANNING PROCESS***

Entitlement communities are required by HUD to complete a(n): Analysis of Impediments to Fair Housing; Citizen Participation Plan; and a Strategic Plan that includes an Annual Action Plan. Regulatory requirements to complete these plans are found in 24 CFR 91 of the Code of Federal Regulations. These plans must be reviewed and approved by HUD 45 days in advance of the selected program year start date.

HUD views these mandates as a local opportunity to extend and strengthen partnerships among organizations in the public, private, and nonprofit sectors. The challenge for the staff of the Planning and Building Division was to streamline approaches to meet these goals that could also use these limited grant funds effectively. The Consolidated Plan establishes funding priorities for the CDBG Program, outlines objectives and strategies, and identifies a one-year Action Plan for program implementation. Subsequent action plans for the remaining four years will be submitted 45 days prior to the start of the new program year. These plans will be deemed approved 45 days after HUD reviews the plans, unless before that date HUD has notified the jurisdiction that the plans are disapproved. The jurisdiction may revise or resubmit a plan within 45 days after the first notification of disapproval. HUD must respond to approve or disapprove the plan within 30 days of receiving the revisions or resubmission.

In summary, this plan serves as follows:

- The City’s planning document which builds upon comprehensive consultation and citizens participation process;
- An application for federal funds under HUD’s CDBG formula grant program;
- A strategic plan for housing, homelessness, community development; and
- An action plan that provides a basis for measuring and assessing performance.

The planning process was an opportunity for citizen participation to occur in a comprehensive context. The process brought together local leadership, organizations, state and federal agencies, service providers, and citizens. The priority needs were developed through this consultation and public input.

### ***DEVELOPMENT PROCESS***

This plan document has been organized in a systematic sequence to help provide the reader with an understanding of the actual planning process. The first 5 year plan was developed 2004-2010. First, the citizen participation and collaboration components were developed, taking into consideration the importance and value of individual involvement in shaping the new plan. To obtain specific details for quantitative measure, smaller group meetings were also conducted. These included department heads, state agencies, special interest groups, non-profit organizations, and low-income service providers.

Three major outreach efforts were selected:

1. a notice of community development planning activities and timeframe,
2. informational gathering meetings/interviews along with questionnaires and surveys,
3. a public hearing.

From research, the collection of statistical data, and the support of citizens input, this Plan was developed. The process, through analysis and assessment of data and information, helped to identify critical priorities, objectives, strategies and performance measures. Targeted funds, with complementary approaches, were encouraged whenever possible. The First Annual Action Plan was then developed from the comments received at the public hearing and during the public comment period, valuable insights and recommendations were included in the plan.

### ***FIVE-YEAR PRIORITIES***

**Community Development Priority:** Support neighborhood revitalization activities that promote public health, safety and welfare.

**Economic Development Priority:** Expand economic opportunities throughout the community, for low- to moderate-income (LMI) persons.

**Housing Development Priority:** Encourage the preservation and development of affordable single-family, multi-family, and special needs housing in the city.

**Public Service Priority:** Assist and encourage social service providers, faith-based groups, private businesses, educational agencies, non-profit agencies and community leaders to work together comprehensively to meet the needs of families in poverty.

### ***IMPLEMENTATION STRATEGIES***

Each year, the City will develop an Annual Action Plan that will incorporate implementation strategies to address each of the four priorities. The strategies will follow the objectives and performance measures specified in the five-year plan. It is the primary objective of the plan to provide decent housing, a suitable living environment, and expanded economic opportunities, especially for low- and moderate-income persons.

The 2011 Annual Action Plan included in this document covers a 12-month period beginning April 1, 2011.

# **PART TWO: CONSULTATION AND CITIZEN PARTICIPATION PLAN**

# CONSULTATION AND CITIZEN PARTICIPATION PLAN

---

## INTRODUCTION

The purpose of consultation is to bring together public and private entities to discuss and identify community needs. It is an opportunity to share information and resources that can ultimately lead to better program delivery. These citizen participation efforts enabled the public to provide comment on, and respond to, recommendations and issues that should be incorporated into the planning process.

## LEAD AGENCY

The lead agency for the development and implementation of the Strategic Plan is the Idaho Falls Planning and Building Division.

## CONSULTATION

For the consultation component, the City chose to optimize the many partnerships that have been developed through the years. City staff conducted interviews with directors and staff members of many of the social service agencies within the City representing thousands of citizens. A work session was also held with the Mayor and City Council to discuss the results of the interviews and priorities for the 5-year planning period. Staff also met with City division directors to discuss needs and priorities. Staff has also regularly attended Affordable Housing Task Force meetings and Idaho Falls Downtown Development Corporation board meetings at which community needs are regularly and thoroughly discussed on a monthly basis.

To conduct the interviews, a community priority needs survey was developed. From responses given during the interviews, categories of needs were created and ranked to determine the highest priorities. All comments included in the surveys were recorded. Both the priority tabulations and comments were included in the development of the Strategic Plan.

For the citizen participation component, a public hearing was conducted on December 9, 2010. Copies of the Executive Summary, along with the Priorities, Objectives and Strategies of the Strategic Plan were distributed to approximately 25 entities prior to the hearing. A designated public comment period was then opened from December 9, 2010 to January 10, 2011. The oral comments received during the hearings were recorded and used to make modifications and changes to the plan. All written comments received were formally responded to by staff.

### **Notice of Community Development Planning Activities**

Notice of the public hearings and comment period were published in the local newspaper, the *Post Register*. Service agencies were also notified by staff via the Affordable Housing Task Force.

## **Community Priority Needs Interviews**

Interviews with numerous agencies to discuss community needs and priorities in the three areas of the strategic plan: housing, suitable living environment, and economic opportunities.

Interviewees covered the following agencies:

- Idaho Housing and Finance Association
- Family Care Center
- Domestic Violence Intervention Center
- Community Outreach Center
- Idaho Department of Labor
- Development Workshop
- Eastern Idaho Community Action Partnership
- YMCA
- Idaho Falls Community Pathways
- Targhee Regional Public Transportation Authority
- Family Assistance in Transitional Housing (FAITH)
- LIFE, Inc.
- CLUB, Inc.
- City of Refuge
- The Ark
- Ruth House
- Idaho Falls Downtown Development Corporation
- Senior Center
- Idaho Department of Health and Welfare
- Idaho Falls School District 91
- United Way
- Habitat for Humanity
- Legal Aid
- Salvation Army
- St. Vincent de Paul
- District Seven Health
- Community Council of Idaho

The most prominent concerns expressed during the interviews were the lack of decent affordable housing units, especially for larger families, and lack of public transportation. Other concerns included ADA accessibility in homes and in commercial and public buildings, the condition of sidewalks, and downtown revitalization. Many respondents explained much of the affordable housing stock is made unaffordable by high winter utilities and expressed support of weatherization programs.

## **Top Ranked Interview Items**

### **Housing Needs:**

1. Number of affordable housing units
2. Increased energy efficiency

### **Public Service Needs:**

1. Public transportation services
2. Utility Costs

### **Infrastructure Improvement Needs**

1. Sidewalks
2. ADA accessibility

### **Economic Development**

1. Job training
2. Number of available jobs

## **COMMENT PERIOD**

A formal 30-day comment period was conducted from December 9, 2010 through January 10, 2011. A legal notice announcing the public hearing and comment period was placed in the *Post Register* two weeks prior to the hearing.

Copies of the proposed plan were made available at City Hall, the Idaho Falls Public Library, United Way, and the Eastern Idaho Community Action Partnership office. Copies were also made available to anyone making a request.

## **PUBLIC HEARING**

A legal notice was placed in the *Post Register* two weeks prior to the hearing. Once public hearing was held December 9, 2010 in the City Council Chambers, 680 Park Avenue. Copies of the plan were made available to those attending the hearing.

## **SUMMARY OF PUBLIC HEARING COMMENTS**

There were no comments at the public hearing specific to the Five-Year Strategic Plan. All comments were related to requests for funding for FY 2011 grant money.

## **COMMENTS RECEIVED DURING PUBLIC COMMENT PERIOD**

No comments were received during the public comment period.

# CITIZEN PARTICIPATION PLAN

---

## **Purpose**

The purpose of the Citizen Participation Plan is to provide information about how Idaho Falls residents, businesses, community organizations, and agencies that provide housing, health services, and social services may participate in the development of the City's Consolidated Plan and related documents. The City considers it the right of all citizens to be informed about and have the opportunity to comment on the use of public funds. This plan applies to the City's use of U.S. Department of Housing and Urban Development (HUD), Community Development Block Grant (CDBG) funds. The public comments are solicited for:

- (1) the development of a Five-Year Consolidated Plan;
- (2) each annual Action Plan;
- (3) each Consolidated Annual Performance and Evaluation Report (CAPER);
- (4) substantial amendments to a Consolidated Plan and/or Action Plan; and
- (5) amendments to the Citizen Participation Plan itself.

## **Requirements**

**Public Hearings:** *At least two public hearings will be conducted annually for the purpose of obtaining citizens' comments on the annual Action Plan to determine how CDBG funding will be spent and the CAPER or annual report on how the funds were spent. These hearings will provide a forum to respond to comments and questions. Citizens, public agencies, and other interested parties will have the opportunity to provide input on Idaho Falls' primary housing and community development needs. Every five years a public hearing will be conducted on the new Consolidated Plan. All public hearings will be held in locations accessible to low- and moderate-income residents and people with disabilities. Translation services for non-English speaking residents and/or those who are hearing impaired will be provided upon request.*

**Public Meetings:** Public meetings of the City Council and other boards and commissions overseeing HUD programs provide opportunities for citizen participation and comment on a continuous basis. Notice of public meetings subject to the Open Meetings Act is posted at the office of the City Clerk three days prior to the meeting. Regular scheduled City Council meetings are the second and fourth Thursday evenings of the month and held at City Council Chambers, 680 Park Avenue. This is a location accessible to persons with disabilities. Translation services, for non-English speaking residents and/or those who are hearing impaired, will be provided upon request.

**Notification:** Advance notice of any public meeting, public hearing or comment period may be provided to the public, as appropriate, by legal notices, advertisements, press releases, public service announcements, letters or other means of notifying interested parties. Legal notices will be placed in the local daily newspaper, the *Post Register* two weeks prior.

**Outreach:** Citizen involvement in the planning process will be encouraged by outreach efforts. Various means can be utilized to pursue and encourage participation. The following activities will be considered and then, as deemed appropriate, one or more selections will be made to optimize citizen participation and collaboration. Participation tools range from informing the general population to targeting specific groups.

Citizen involvement and education activities include focus groups, neighborhood planning, design and improvement activities, one-on-one or key person interviews, telephone hotline, surveys, field trips, neighborhood or civic group meetings, citizen advisory groups, open house meetings, the media, bulk mailings, advertisements, newsletters, and presentations to groups. The City will utilize its Community Development Contact List which includes organizations, agencies, and services providers representing low- and moderate-income persons, particularly those living in slum and blighted areas and in areas where CDBG funds are proposed to be used, public housing authorities and the participation of residents of public and assisted housing developments, and by residents of predominantly low- and moderate-income neighborhoods as well as minorities, non-English speaking persons, and individuals with disabilities. Once the outreach activities are planned, these same partners will help encourage citizen involvement and participation in planning community development strategies.

**Accessibility Provisions:** Idaho Falls is committed to making their programs, activities and services accessible to individuals with disabilities. The City has policies and procedures in place to comply with Section 504 of the Rehabilitation Act and the Americans with Disabilities Act (ADA). The City has developed an Accessibility Guide for the Disabled; this guide is available in both printed and electronic format.

The City's Web site at [www.idahofallsidaho.gov](http://www.idahofallsidaho.gov) has accessibility information for the airport, aquatic center, City Hall annex, City Council chambers, civic auditorium, golf courses, ice rink, law enforcement building, library, Melaleuca Field, parks, recreation center, soccer complex and the zoo. The CDBG Administrator has been designated as the City's ADA/Section 504 Coordinator and is located in the City Annex 680 Park Avenue. Any questions regarding ADA/Section 504 rights, are directed either to the CDBG Administrator at (208) 612-8323 (voice) or Idaho Relay Service [\(800\) 368-6185 \(TTY\)](tel:8003686185) or e-mail [info@idahofallsidaho.gov](mailto:info@idahofallsidaho.gov). Publications can be also be made available in alternative formats.

**Document Access:** Copies of all planning documents, including the Citizen Participation Plan, Consolidated Plan, Action Plan, and CAPER, will be available to the public upon request. They will also be posted on the City's website. Citizens will have the opportunity to review and comment on these documents in draft form prior to final adoption by council. These documents will be made available at City Hall, Public Library, United Way Office, and Eastern Idaho Special Services Agency. A 30-day comment period will be established on any proposed submission, adoption of the Consolidated Plan, any Plan amendments, and each year's action plan. A 15-day comment period will be provided for the CAPER prior to submittal to HUD. Upon request, these documents will be provided in a form accessible to persons with disabilities. Citizens, groups, and other interested organizations may obtain copies of the written reports by calling the Planning and Building Division at (208) 612-8323 or [\(800\) 368-6185 \(TTY\)](tel:8003686185).

***Access to Records:*** *The City will provide citizens, public agencies, and other interested organizations with reasonable and timely access to information and records relating to the Citizen Participation Plan, Consolidated Plan, Annual Action Plan and CAPER.*

**Complaint Procedures:** The City will provide substantive written response to every written citizen complaint relative to the CDBG program. Written complaints must clearly state the complainant's name, address, and zip code. A daytime telephone number also should be included in the event further information or clarification is needed. If a response cannot be prepared within a 15 working day period, the complainant will be notified of the approximate date a response will be provided.

**Technical Assistance:** The City can provide technical assistance upon request and to the extent resources are available to groups or individuals that need assistance in preparing funding proposals, provided the level of technical assistance does not constitute a violation of federal or City rules or regulations. These groups or individuals must represent CDBG-target neighborhoods or other low-income areas. The provision of technical assistance would not involve re-assignment of City staff to the proposed project or group, or the use of City equipment, nor does technical assistance guarantee an award of funds.

***Substantial Amendments:*** *Recognizing that changes may be necessary to Consolidated and Action Plans after approval, HUD allows for amendments to these plans. The following criteria will be used in determining if an amendment is necessary.*

- a) Any change in funding of 10% or more than the annual block grant allocation to any City Council approved activity,
- b) And/or the addition of a new project or deletion of an existing project of any HUD eligible activity.

These potential activity changes must carry out the Consolidated Plan priorities. If an amendment is deemed necessary, the City will prepare the proposed changes and conduct a public hearing. A 30-day period will be established to receive comments on the amendment before the documentation is submitted to HUD.

**Anti-Displacement Plan:** Consistent with the City's anti-displacement plan outlined in Part 6 of this document, the City will take the following steps to minimize the displacement of persons from their homes:

1. Coordinate code enforcement with rehabilitation and housing assistance programs
2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burden on long-established owners or tenants of multi-family buildings.
3. State rehabilitation of apartment units to allow tenants to remain during and after rehabilitation by working with empty units or buildings first.
4. Establish facilities to house persons who must be relocated temporarily during rehabilitation.
5. Adopt public policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.

6. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
7. Establish counseling centers to provide homeowners and renters with information on the assistance available to help them remain in their neighborhood in the face of revitalization pressures.

When displacement occurs, all replacement housing will be provided within three years of the commencement of the loss of dwelling units due to demolition or conversion to a use other than low/moderate-income housing in connection with funds provided under the Housing and Community Development Act.

Information on such projects will be published in the *Idaho Falls Post Register*. It shall include the following:

1. A description of the proposed activity;
2. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate income dwelling units as direct result of the assisted activities;
3. A time schedule for the commencement and completion of demolition or conversion;
4. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the City will identify the general location on an area map and the approximate number of dwelling units by size, and provide information identifying the specific location and number of dwelling units by size as soon as it is available;
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis of concluding that each replacement dwelling unit will remain a low-moderate income dwelling unit for at least 10 years from the date of initial occupancy;
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g. a 2-bedroom unit with two 1-bedroom units) is consistent with the housing needs of low-income households in the jurisdiction.

# **PART THREE: HOUSING MARKET ANALYSIS**

# HOUSING MARKET ANALYSIS

---

## *DEMOGRAPHIC OVERVIEW*

According to the 2000 Census, 50,730 people reside within the City of Idaho Falls. Population estimates for 2010 are 58,077 persons. This estimate was provided by Intermountain Demographics. This represents a 14.4% growth rate for the past ten years, or 1.4% annually. The US Census estimate for Bonneville County is a 22.7% growth rate between 2000 and 2009.

Between 2000-2009, the city has annexed over 3,000 acres and issued building permits for 2,158 new homes and 751 new apartments. Single-family home permits accounted for 78% of all new building permits issued this time period and 28.4% of all permits.

In late 2007 and early 2008 the mortgage foreclosure crisis began and by 2008 residential building permits declined by half and the city's very low unemployment rate of 2% began to rise to 4% by the end of 2008. Commercial building permits were still steady in 2008 providing a cushion to the local construction industry, but fell from 57 commercial building permits issued that year to only 10 permits issued in 2009.

Idaho Falls continues to be a prosperous and growing community. Although agriculture accounts for a large portion of the Eastern Idaho economy, only 5.3% of the total labor force in 2002 was in agriculture; compared to more than 13% in the late 1960s. New trade and industry have replaced many of the farms and agriculture as major employers.

The service industries, wholesale trade, and technology sectors have significantly increased in the last 30 years to provide a more diverse regional economic base. The five largest employers are Battelle Energy Alliance, CH2M Hill WG LLC, Idaho Falls School District 91, Eastern Idaho Regional Medical Center, and Melaleuca, Inc. Idaho Falls is the regional retail and trade center that includes a service area of about 4,000 square miles, with a resident population of approximately 180,000, according to the Idaho Department of Commerce.

In addition to being the regional economic center, Idaho Falls provides many cultural activities such as minor league baseball, museums, a symphony, and art galleries. For those who seek recreation, Idaho Falls is less than 100 miles from world-class hiking, skiing, some of North America's best trout fishing, and the major national parks of Yellowstone and the Tetons.

Higher education is well represented in the Idaho Falls area. Idaho State University and University of Idaho share branch campus facilities in Idaho Falls at University Place., Eastern Idaho Technical College is also located in Idaho Falls, and BYU-Idaho is in Rexburg.

Eastern Idaho is gaining national recognition as home to a growing number of companies with products and services that are based on the development or application of technology in a wide range of industries from the improvement of agricultural practices to software and systems development. These companies employ many of the Idaho Falls citizens and include the U.S. Department of Energy’s Idaho National Laboratory (INL), the Argonne National Laboratory, the Idaho Accelerator Center, and the Northwest Research Alliance.

**GENERAL CHARACTERISTICS OF HOUSING STOCK**

**DEMAND FACTORS**

*Household Characteristics*

While the 2000 Census is still the best data available for most purposes, the American Community Survey conducted by the Census Bureau does offer estimates in some areas. These estimates are used in this section where available and appropriate. Until 2008 the economy and growth were steady and the 13% growth rate can be applied to most of the census statistics. However with the economic downturn nationally in 2008 the application of the 2000 census data to the next five years will become more problematic.

The number of housing units in Idaho Falls increased from 16,845 units in 1990 to 19,771 units in 2000 according to the Census Bureau. That figure has increased to approximately 22,680 in 2010.

The home ownership rate also increased 5.4% from 64.8% in 1990 to 68.3% in 2000. On the other hand, the rental rate decreased 9.9% from 35.2% in 1990 to 31.7% in 2000. According to 2006-2008 estimates by the American Community Survey this trend may be stabilizing or reversing. Home ownership decreased to an estimated 67.7% while the rental rate increased slightly to 32.3%. This information is shown in the tables below.

<b>Table 1-Idaho Falls Housing Units</b>			
	<b>1990</b>	<b>2000</b>	<b>2010</b>
<b>Total</b>	16,845	19,771	22,680
<i>Source: U.S. Census Bureau and City permits</i>			

<b>Table 2 - Homeownership Rate Comparison</b>		
<b>1990</b>	<b>2000</b>	<b>2008 Estimate</b>
64.8	68.3	67.7
<i>Source: U.S. Census Bureau</i>		

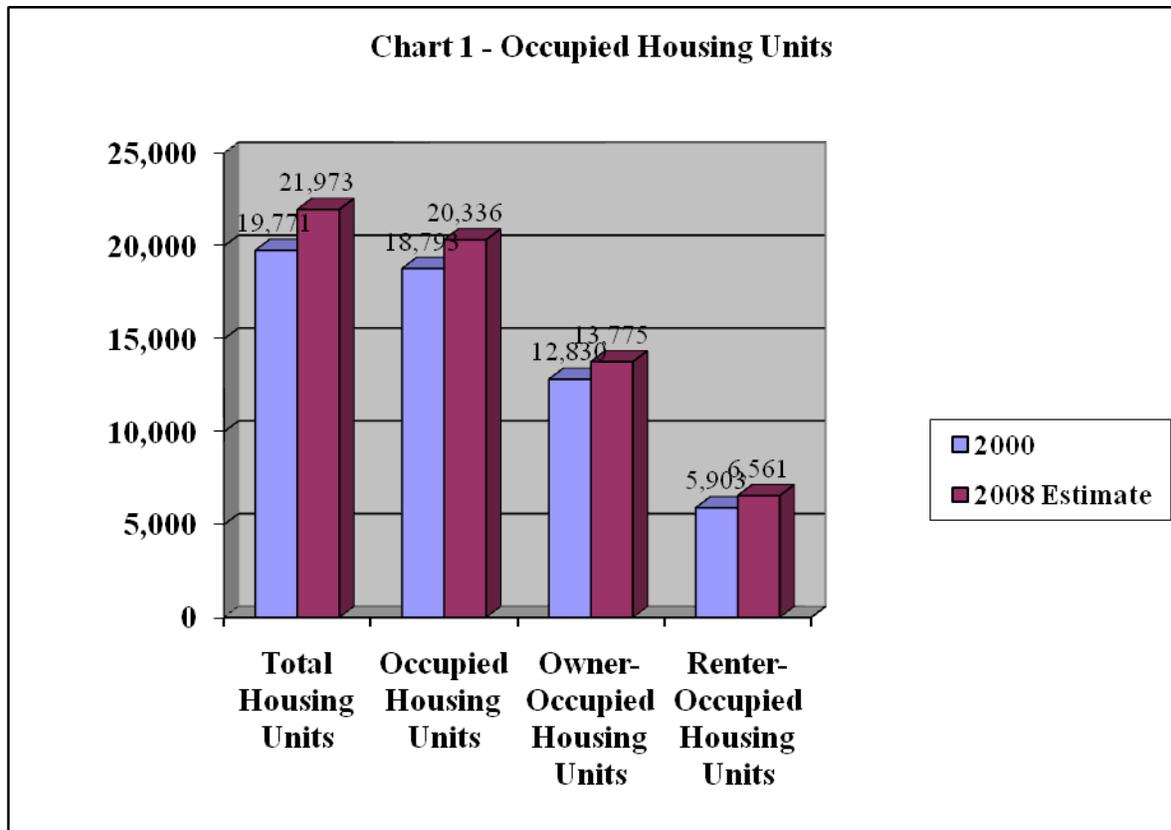
<b>Table 3 - Rental Rate Comparison</b>		
<b>1990</b>	<b>2000</b>	<b>2008 Estimate</b>
35.2	31.7	32.3
<i>Source: U.S. Census Bureau</i>		

Three census tracts have the highest number of rental units:  
 Census Tract 9706.02 had a 48% ownership rate and a 48% rental rate.

Census tract 9711 had a 45% ownership rate and a 46% rental rate, and Census tract 9712 had a 44% ownership rate and a 48% rental rate.

Of the total housing units in 2000 only 4.9% were reported vacant. 2006-2008 Community Survey estimates show the vacancy rate has increased to 7.5%. Most of this increase has come in homeowner vacancy, which increased from 1.5% in 2000 to 4.5% in 2008.

<b>Table 4 - Vacancy Rates</b>		
<b>Subject</b>	<b>2000</b>	<b>2008 Estimate</b>
Total housing units	19,771	21,973
Vacancy Rate	4.9%	7.5%
Homeowner Vacancy Rate	1.5%	4.5%
Rental Vacancy Rate	5.9%	5.0%



<b>Table 6 - Median Year Structure Was Built by Census Tract</b>		
Census Tract	Year of Structure	Age of Structure
9701	1973	36
9704.01	1991	18
9704.02	1970	39
9704.03	1976	33
9705.01	1989	.20
9705.02	1972	37
9705.03	1982	27
9706.01	1971	38
9706.02	1976	33
9706.03	1980	29
9707	1959	50
9708	1957	52
9709	1969	40
9710	1956	53
9711	1940	69
9712	1952	57
9713.01	1973	36
9713.02	1979	30
9714	1990	19

*Source: Census 2000*

The City has seen a substantial amount of new construction. According to the City, 2,158 single-family building permits and permits for 751 multiple-family units have been issued since the 2000. During the same period of time, the City annexed over 3,100 acres. All new subdivisions are required to provide the essential utility services (water, sewer, electricity, roads, and telecommunications).

<b>Table 5 - Year Structure Built</b>	
	<b>Idaho Falls City, Idaho</b>
Total:	19,826
Built 1990 to 1999	3,112
Built 1980 to 1989	2,014
Built 1970 to 1979	3,811
Built 1960 to 1969	3,072
Built 1950 to 1959	4,066
Built 1940 to 1949	1,496
Built 1939 or earlier	2,255

*Source: Census 2000*

According to the Idaho Association of Realtors, the average new home in Bonneville County in 2009 listed for \$166,901.

<b>Table 7 – Housing Unit Information</b>			
	<b>1980</b>	<b>1990</b>	<b>2000</b>
Total Housing Units	15,037	16,845	19,826
Median Value of Owner-Occupied Housing	48,200	63,400	90,100
Median Rent	\$ 198	\$ 293	\$ 475

*Source: Idaho Department of Commerce*

<b>Table 8 - Proposed Fy2011 Fair Market Rent by Number of Bedrooms</b>					
	Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom
FY 2007	\$423	\$445	\$568	\$799	\$978
FY 2011 (Proposed)	\$484	\$510	\$651	\$893	\$1,120
Percent Change	14.4%	14.6%	14.6%	11.7%	14.5%

Source: HUD user data sets.

## Race

The concept of race as used by the Census Bureau reflects self-identification by people according to the race or races with which they most closely identify. These categories are sociopolitical constructs and should not be interpreted as being scientific or anthropological in nature. The term Hispanic is not a racial category but refers to place of origin in Central or South America.

Of the occupied housing units in the 2000 census, 94% were white, 4.8% were Hispanic, 0.5% were African-American, and 1.1% were Asian. There are no estimates issued since the 2000 census.

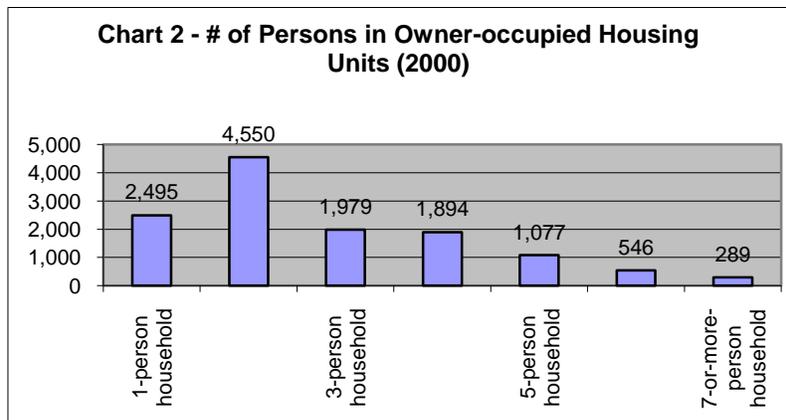
<b>Table 9 - RACE OF HOUSEHOLDER</b>		
	<b>Number</b>	<b>Percent</b>
<b>Occupied housing units</b>	<b>18,793</b>	<b>100</b>
One race	18,615	99.1
White	17,712	94.2
Black or African American	91	0.5
American Indian and Alaska Native	110	0.6
Asian	201	1.1
Native Hawaiian and Other Pacific Islander	10	0.1
Some other race	491	2.6
Two or more races	178	0.9
<b>HISPANIC OR LATINO HOUSEHOLDER AND RACE OF HOUSEHOLDER</b>		
<b>Occupied housing units</b>	<b>18,793</b>	<b>100</b>
Hispanic or Latino (of any race)	895	4.8
Not Hispanic or Latino	17,898	95.2
White alone	17,364	92.4
<i>Source: Census 2000</i>		

## Average Household Size

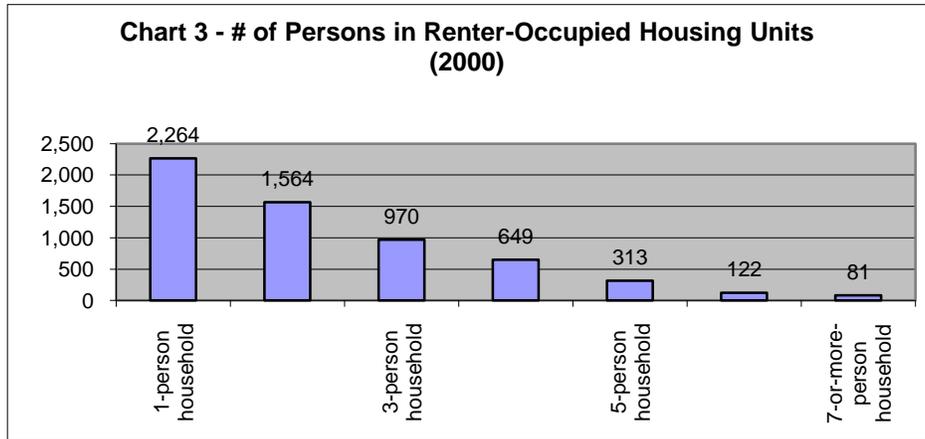
In 2000, the average household size of Idaho Falls is 2.65 persons. The average household size of owner-occupied units was 2.8, while the average household size of renter-occupied units was 2.32. The Census definition of household includes all of the people who occupy a housing unit. These individuals may or may not be part of family or related by blood or marriage. Of the total owner occupied housing units 35.5% were two-person households, and 19.4% were one-person households. The percentages for 3, 4, 5, 6 and more in a household gradually diminished from 15% to 2%. Of the total renter occupied housing units 38% were one-person households while 26.2% were two-person households. The percentages gradually decreased with additional persons in the household.

<b>Table 10 – TENURE (2000)</b>	<b>Number</b>	<b>Percent</b>
<b>Occupied housing units</b>	<b>18,793</b>	<b>100</b>
Owner-occupied housing units	12,830	68.3
Renter-occupied housing units	5,963	31.7
Average household size of owner-occupied unit	2.8	(X)
Average household size of renter-occupied unit	2.32	(X)
<i>(X) Not Applicable</i>		
<i>Source: Census 2000</i>		

<b>Table 11 - TENURE BY HOUSEHOLD SIZE (2000)</b>	<b>Number</b>	<b>Percent</b>	<b>Ranked</b>
<b>Owner-occupied housing units</b>	<b>12,830</b>	<b>100</b>	
1-person household	2,495	19.4	2
2-person household	4,550	35.5	1
3-person household	1,979	15.4	3
4-person household	1,894	14.8	4
5-person household	1,077	8.4	5
6-person household	546	4.3	6
7-or-more-person household	289	2.3	7
<b>Renter-occupied housing units</b>	<b>5,963</b>	<b>100</b>	
1-person household	2,264	38	1
2-person household	1,564	26.2	2
3-person household	970	16.3	3
4-person household	649	10.9	4
5-person household	313	5.2	5
6-person household	122	2	6
7-or-more-person household	81	1.4	7
<i>Source: Census 2000</i>			



*Source: Census 2000*



Source: Census 2000

### Age of householders

Twenty (20) percent of the total occupied housing units were occupied by people aged 65 and older in 2000.

<b>Table 12 - AGE OF HOUSEHOLDER</b>		<b>Number</b>	<b>Percent</b>
<b>Occupied housing units</b>		<b>18,793</b>	<b>100</b>
15 to 24 years		1,420	7.6
25 to 34 years		3,261	17.4
35 to 44 years		4,132	22
45 to 54 years		3,799	20.2
55 to 64 years		2,424	12.9
65 years and over		3,757	20
65 to 74 years		1,852	9.9
75 to 84 years		1,449	7.7
85 years and over		456	2.4
<i>Source: Census 2000</i>			

As Table 13 shows, of the total owner occupied housing units 24% were aged 65 or older. Of the total renter occupied housing units in 2000, the highest percentage age group was 25-34 at 27.9% followed by the 35-44 age group at 20.3%.

<b>Table 13 - TENURE BY AGE OF HOUSEHOLDER</b>	<b>Number</b>	<b>Percent</b>	<b>Ranked</b>
<b>Owner-occupied housing units</b>	<b>12,830</b>	<b>100</b>	
15 to 24 years	256	2	8
25 to 34 years	1,595	12.4	5
35 to 44 years	2,920	22.8	3
45 to 54 years	2,969	23.1	2
55 to 64 years	2,012	15.7	4
65 years and over	3,078	24	1
65 to 74 years	1,588	12.4	5
75 to 84 years	1,199	9.3	6
85 years and over	291	2.3	7
<b>Renter-occupied housing units</b>	<b>5,963</b>	<b>100</b>	
15 to 24 years	1,164	19.5	3
25 to 34 years	1,666	27.9	1
35 to 44 years	1,212	20.3	2
45 to 54 years	830	13.9	4
55 to 64 years	412	6.9	6
65 years and over	679	11.4	5
65 to 74 years	264	4.4	
75 to 84 years	250	4.2	
85 years and over	165	2.8	
<i>Source: Census 2000</i>			

## **Elderly Persons**

Of the 50,730 Idaho Falls' citizens in 2000, 6,577 or 13% were 62 and older. Idaho Falls, like the United States as a whole, is experiencing the aging, and thus growth, of its elderly population. The number of persons 65 and older has increased by more than 100% since 1980. In 1980, 1,803 of the City's population were 65 years of age or older. In 1990, 4,509 persons were 65 years or older. In 2000, this amount increased to 5,643 persons 65 or older. There also are a higher number of females in this Census group. Females represent about 60% of the elderly population.

According to the U.S. National Center for Health Statistics, the average life span increased from 70.8 years in 1970 to 75.7 in 1992. This increase in the elderly population spurs the change in household formation and the need for more and varied housing options (i.e. non-traditional, assisted living, single resident occupancy).

## **Substandard Housing**

According to the 2000 Census, 282 housing units in the city lack complete kitchen facilities, and 60 lack complete plumbing.

The census data on plumbing facilities were obtained from both occupied and vacant housing units. Complete plumbing facilities include: (1) hot and cold piped water; (2) a

flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

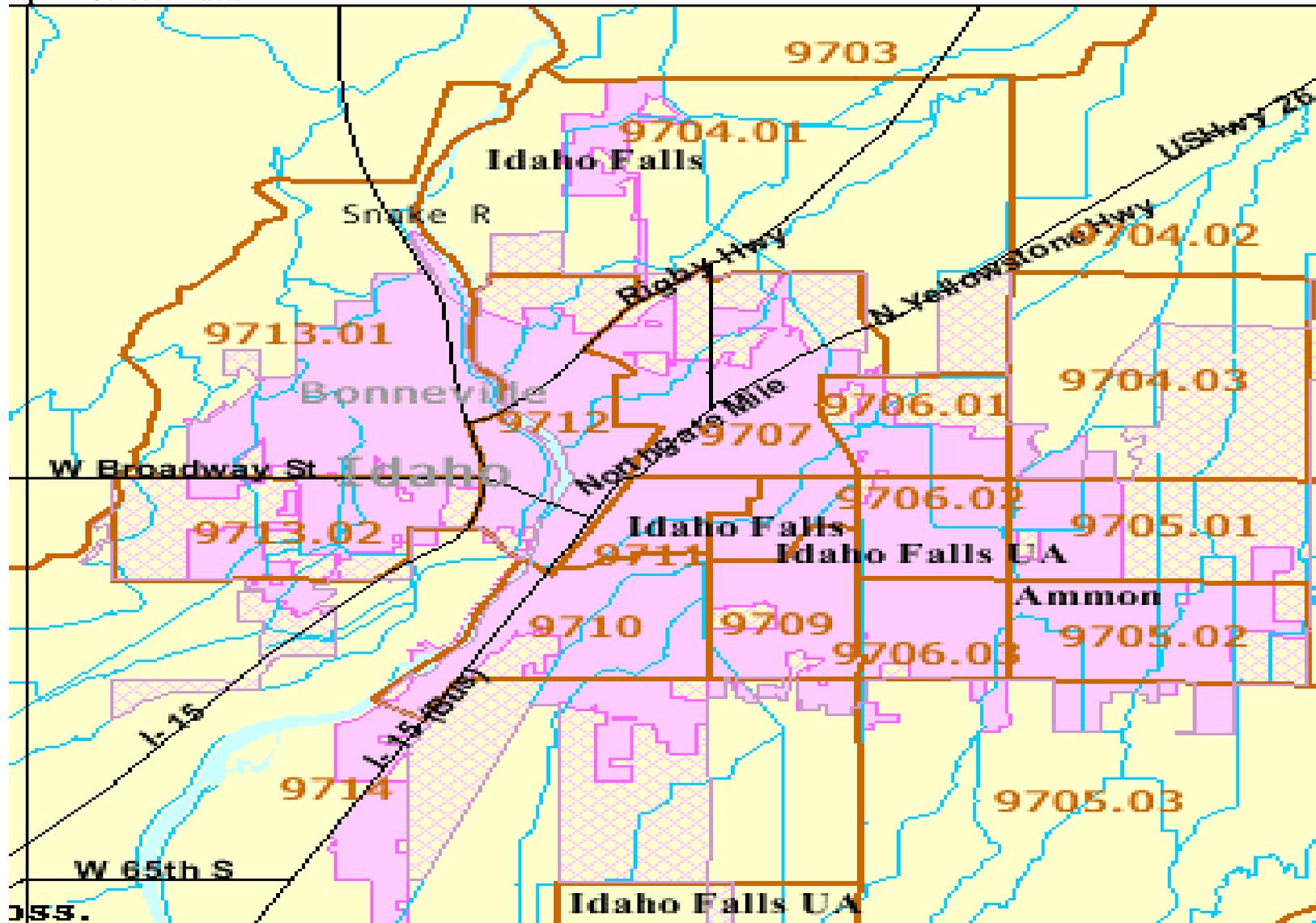
It is useful to compare census tracts to help determine the older neighborhoods and high rental neighborhoods both data are proxies for lower income areas and areas in need of improvement.

**Table 14 - Owner/Rental Units**

<i>Tract Code</i>	<u>Total Housing Units</u>	<u>Median age of Housing Stock (in years)</u>	<u>Owner Occupied Units</u>	<u>Percent Ownership</u>	<u>Renter Occupied Units</u>	<u>Percent Rentals</u>	<u>Vacancy Rates # Vacant Units</u>	<u>%</u>
9704.01	645	13	561	87%	49	8%	35	5%
9704.03	1,685	28	1,438	85%	182	11%	65	4%
9705.01	766	15	540	70%	190	25%	36	5%
9705.02	1,220	32	1,031	85%	141	12%	48	4%
9705.03	665	22	541	81%	84	13%	40	6%
9706.01	1,003	33	786	78%	190	19%	27	3%
9706.02	2,059	28	987	48%	989	48%	83	4%
9706.03	707	24	592	84%	101	14%	14	2%
9707	2,136	45	1,178	55%	837	39%	121	6%
9708	1,565	47	974	62%	517	33%	74	5%
9709	1,761	35	1,537	87%	173	10%	51	3%
9710	2,092	48	1,467	70%	483	23%	142	7%
9711	1,818	64	818	45%	828	46%	172	9%
9712	1,954	52	867	44%	935	48%	152	8%
9713.01	2,202	31	1,556	71%	573	26%	73	3%
9713.02	1,636	25	1,234	75%	357	22%	45	3%
9714	1,994	14	1,742	87%	161	8%	91	5%
<i>Source: Census 2000</i>								

Census tracts 9707, 9711, 9712, have the some of the oldest housing, and high rental occupancy which correlates family with the lower household median income areas.

Map 1 – Census Tracts



## EDUCATION

Of the population age 25 and older 87.7% are high school graduates or higher, 28.2% of this group have a bachelor’s degree or higher. Of this population group over 7.9% have an associate’s degree, 18.4% have a bachelor’s degree, and 9.9% have a graduate or professional degree.

## EMPLOYMENT

More residents of Idaho Falls are employed in “white collar” positions than in “blue.” Eastern Idaho is gaining national recognition as home to a growing number of companies whose products and services are based on the development or application of technology in areas of industries ranging from the improvement of agricultural practices to software and systems development. The area is served by four universities and is home to several large anchor technologies, as well as the U.S. Department of Energy’s Idaho National Laboratory including Battelle Energy Alliance, Babcock and Wilcox Technical Services Group, Washington Group International, Electric Power Research Institute, and the Massachusetts Institute of Technology, also included is the Idaho Accelerator Center, and the Inland Northwest Research Alliance, a research cooperative between eight northwestern U.S. universities.

The Idaho Department of Labor reported that in 2009 there were a total of 50,078 citizens in the total labor force in Bonneville County and a 5.8% unemployment rate. Table 15 below shows unemployment rates in Bonneville County have generally been very low over the past nine years, although they have risen since 2007 along with the downturn in the national and global economies. The number of citizens in the labor force has also decreased since 2007.

<b>Table 15 - Civilian Labor Force</b>	<b>2000</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Total Labor Force	41,612	48,594	49,407	50,715	50,252	50,078
Total Employment	40,202	47,190	48,208	49,718	48,513	47,185
Total Unemployed	1,400	1,405	1,200	997	1,739	2,893
Percent Unemployed	3.4	2.9	2.4	2.0	3.5	5.8
<i>Source: Idaho Department of Labor</i>						

**Table 16 - Employment by Selected Sector and Wages**

Sector	1999		2009	
	Avg. Employment	Avg. Wages	Avg. Employment	Avg. Wages
Total Covered Wages	38,688	\$25,411	43,297	\$31,680
Agriculture	644	\$16,874	545	\$27,681
Mining	--	--	38	\$21,164
Construction	2,775	\$29,313	2,809	\$39,478
Manufacturing	1,994	\$25,414	2,094	\$34,385
Trade, Utilities and Trans.	10,646	\$20,863	11,330	\$30,644
Information	833	\$26,788	1,320	\$34,892
Financial Activities	1,545	\$24,690	1,798	\$37,127
Professional and Business Serv.	5,540	\$41,550	4,603	\$37,973
Educational and Health Serv.	4,570	\$26,436	7,263	\$33,351
Leisure and Hospitality	3,697	\$9,183	4,355	\$12,277
Other Services	1,230	\$17,300	1,314	\$23,745
Government	5,188	\$29,106	5,830	\$36,233

SOURCE: Idaho Department of Labor

The largest employers in Bonneville County are Battelle Energy Alliance Idaho with 2,500 employees, the Idaho Falls School District with 1,700, Eastern Idaho Regional Medical Center with 1,311, and Melaleuca, Inc. with 1,300.

<u>Name</u>	<u>Product or Service</u>	<u># of Employees</u>
Battelle Energy Alliance	Research and Management	3800
Idaho Falls School District	Education	1700
CH2M Hill WG, LLC	Environmental Management	1700
Eastern Idaho Regional Medical Center	Health Care Services	1300
Melaleuca, Inc.	Cosmetics, Vitamins, Soap	1300
Bechtel Energy Alliance	Research and Management	960
Bonneville Joint School District No. 93	Education	850
City of Idaho Falls	Government Services	750
Center Partners	Call Center	600
Bonneville County	Government Services	450
Wal-Mart	Department Store	450
Albertsons, Inc.	Retail Food Sales	350

SOURCE: Grow Idaho Falls

Employers throughout Southeast Idaho have access to approximately 5,100 graduates per year from Idaho State University, BYU-Idaho, the University of Idaho and Eastern Idaho Technical College. The citizens of Eastern Idaho have always supported a strong education system, recognizing that the quality of education a community gives its young people is one of the keys to the hope and vitality of each community, and to the prosperity of the region. Idaho Falls is served by two school districts. In Bonneville Joint School District No. 93 there are 13 elementary, three middle, and three high schools. In Idaho Falls School District No. 91 there are 13 elementary, three junior high, and two high schools. There are five private schools (all grades) that serve Bonneville County.

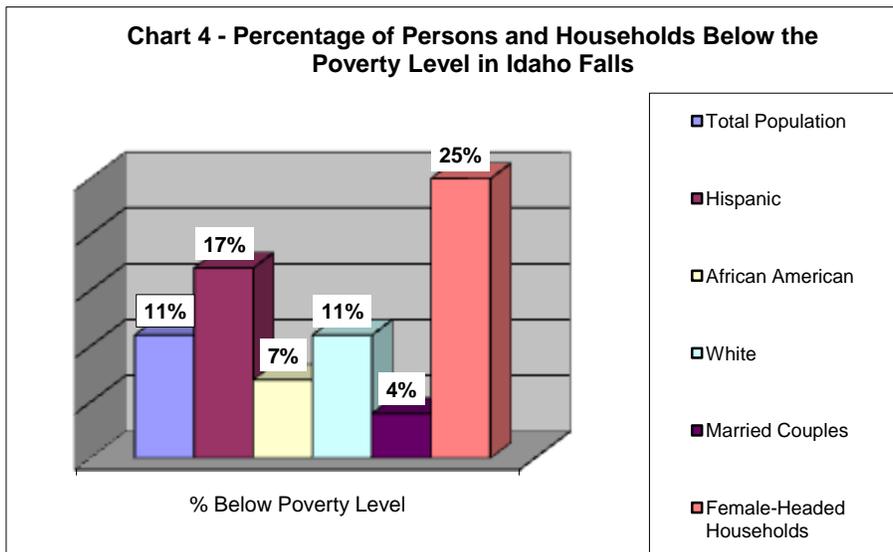
To further workforce training, the state administers the Workforce Development Training Fund (WDTF). The WDTF is designed to help companies of all sizes become more competitive. Businesses use the fund to expand their operations and become more proficient and profitable. More information on this program may be found at <http://commerce.idaho.gov/business/workforce/>.

**Income Data**

Per Capita Income for Bonneville County in 2008 was \$35,346 as compared to Idaho at \$32,994 and the United States at \$40,166.

For CDBG program purposes the 2007 median family income is \$55,300.

2000 Census data show that approximately 11% of the residents in Idaho Falls live below poverty level. Of this percentage, 30 persons are African-American, 4,879 persons are white, and 590 persons are Hispanics. Poverty among married couples within Idaho Falls is 4%, while 25% of female-headed households live below the poverty level.



SOURCE: Census 2000

Of the 19 Census Tracts in the City, 56% of the people in poverty lived in three central tracts that represent the older neighborhoods: 9711, 9707, and 9712.

<b>Table 18 - Projected Income Information</b>								
<b>Tract Code</b>	<b>Tract Income Level</b>	<b>Tract Median Family Income %</b>	<b>2003 HUD MA Median Family Income</b>	<b>2003 Est. Tract Median Family Income</b>	<b>2000 Tract Median Family Income</b>	<b>Tract Pop.</b>	<b>Minority Pop.</b>	<b>Owner Occupied Units</b>
9701	Middle	96.86	\$42,400	\$41,069	\$39,531	1160	42	362
9704.01	Upper	120.6	\$42,400	\$51,134	\$49,219	1780	112	567
9704.02	Middle	112.35	\$42,400	\$47,636	\$45,850	2431	100	700
9704.03	Middle	97.78	\$42,400	\$41,459	\$39,905	5438	974	1434
9705.01	Upper	124.78	\$42,400	\$52,907	\$50,926	2475	124	547
9705.02	Upper	128.31	\$42,400	\$54,403	\$52,364	3906	222	1024
9705.03	Upper	135.79	\$42,400	\$57,575	\$55,417	2015	98	549
9706.01	Upper	123.71	\$42,400	\$52,453	\$50,486	2827	218	780
9706.02	Middle	99.14	\$42,400	\$42,035	\$40,458	5021	442	1033
9706.03	Upper	203.5	\$42,400	\$86,284	\$83,050	1979	137	547
9707	Moderate	66.26	\$42,400	\$28,094	\$27,043	5473	891	1177
9708	Middle	111.57	\$42,400	\$47,306	\$45,532	3627	322	973
9709	Upper	158.01	\$42,400	\$66,996	\$64,485	4946	273	1538
9710	Middle	118.41	\$42,400	\$50,206	\$48,324	5074	425	1464
9711	Moderate	76.96	\$42,400	\$32,631	\$31,410	3824	442	839
9712	Moderate	80.35	\$42,400	\$34,068	\$32,793	4473	1126	874
9713.01	Middle	117.66	\$42,400	\$49,888	\$48,018	5770	526	1556
9713.02	Upper	146.09	\$42,400	\$61,942	\$59,621	4861	492	1237
9714	Upper	172.56	\$42,400	\$73,165	\$70,424	5957	423	1742

Source: FFEIC

## POPULATION AND DEMOGRAPHICS

Idaho Falls and the surrounding Bonneville County is a growing area with a 13% population increase from 1990 to 2000, and according to current projections it will continue to grow. According to the 1990 Census, there were 43,929 citizens in the City and 72,207 citizens in Bonneville County. In 2000, 50,730 people lived in the City and 82,522 in Bonneville County. The City's economy has evolved from a predominantly agricultural-based to a manufacturing and service-based economy, resulting in important changes in the population.

<b>Table 19- Population Growth</b>			
	1990	2000	2010 estimate
Idaho Falls City	43,929	50,730	58,077
Bonneville County	72,207	82,522	105,594
<i>Source: Census 2000 and Intermountain Demographics</i>			

<b>Table 20 - General Population Characteristics-2000</b>		
<b>Subject</b>	<b>Number</b>	<b>Percent</b>
Total Population	50,730	100.0
<b>SEX AND AGE</b>		
<b>Male</b>	25,095	49.5
<b>Female</b>	26,635	50.5
Under 5 years	4,164	8.2
5 to 9 years	4,173	8.2
10 to 14 years	4,298	8.5
15 to 19 years	4,236	8.4
20 to 24 years	3,637	7.2
25 to 29 years	3,363	6.6
30 to 34 years	3,204	6.3
35 to 39 years	3,630	7.2
40 to 44 years	3,792	7.5
45 to 49 years	3,646	7.2
50 to 54 years	2,948	5.8
55 to 59 years	2,305	4.5
60 to 64 years	1,691	3.3
65 to 69 years	1,464	2.9
70 to 74 years	1,454	2.9
75 to 79 years	1,256	2.5
80 to 84 years	783	1.5
85 to 89 years	446	0.9
90 years and over	240	0.5
<b>Median age (years)</b>	<b>32.3</b>	<b>(X)</b>
16 years and over	37,222	73.4
18 years and over	35,349	69.7
<b>Male</b>	<b>17,204</b>	<b>34.0</b>
<b>Female</b>	<b>18,145</b>	<b>36.0</b>
21 years and over	33,178	65.4
60 years and over	7,334	14.5
62 years and over	6,577	13
67 years and over	5,025	9.9
<b>Male</b>	<b>2,007</b>	<b>4.0</b>
<b>Female</b>	<b>3,018</b>	<b>6.0</b>
75 years and over	2,725	5.4
<i>Source: Census 2000</i>		

<b>Table 21 - Population Age Groupings</b>						
	<b>Total All ages</b>	<b>Under 19 0-19 yrs %</b>	<b>"Young Idaho" 20-34 yrs</b>	<b>"Boomers" 35-54 yrs</b>	<b>"In- Betweens" 55-64 yrs</b>	<b>"Seniors" 65 -- older</b>
Idaho Falls	50,730	16,871 33.3%	10,204 20.1%	14,016 27.7%	3,996 7.8%	5,643 11.2%
<i>Source: Census 2000</i>						

### Family Status

Of the 18,805 households in Idaho Falls, families represent 70% (13,188). Of the 13,188 families, 10,616 (80%) are married couple families, and 1,937 (15%) are female householders with no husband present. More than 55% of the total number of family households contains children under the age of 18 years. The average family size is 3.21.

<b>Table 22 - Number of Families in Idaho Falls</b>	
<b>Families</b>	<b>13,188</b>
With related children under 18 years	7,383
<b>Married-couple families</b>	<b>10,616</b>
With related children under 18 years	5,496
<b>Families with female householder, no husband present</b>	<b>1,937</b>
With related children under 18 years	1,423
<b>Non-family householder</b>	<b>5,617</b>
<i>Source: Census 2000</i>	

### Marital Status

The 2000 Census reports that of the population age 15 and older in Idaho Falls (38,238), 22.1% (8,453) never married, 58.5% (22,356) are now married, 1.1% (412) are separated, 5.6% (2,125) are widowed, and 12.8% (4,892) are divorced.

<b>Table 23 - MARITAL STATUS</b>		
<b>Population 15 years and over</b>	<b>38,238</b>	<b>100</b>
Never married	8,453	22.1
Now married, except separated	22,356	58.5
Separated	412	1.1
Widowed	2,125	5.6
Female	1,776	4.6
Divorced	4,892	12.8
Female	2,812	7.4

SOURCE: Census 2000

## Race

Idaho Falls has a small minority population with a total of 5,529 citizens who are either one race or combination of one or more races. Hispanics constitute 66% of the group or 7.2% of the overall City's population (50,730). The remainder of the minority population is 0.6% African American (315), 0.8% American Indian and Alaska Native (385), 1.1% Asian (533), and .01% Native Hawaiian and Other Pacific Islander (32).

Of the Hispanic population (3,641), 76.2% came from Mexico (2,776), 1.6% from Puerto Rico (58), 0.4% from Cuba (16) and 21.7% from other Latin American countries (792).

<b>Table 24 - Population Characteristics By Race: 2000</b>		
<b>Race</b>	<b>Number</b>	<b>Percent</b>
<b>Total Population</b>	<b>50,730</b>	<b>100.0</b>
<b>One race</b>	49,914	98.4
White alone	46,717	92.1
Black or African American alone	315	0.6
American Indian and Alaska Native alone	385	0.8
Asian alone	533	1.1
Native Hawaiian and Other Pacific Islander alone	32	0.1
Some other race alone	1,932	3.8
Two or more races	816	1.6
<b>Race alone or in combination with one or more other races</b>		
White alone or in combination <sup>1</sup>	47,485	93.6
Black or African American alone or in combination <sup>1</sup>	445	0.9
American Indian and Alaska Native alone or in combination <sup>1</sup>	664	1.3
Asian alone or in combination <sup>1</sup>	713	1.4
Native Hawaiian and Other Pacific Islander alone or in combination <sup>1</sup>	66	0.1
Some other race alone or in combination <sup>1</sup>	2,217	4.4
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>50,730</b>	<b>100</b>
Hispanic or Latino (of any race)	3,641	7.2
Not Hispanic or Latino	47,089	92.8
<b>HISPANIC OR LATINO BY TYPE</b>		
<b>Hispanic or Latino (of any race)</b>	<b>3,641</b>	<b>100</b>
Mexican	2,776	76.2
Puerto Rican	58	1.6

Cuban	16	0.4
Other Hispanic or Latino	791	21.7
Dominican (Dominican Republic)	1	0
<i>Source: Census 2000</i>		

The Hispanic population seems to be primarily located in three Census Tracts with 15% in Tract Code 9704, 12% in Tract Code 9707, and 21% in Tract Code 9712. In each of the other Census Tracts a range of 2% to 8% were represented.

<b>Table 25 - Hispanic Population By Census Tract</b>			
<b>Tract Code</b>	<b>Total Population</b>	<b>Hispanic Population</b>	<b>Hispanic Population %</b>
9701	1,160	18	2%
9704.01	1,780	77	4%
9704.02	2,431	90	4%
9704.03	5,438	815	15%
9705.01	2,475	75	3%
9705.02	3,906	141	4%
9705.03	2,015	62	3%
9706.01	2,827	141	5%
9706.02	5,021	280	6%
9706.03	1,979	43	2%
9707	5,473	661	12%
9708	3,627	222	6%
9709	4,946	134	3%
9710	5,074	248	5%
9711	3,824	294	8%
9712	4,473	961	21%
9713.01	5,770	337	6%
9713.02	4,861	317	7%
9714	5,957	269	5%
<i>Source: Census 2000</i>			

<b>Table 26 - Race Percentages By Census Tract</b>						
	<b>Total Population</b>	<b>White</b>	<b>Black or African American</b>	<b>American Indian and Alaska Native</b>	<b>Asian</b>	<b>Hispanic or Latino (of any race)</b>
<b><i>Bonneville County</i></b>	82,522	92.8	0.5	0.6	0.8	6.9
<b>CENSUS TRACT</b>						
Tract 9701	1,160	96.6	0.1	0.3	0.2	1.6
Tract 9704.01	1,780	95.3	0.1	0.4	0.8	4.3
Tract 9704.02	2,431	97.2	0	0.3	0	3.7
Tract 9704.03	5,438	87.1	0.4	1	0.3	15
Tract 9705.01	2,475	96.2	0.4	0.3	0.4	3.0
Tract 9705.02	3,906	95.4	0.3	0.3	0.7	3.6
Tract 9705.03	2,015	96.1	0.1	0.2	0.4	3.1
Tract 9706.01	2,827	94.1	0.5	0.4	0.8	5.0
Tract 9706.02	5,021	93.4	0.5	0.5	1.3	5.6
Tract 9706.03	1,979	94.3	0.4	0.4	2.8	2.2
<b>Tract 9707</b>	<b>5,473</b>	<b>88.1</b>	0.9	1.1	0.9	12.1
Tract 9708	3,627	93.2	0.8	0.8	0.2	6.1
Tract 9709	4,946	95.3	0.7	0.3	1.4	2.7
Tract 9710	5,074	93.7	0.4	1.2	0.7	4.9
<b>Tract 9711</b>	<b>3,824</b>	<b>91.4</b>	0.6	0.9	0.8	7.7
<b>Tract 9712</b>	<b>4,473</b>	<b>82.2</b>	0.6	1.9	0.5	21.5
Tract 9713.01	5,770	93.3	0.7	0.4	1.1	5.8
Tract 9713.02	4,861	92.9	0.6	0.6	1.3	6.5
Tract 9714	5,957	95.4	0.3	0.2	1.1	4.5
<i>Source: Census 2000</i>						

### **People with Disabilities**

According to the 2000 Census, there were 506 children between the ages of 5 and 15 who recorded disabilities. A total of 4,885 individuals between the ages of 16-64, or 9.6% of the City's population, have disabilities that impact their ability to work and live independently. Of the 4,885 individuals, 49.8% (2,433) were males and 50.2% (2,452) were females.

Of the two types of disabilities physical and mental, physical disabilities represented the highest number 2,822 with mental disabilities totaling 1,602. According to the 2000 Census, 2,177 or 38.6% of the citizens over the age of 65 recorded a disability. Of this amount, 864 (40%) were male and 1,313 (60%) were female.

<b>Table 27 - Disability Status by Age</b>	<b>Total</b>	<b>Male</b>	<b>Female</b>
<b>Population 16 to 64 years</b>	<b>31,301</b>	<b>15,553</b>	<b>15,748</b>
With a disability	4,885	2,433	2,452
Percent with a disability	15.6	15.6	15.6
Sensory	948	596	352
Physical	1,874	916	958
Mental	1,602	720	882
Self-care	476	205	271
Going outside the home	1,482	589	893
Employment disability	2,652	1,282	1,370
<b>Population 65 years and over</b>	<b>5,592</b>	<b>2,314</b>	<b>3,278</b>
With a disability	2,177	864	1,313
Percent with a disability	38.9	37.3	40.1
Sensory	895	385	510
Physical	1,495	539	956
Mental	569	175	394
Self-care	451	144	307
Going outside the home	929	283	646
<b>Population 18 to 34 years</b>	<b>11,483</b>	<b>5,755</b>	<b>5,728</b>
With a disability	1,488	723	765
Percent enrolled in college or graduate school	12.7	13.3	12.2
Percent not enrolled and with a bachelor's degree or higher	6.5	2.6	10.2
No disability	9,995	5,032	4,963
Percent enrolled in college or graduate school	12.6	11.8	13.5
Percent not enrolled and with a bachelor's degree or higher	13.9	12.4	15.4
<b>Population 21 to 64 years</b>	<b>27,403</b>	<b>13,582</b>	<b>13,821</b>
With a disability	4,381	2,170	2,211
Percent employed	57.9	65.8	50.2
No disability	23,022	11,412	11,610
Percent employed	79.1	87.4	70.9
<i>Source: Census 2000</i>			

### **Labor Force Participation by Persons with Disabilities**

There are 4,381 working age residents (21 to 64) with disabilities in Idaho Falls. Only 2,497 or 57.0% of these disabled residents participate in the labor force. Of the 2,497 in the labor force, most (1,410 or 56%) are men. There are 1,087 (44%) females with disabilities in the labor force.

## Race and Disability

Of the City's 445 African-American citizens, approximately 24% (105) reported disabilities. Of the City's 3,641 Hispanic citizens, approximately 27% (967) reported disabilities. Of the City's 46,717 white only citizens, approximately 28% (13,004) reported disabilities.

<b>Table 28 - Disability by Race</b>		
	<b>Total</b>	<b>Number of Disabilities</b>
White	46,717	13,004
African-American	445	105
Hispanic	3,641	967
SOURCE: Census 2000		

## Veteran Status

In 2000, the total residents over the age of 18 in Idaho Falls (35,349), 5,091 are veterans. Of the total number of veterans, 804 or 15.8% served in the Persian Gulf War era, 1,635 or 32.1% in the Vietnam era, 746 or 14.7% in the Korean War and 1,045 or 20.5% in World War II.

## POLITICAL AND ECONOMIC CLIMATE

Despite the global economic downturn, the Idaho Falls area indicates a relatively healthy economic climate. The region's major educational and governmental institutions, economic development agencies, and many of the area's major employers provide official, ongoing support for the development of the Eastern Idaho Technology Corridor. The corridor reaches from Rexburg to Pocatello, and provides an environment for technology-based communities to flourish. Idaho Falls has become a leading area within the corridor by having the largest numbers of technical professionals in the northern Rocky Mountains. A working plan for near-term development of the technology corridor is available to interested parties from the offices of the Eastern Idaho Economic Development Council. The Eastern Idaho Forum for Information Technology has been recognized by the Washington, D.C.-based National Commission on Entrepreneurship in Building Entrepreneurial Networks.

The following partners continue to work together to insure not only that local business needs are being met, but also that opportunities for future growth are addressed.

Grow Idaho Falls, Inc.  
151 N. Ridge Ste. A  
Idaho Falls, ID 83402-4000  
208/522-2014  
linda@growidahofalls.org

Regional Development Alliance  
2300 N. Yellowstone Hwy  
Idaho Falls, ID 83401  
208/528-9400  
[tim@rdaidaho.org](mailto:tim@rdaidaho.org)

Idaho Falls Chamber of Commerce  
630 W. Broadway.  
Idaho Falls, ID 83402-3333  
208/523-1010  
[info@idahofallschamber.com](mailto:info@idahofallschamber.com)

Idaho National Laboratory  
2525 Freemont Avenue  
Idaho Falls, ID 83415  
208/526-1375

Development Workshop  
555 W. 25<sup>th</sup> Street  
Idaho Falls, ID 83402  
208/524-1550  
[katg@dwinc.org](mailto:katg@dwinc.org)

Idaho Innovation Center  
2300 N. Yellowstone Hwy #100  
Idaho Falls, ID 83401  
208/523-1026  
[wilsfros@isu.edu](mailto:wilsfros@isu.edu)

Idaho Small Business Development Center  
2300 N. Yellowstone Hwy, No. A  
Idaho Falls, ID 83401  
208/523-1087  
[info@idahosbdc.org](mailto:info@idahosbdc.org)

Eastern Idaho Technical College  
1600 S. 25<sup>th</sup> E.  
Idaho Falls, ID 83404  
208/524-3000  
[ken@eitc.edu](mailto:ken@eitc.edu)

Idaho Falls Downtown Development Corporation  
440 N. Capital Ste. B  
Idaho Falls, ID 83402  
208/535-0399  
[info@downtownidahofalls.com](mailto:info@downtownidahofalls.com)

Service Corporation of Retired Executives (SCORE)  
 2300 N. Yellowstone Hwy, No. 100  
 Idaho Falls, ID 83401  
 208/523-1022

University of Idaho at Idaho Falls  
 1776 Science Center Drive, Suite 306  
 Idaho Falls, ID 83402  
 208/282-7900  
[ui-if@if.uidaho.edu](mailto:ui-if@if.uidaho.edu)

Idaho Department of Commerce  
 700 W. State Street  
 Boise, ID 83720-0093  
 208/334-2470  
<http://commerce.idaho.gov>

**SUPPLY FACTORS**

**EXISTING HOUSING INVENTORY**

The City has continued to experience growth in both single and multi-family units. The Census Bureau recorded that the number of housing units in Idaho Falls increased from 16,845 units in 1990 to 19,771 units in 2000. The chart below represents the number of residential building permits issued by year since 1999. During the same period of time, the City has annexed 1914.4 acres, an average of 191 acres per year to accommodate this growth. The City has made the provision of the essential municipal services; water, sewer, electricity, roads and public transportation.

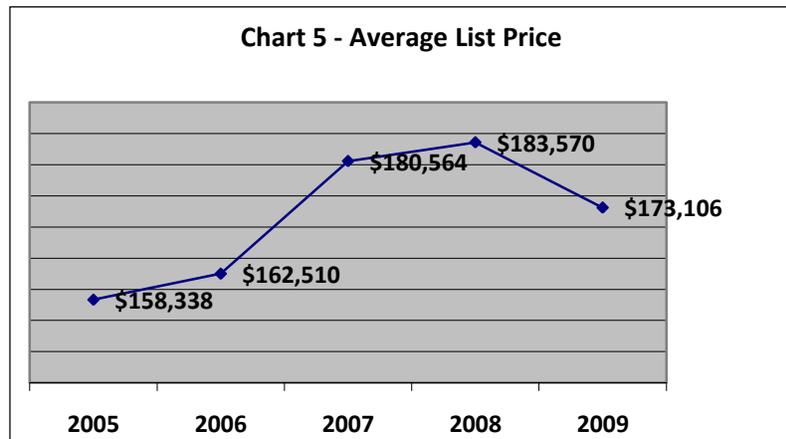
<b>Table-29 Residential Building Permits</b>												
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Total
Single-family	227	186	172	179	220	291	309	314	312	106	69	2,385
Multi-family (units)	157	32	40	86	24	159	207	143	12	48	0	908

**SALES ACTIVITY**

The Greater Idaho Falls Real Estate Association indicated in 2010 there were 367 Members of the association. The members of the association serve Bonneville County, its cities, towns, and rural areas. Extrapolating specific statistical information for only Idaho Falls was not possible. The City is served by many zip codes that extend beyond the City limits so the statistics are co-mingled with Bonneville County data.

<b>Idaho Falls Metro</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Residential Units Sold	1,280	1,627	1,696	1,682	1,232	1,143
Median Selling Price	\$119,575	\$135,000	\$144,900	\$157,900	\$159,900	\$147,000

*Source: Snake River Regional Multiple Listing Service*



	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
<b>Number Sold</b>	1,627	1,696	1,682	1,232	1,143
<b>New Listings</b>	1,568	1,863	2,015	2,511	2,414
<b>Listing Price Total</b>	\$257,616,595	\$275,617,398	\$303,527,505	\$225,974,836	\$198,379,205
<b>Listing Price Average</b>	\$158,338	\$162,510	\$180,564	\$183,570	\$173,106
<b>Selling Price Total</b>	\$255,406,178	\$274,108,866	\$300,299,952	\$221,095,529	\$191,268,977
<b>Selling Price Average</b>	\$157,013	\$161,621	\$178,644	\$179,606	\$166,901
<b>List-to-Sell Percent (avg.)</b>	99.48%	99.64%	99.22%	98.32%	96.95%
<b>Average Days on Market</b>	108	94	85	104	120

*Source: Snake River Regional MLS*



## RENTAL ACTIVITY

The 2000 Census reported 19,771 total housing units within the City. Of those, 18,793 (95.1%) were occupied with 978 (4.9%) vacant. Of these units, 5,963 were reported renter-occupied housing, or a 31.7% rental base. Each year, the Idaho Housing and Finance Association conduct a Rent Reasonable Study for the City. This statistical information is used to adjust the rental rates for Section 8 and Tax Credit units. IHFA also administers the low-rent, public-housing units.

The *Yellow Pages* of the telephone directory lists eight property management companies. Each work independently and handle everything from single family residences to large multi-family complexes. There is no local association for landlords.

The Idaho Housing and Finance Association continue to offer information to landlords through newsletters and their Web site [www.ihfa.org/newsrrom/publications/newsletters.aspx](http://www.ihfa.org/newsrrom/publications/newsletters.aspx). The information is designed to help with tenant screening, lease agreements, rate structures, the Fair Housing Law, and ADA. Although *Rent Sense* was originally for Section 8 landlords, the services are available to everyone.

According to the National Low Income Housing Coalition, [www.nlihc.org](http://www.nlihc.org) an estimated 43% of renters in Idaho and 45% of renters in the Idaho Falls MSA do not earn the Housing Wage for a two-bedroom unit as of 2010. This amount, known as the Housing Wage, is the amount a person working full-time has to earn to afford the fair market rent on a two-bedroom unit while paying no more than 30% of income in rent. According to the coalition's data, a minimum-wage earner (earning \$7.25 per hour) can afford monthly rent of no more than \$77. An SSI recipient receiving \$674 monthly can afford monthly rent of no more than \$202. Fair market rent for a two-bedroom apartment is \$645 per month in Idaho Falls.

The following charts were created by NLIHC using information from the HUD User database.

Table 32 - 2010 Family Income							
Location	2010 Estimated Annual Median Income (AMI) <sup>1</sup> (HUD)		Maximum Affordable <sup>2</sup> Monthly Housing Cost by % of Family AMI				
	Annual	Monthly	30% of AMI	30%	50%	80%	100%
Idaho	\$56,773	\$4,731	\$17,032	\$426	\$710	\$1,135	\$1,419
Bonneville County	\$59,800	\$4,983	\$17,940	\$449	\$748	\$1,196	\$1,495

Table 33 – 2010 Fair Market Rents (FMR) <sup>3</sup> by Number of Bedrooms					
Location	Zero	One	Two	Three	Four
Idaho	\$497	\$561	\$684	\$966	\$1,081
Bonneville County	\$480	\$505	\$645	\$884	\$1,110

Table 34 - 2010 Renter Households				
Location	Renter Annual Income	Income needed to afford 2BR FMR as Percent of renter median	Percent of Renters Unable to Afford 2BR FMR	Monthly Rent Affordable at Renter Annual Income
Idaho	\$30,901	89%	43%	\$773
Bonneville County	\$28,032	92%	45%	\$701

Table 35 - Income Needed to Afford FMR										
Location	Amount					Percent of Family AMI				
	Zero Bedrooms	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Zero Bedrooms	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms
Idaho	\$19,881	\$22,451	\$27,363	\$38,632	\$43,232	35%	40%	48%	68%	76%
Bonneville County	\$19,200	\$20,200	\$25,800	\$35,360	\$44,400	32%	34%	43%	59%	74%

Location	Table 36 - Housing Wage										
	Hourly Wage Needed to Afford (@ 40 hrs./wk.)					Percent Change in 2BR Housing Wage (2003-2010)	As % of Minimum Wage (Idaho=\$7.25)				
	Zero Bedroom FMR	One Bedroom FMR	Two Bedroom FMR	Three Bedroom FMR	Four Bedroom FMR		Zero Bedroom FMR	One Bedroom FMR	Two Bedroom FMR	Three Bedroom FMR	Four Bedroom FMR
Idaho	\$9.56	\$10.79	\$13.16	\$18.57	\$20.78	29.9%	132%	149%	181%	256%	287%
Bonneville County	\$9.23	\$9.71	\$12.40	\$17.00	\$21.35	20.5%	127%	134%	171%	234%	294%

Location	Table 37 - Work Hours/Week Necessary at Minimum Wage to Afford (Idaho=\$7.25)				
	Zero Bedroom FMR	One Bedroom FMR	Two Bedroom FMR	Three Bedroom FMR	Four Bedroom FMR
Idaho	53	60	73	102	115
Bonneville County	51	54	68	94	118

In a press release dated Sept. 8, 2003, from the Boise Neighborhood Housing Services they claim, “Affordable housing continues to be a major factor in our economy,” says Gerald Hunter, president and executive director of Idaho Housing and Finance Association. “Despite the improved housing affordability that lower mortgage rates and higher apartment vacancies have created, there continues to be a significant need for those of limited income. Housing costs continue to outpace income growth for many of our citizens, especially those who work in the service industry sector.”

## **MORTGAGE DEFAULTS AND FORECLOSURES**

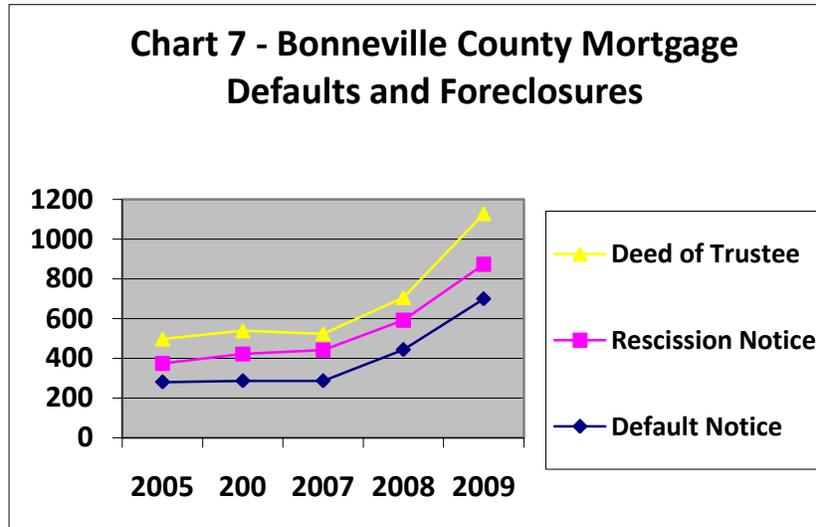
### **Defaults and Foreclosures**

The Bonneville County Recorders Office was able to provide the following statistics to indicate the number of notice of defaults sent out, the rescission of those notices and subsequent deed of trustees filed. The data shows the obvious effects of the global economic downturn which began in late 2007.

During this time many economic markets began to plummet, and subsequently, a substantial loss of jobs followed, especially construction jobs. During the last three years, the mortgage interest rates have seen an all time low. With these low-interest rates individuals who could not afford homeownership were able to secure a loan. Many factors influence mortgage defaults, such as loss of income, divorce, serious illness, death, bankruptcy or relocation. Specific data is not available to identify the exact causes for the escalating mortgage defaults and foreclosures. Perhaps the most surprising number is the dramatic increase in the ratio of rescission notices to default notices from 2005 to 2009.

<b>Table 38 - Bonneville County Mortgage Defaults and Foreclosures</b>			
	<b>Notice of Default</b>	<b>Rescission of Notice</b>	<b>Deed of Trustee</b>
<b>2005</b>	280	94	123
<b>2006</b>	286	135	117
<b>2007</b>	286	155	82
<b>2008</b>	443	148	114
<b>2009</b>	699	174	254

*Source: Bonneville County*



***PUBLIC HOUSING***

The Idaho Housing and Finance Association (IHFA) manage the public housing programs in Idaho Falls and Bonneville County through a local office. Both organizations reported no current restoration or revitalization needs for any of their units. IHFA is a financial institution that administers affordable housing resources. Its mission is to provide funding for affordable housing opportunities in Idaho communities where they are most needed and when it is economically feasible. It functions as an agent for the U.S. Department of Housing and Urban Development and performs a wide variety of tasks associated with financing, developing or managing affordable housing. It is also responsible for the HOME, Emergency Shelter Grant, Supportive Housing, and Housing Opportunities for Person with AIDS Programs.

In Idaho Falls IHFA administers the Housing Choice Vouchers, Special Needs Vouchers, Shelter Plus Care Vouchers, SRO Mod Rehab Units, and manages the Family Self Sufficiency Program. IHFA have recently applied for additional funding for the Mainstream Voucher program for disabled families.

The 2000-2005 Five-Year Plan, required by HUD, established the housing authority’s goals and objectives. The overall goal is to maximize and increase the number of affordable housing units available to low- and extremely low-income families. The plan also provides information on housing needs and contains the housing authority’s Capital Fund Request for Public Housing.

***PHAS STRATEGY FOR IMPROVING MANAGEMENT/OPERATION***

Under the Public Housing Assessment System (PHAS) IHFA was designated a High Performer. Under the Section Eight Management Assessment Program (SEMAP), IHFA was designated as a High Performer. It is their continued strategy to maintain lease-up of

the existing vouchers in Idaho Falls. They will continue to maintain safe and sanitary public housing units and seek to achieve a high standard of scoring.

**SECTION 504 NEEDS ASSESSMENT**

Providing handicapped accessible units in publicly assisted housing has been addressed on an ongoing basis, both by IHFA and the City. Currently there are 44 Section 8 Project Based apartments that meet ADA requirements. There are 82 HOME/Tax Credit (Section 42) apartments that are handicap accessible. All permits for multi-family units must meet the City’s building code requirements for accessibility. The City is not aware of any federal, state or locally-assisted units that are expected to be lost due to handicapped accessibility requirements.

**Fiscal Year 2004 Income Limits for Public Housing and Section 8 Programs**

Public Housing/Section 8 income limits are used to determine the income eligibility of applicants for the Public Housing, Section 8 and other programs subject to Section 3(b) (2) of the United States Housing Act of 1937, as amended.

The most important statutory provisions relating to income limits are as follows:

Low-income is defined as 80 percent of the median family income for the area, subject to adjustments for areas with unusually high or low incomes or housing costs;

Very low-income is defined as 50 percent of the median family income for the area, subject to specified adjustments for areas with unusually high or low incomes;

30 percent of the area median income is defined as an income targeting standard in the 1998 Act Amendments to the Housing Act of 1937; to avoid inconsistencies with other income limits, it is defined as 60 percent of the four-person family very low-income limit, adjusted for family size, but not allowed to fall below the state Supplemental Security Income (SSI) benefit level for one-person households.

<b>Table 39 - 2010 Bonneville County Income Limits</b>								
<b>Medium Family Income: \$58,900</b>								
	<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>	<b>6 Person</b>	<b>7 Person</b>	<b>8 Person</b>
<b>30% OF MEDIAN</b>	\$12,600	\$14,400	\$16,200	\$17,950	\$19,400	\$20,850	\$22,300	\$23,700
<b>VERY LOW INCOME</b>	\$20,950	\$23,950	\$26,950	\$29,900	\$32,300	\$34,700	\$37,100	\$39,500
<b>LOW- INCOME</b>	\$33,500	\$38,300	\$43,100	\$47,850	\$51,700	\$55,550	\$59,350	\$63,200

**SOURCE: HUD**

**ASSISTED HOUSING—SECTION 8**

The IHFA Idaho Falls branch office assists families with some or all of their rental costs through the Section 8 Program. Individuals may select their own housing type by working with landlords who participate in the program, i.e. apartments, single-family homes, mobile homes. IHFA has the capacity of placing a total of 1,100 families under the Section 8 Program. Currently there is a waiting list of 2,390 names.

The Idaho Housing and Finance Association own 29 single-family homes. Each of these households are income qualified using the HUD established income limits for Bonneville County (see above chart). The homes range in size from two to four bedrooms. These homes are located on scattered sites throughout the City. Each of these homes are inspected annually and are in very good condition. IHFA continues to assess any revitalization needs and takes the necessary action, i.e. replacement carpeting, weatherization, etc. Following the results of the Section 504 needs assessment, general modification were made to all units and specifically one unit is completely handicapped accessible. IHFA has a grant program in place called the Accessibility Improvement Program which provides up to \$5,000 to make additional modifications upon request. The 29 scattered site units under the Low Rent Public Housing program are managed through the IHFA Idaho Falls branch office where all rental, maintenance, and participant activities occur. Programmatic management and oversight are handled through the Rental Assistance Department in the Boise office of IHFA. The Low Rent Public Housing Program Department Specialist is Janet Lovell-Smith, (208) 331-4780.

<b>Table 40 - Idaho Falls Section 8 Project Based Apartments 2010</b>				
<b>Facility Name</b>	<b>Address</b>	<b>Family</b>	<b>Elderly</b>	<b>Accessible</b>
Teton View Senior Housing	1550 Teton View Cir.		36	4
Willowtree Apartments	144 Maurine Street	28		
Sandcreek Apartments	1250 Ashment Ave.	72		
Riverside Senior Housing	450 'J' Street		40	4
Saturn Apartments	740 Saturn Drive	38		2
<i>Source IHFA</i>	<b>TOTALS</b>	<b>138</b>	<b>76</b>	<b>78</b>

<b>Table 41 - Idaho Falls HOME/Tax Credit (Section 42) Apartments</b>				
<b>Facility Name</b>	<b>Address</b>	<b>Family</b>	<b>Elderly</b>	<b>Accessible</b>
The Buttes	555. S. Old Butte Rd.	71		4
Mallory House	2400 Rollendet Ave.		8	8
Aspen Park Apartments	2135 Alan Street	72		4
Chelsea Court	2235 12 <sup>th</sup> Avenue	66		2
Rosslare Senior Apartments	1085 Hoopes Avenue		47	47
<i>Source IHFA</i>	<b>TOTALS</b>	<b>208</b>	<b>55</b>	<b>65</b>

## ***BARRIERS TO AFFORDABLE HOUSING***

In July 1999, the Idaho Housing and Finance Association and the Idaho Department of Commerce sponsored the Barriers to Housing Affordability in Idaho report. This document was the result of recommendations of the 1997 Governor's Affordable Housing Advisory Task Force that a study be conducted to identify regulatory and procedural barriers to affordable housing and housing availability. Specific information was gathered for every region of the state. The study included housing market trends, growth factors, and an analysis of regulatory and policy issues. The information for Region 6 was contributed by the City of Idaho Falls, Eastern Idaho Special Services Agency, Bonneville County, Bank of Eastern Idaho, and Pacific West Construction

Many variables were identified. HUD considers owners and renters who pay more than 30 percent of their income toward rent or mortgage payments to be cost-burdened. This, in turn, makes it difficult to fulfill other financial obligations such as, food, clothing, transportation and medical care.

There are issues that could make it difficult for private developers and builders to construct moderately priced units. There could be concerns with zoning standards, lot sizes and density for single family detached housing. New development can be restricted because there is not an adequate amount of land zoned for multi-family and other affordable housing within the City limits. Site and land development can also represent major areas of cost in the production of housing. There are standards for such items as width of streets, curb and gutter requirements, sidewalks, landscaping, parking, right-of-way widths, water supply and service. Basic infrastructure must be in place for land to be used for housing. The cost of providing infrastructure can have a prohibitive impact on the cost of affordable housing units.

# **PART FOUR: HOUSING AND HOMELESSNESS ASSESSMENT**

# HOUSING AND HOMELESSNESS NEEDS ASSESSMENT

---

## LOCAL EFFORTS TO IMPROVE HOUSING AFFORDABILITY

From 1990 to 2000, Idaho Falls experienced an increase in 2,926 building permits, bringing the total number of housing units to 19,771, an increase of 17.4 %. Since 2000, the city has annexed over 3,000 acres and issued building permits for 2,158 new homes and 751 new apartments. These new residences were constructed to meet the need of a growing population. The City grew from a population of 43,929 in 1990 to 50,730 in 2000, a 15.5% increase. An estimate for 2010 totals 58,077 persons in the city. This represents a 14.4% growth rate for the past ten years. The US Census estimate for Bonneville County is a 17% growth rate.

The Census reported in the American Community Survey 2006-2008 that the homeownership rate has decreased slightly from 2000 from 68.3% to 67.7%. Subsequently there has been a slight increase in the rental rate from 31.7% in 2000 to 32.3% in 2008. There are approximately 13,775 owner-occupied housing units and approximately 6,561 renter-occupied housing units.

Many partners support efforts to improve housing affordability. Significant contributions have been made by both public and private institutions. See Table 48 on page 4.

The Home Investment Partnerships (HOME) Program is administered by the Idaho Housing and Finance Association. Only Boise City has entitlement status for HOME funds. The CDBG Administrator will support the efforts of Eastern Idaho Community Action Partnership as a Community Housing Development Organization (CHDO) in seeking supportive funds for low-income housing projects. Categories in which to apply for HOME funds are: new construction rental, multi-family and senior housing, rental acquisition and rehabilitation of existing rental housing, special needs and homeless transition and housing for persons with disabilities, new construction homeownership, single -family housing, down payment and closing cost assistance for homeownership and owner-occupied home rehabilitation.

## Housing Stock

Up to 2008, Idaho Falls has experienced a steady growth in new housing development. Homeownership percentages prevail in the majority of the Census Tracts throughout the City. There are only two tracts where the number of rental units and owner occupied units are close to equal, they are tracts 9711 and 9712 which are part of the older neighborhoods.

The median age of housing ranges from 20 years to 40 years. That equates to a significant number of homes being constructed between 1960 and 1980.

According to Census estimates, approximately 10.3% of the homes in Idaho Falls have been built since 2000. More than 75% of the homes were built between 1950 and 2000, while 14.3% were built prior to 1950. It is important to note that as of 2000, 40% of the population over the age of 65 years still maintains their own household. The community supports efforts to assist the elderly and disabled so they are able to remain in their own homes for as long as they are able.

Although code enforcement efforts during the past few years have made an impact on the condition of housing in older neighborhoods, there continues to be a considerable need to help preserve the older neighborhoods. The aging housing stock within the low- and moderate-income neighborhoods makes code enforcement a more pressing issue.

## **Homeownership**

The efforts to increase homeownership have been substantial. Qualifying first-time buyers are able to take advantage of programs offered through Idaho Housing and Finance Association and local banks. Lower interest rates are playing a crucial role in the affordability equation.

In tracking real estate sales activity, it should be noted that homes are selling throughout all neighborhoods. There are various housing types, ages, amenities, locations, and market prices for qualified buyers of all incomes.

The Idaho Housing and Finance Association has been a major contributor in residential lending for low-income families. They offer down payment and closing cost assistance financed with Mortgage Revenue Bonds. IHFA also offers down payment assistance for persons with disabilities through their Home Of Your Own program.

Another partner in homeownership is Habitat for Humanity, Idaho Falls Affiliate. The Idaho Falls Affiliate was founded in 1994. The organization works in partnership with qualifying families to build new affordable housing. Volunteers provide most of the labor, and individual and corporate donors provide money and materials to build the houses. The houses then are sold to the family at no profit and with no interest charged. The mortgage payments go into a revolving Fund for Humanity that is used to build more houses.

Opportunities for homeownership have also opened up with the Family Self-Sufficiency program offered to residents of public housing or participating in the Section 8 program. For those families receiving housing assistance who want to become economically self-sufficient, they can voluntarily enroll and begin to work on a plan. As the family's goals are accomplished and they start to pay more toward their rent, a comparable amount to their rent increase is deposited in an escrow/savings account for them. These funds come from the federal program not the family. This is money that would be used for their rental subsidy if they were not able to pay more on their own. When the family successfully completes their goals/contract, they will receive the money from the escrow account to purchase a home.

The national economy has softened since 2007 and is beginning to effect Idaho Falls. There has been some downturn in the housing market. There have been layoffs in companies. Some of the newer subdivisions have suffered from reduced home sales and mortgage foreclosures have been increasing. Reduced interest rates and adjustable rates attracted buyers into a market they could not afford. Given all these factors, including current statistical data on homes on the market and sales activity, there is not a shortage of available and affordable homes for purchase. The national foreclosure crisis has tightened the qualifications for home buyers.

The housing demand is being met for those that can qualify for a mortgage. It is anticipated that the new housing construction activities within Bonneville County will continue at a much slower pace than in 2007. These building trends will be contingent on national and international

economic factors, national mortgage interest rates and new financial qualifications for home buyers.

**Rentals**

In 2000 the largest concentrations of rentals are accounted for in Census Tracts 9706 (48%), 9711 (46%), and 9712 (48%). Approximately 2,752 units were occupied by renters within these Tracts.

The median age of housing stock within 9706 is 28, within 9711 is 64 years and within 9712 is 52 years. Within the City limits, Census Tracts reflecting the highest numbers of LMI individuals are 9707 (66.53%), 9711 (59.86%), and 9712 (65.26%). It is within this area that the City intends to concentrate many program activities.

According to the 2000 Census Citywide, the largest group of renters fall within the ages of 25 to 34 years, the second greatest percent falls within the ages of 35 to 44 years.

IHFA administers the IRS Section 42 Tax Credits for new construction of multi-family and senior housing projects. There have been new rental projects constructed utilizing Low Income Housing Tax Credits. These units were not limited to a certain location within the community but placed throughout all geographic areas of town. To help support affordable rental units, the Eastern Idaho Community Action Partnership (EICAP) owns and manages units for seniors, families and disabled individuals. They are Aspen Park, Riverside Senior and Teton View Senior Housing. There are 371 family and 68 elderly designated tax credit units throughout the City. There are 148 family and 44 elderly Section 8 project-based apartments.

A substantial increase in the number of retirement centers has occurred. Many of the new establishments are for senior independent living. The number of residential care facilities also has increased. This is responsive to the needs of the older population in creating alternatives to living alone.

The following table identifies the various entities that provide support to permanent and transitional housing for low-income families.

**Table 42--Support for Permanent and Temporary Housing**

<u>Organization</u>	<u>Type</u>	<u>Purpose</u>	<u>Role</u>
Bank of America	Private	Financial Institution	Community Banking Needs
Bank of Commerce	Private	Financial Institution	Community Banking Needs
Bank of Idaho	Private	Financial Institution	Community Banking Needs
Key Bank	Private	Financial Institution	Community Banking Needs
US Bank	Private	Financial Institution	Community Banking Needs
Washington Federal Savings	Private	Financial Institution	Community Banking Needs
Wells Fargo	Private	Financial Institution	Community Banking Needs
Western Bank	Private	Financial Institution	Community Banking Needs
Zions Bank	Private	Financial Institution	Community Banking Needs
Idaho Housing & Finance Assoc.	Public	Financial Institution	Financing/Mortgage, Rental Assistance, Grant Programs Administers FSS Program

Eastern Idaho

Community Action Partnership	Nonprofit	Housing Agency CHDO	Developer of Affordable Housing, Low-Income Housing Management
Habitat for Humanity	Nonprofit	Self-Help Program	Developer of Affordable Housing
Mercy Housing of Idaho	Nonprofit	Housing Agency	Developer of Affordable Housing
Affordable Housing Task Force	Nonprofit	Coalition	Information & Advice on Affordable Housing and Homelessness

## HOUSEHOLDS WITH HOUSING PROBLEMS

It is the City’s intent to estimate of the types of housing needs the community will have for the next five-year period. The Comprehensive Housing Affordability Strategy (CHAS) data is used by CDBG jurisdictions to prepare their consolidated plans. In the year 2000, special tabulation data showing housing problems and the availability of affordable housing was provided for the City. The data in these tables were used to create Table 2A.

Hispanics represent the largest minority group in Idaho Falls, about 7% of the City’s general population. Service providers report there are several reasons the majority of Hispanics do not access programs that might help them move up the housing ladder. First and probably most obvious is the language barrier. But other factors include a fear of being treated unfairly, the preference to work within their own leadership and be cared for by family, the migrant nature of a portion of the Hispanic labor force, and a lack of knowledge about existing programs.

The number of individuals occupying bedrooms has been a problem among some larger families who rent. However this is not a problem for renters in general, as only 3.4% of all renter families are considered overcrowded. Only 2.3% of total homeowner families face crowded conditions.

The housing market study produced vital statistics, trends and projections that aided the City in making determinations about housing needs. Information about cost and cost burdens as they would effect low-income populations were identified. The City tried to determine the effects of overcrowding in housing, especially for large families using Census 2000 statistics. The City’s code enforcement activities were reviewed to identify the magnitude of substandard units, both owner and renter occupied. The following chart was developed using CHAS 2000 data.

**Table 43: SOCDs CHAS Data: Housing Problems Output for All Households**

Name of Jurisdiction: Idaho Falls city, Idaho		Source of Data: CHAS Data Book				Data Current as of: 2000					
		Renters				Owners					
Household by Type, Income, & Housing Problem	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income <= 50% MFI	509	1,066	232	937	2,744	619	331	162	243	1,355	4,099
2. Household Income <=30% MFI	400	502	119	553	1,574	269	132	34	89	524	2,098
3. % with any housing problems	73.8	85.1	83.2	83.7	81.6	55.4	81.1	100.0	78.7	68.7	78.4
4. % Cost Burden >30%	73.8	79.3	74.8	83.0	78.8	55.4	81.1	70.6	78.7	66.8	75.8
5. % Cost Burden >50%	51.2	62.5	50.4	57.7	57.1	27.5	75.0	41.2	61.8	46.2	54.3
6. Household Income >30 to <=50% MFI	109	564	113	384	1,170	350	199	128	154	831	2,001
7. % with any housing problems	67.9	75.2	77.9	62.2	70.5	11.7	74.9	84.4	64.3	47.8	61.1
8. % Cost Burden >30%	67.9	63.7	47.8	53.1	59.1	11.7	74.9	73.4	64.3	46.1	53.7
9. % Cost Burden >50%	64.2	14.2	3.5	5.2	14.9	1.1	25.1	7.8	19.5	11.3	13.4
10.	162	620	160	450	1,392	809	710	328	259	2,106	3,498

<b>Household Income &gt;50 to &lt;=80% MFI</b>											
<b>11.% with any housing problems</b>	29.6	25.0	75.0	34.4	34.3	16.6	41.5	40.5	38.2	31.4	32.6
<b>12.% Cost Burden &gt;30%</b>	21.0	13.7	6.3	26.7	17.9	16.6	38.0	21.0	38.2	27.2	23.5
<b>13. % Cost Burden &gt;50%</b>	14.8	0.0	0.0	2.2	2.4	4.2	3.5	1.2	1.5	3.2	2.9
<b>14. Household Income &gt;80% MFI</b>	184	760	145	705	1,794	1,869	5,154	1,380	994	9,397	11,191
<b>15.% with any housing problems</b>	29.3	5.3	34.5	5.7	10.3	4.0	6.4	9.8	10.0	6.8	7.3
<b>16.% Cost Burden &gt;30%</b>	18.5	1.3	0.0	1.4	3.0	3.7	5.8	4.3	10.0	5.6	5.2
<b>17. % Cost Burden &gt;50%</b>	7.6	1.3	0.0	0.0	1.3	0.5	0.3	0.0	0.4	0.3	0.5
<b>18. Total Households</b>	855	2,446	537	2,092	5,930	3,297	6,195	1,870	1,496	12,858	18,788
<b>19. % with any housing problems</b>	55.1	42.8	66.5	42.9	46.7	12.1	14.2	21.9	24.5	16.0	25.7
<b>20. % Cost Burden &gt;30</b>	51.1	34.8	28.5	37.9	37.7	12.0	13.3	13.2	24.5	14.3	21.7
<b>21. % Cost Burden &gt;50</b>	36.6	16.5	11.9	16.7	19.1	3.7	3.1	1.5	6.2	3.4	8.3

**Definitions:**

**Any housing problems:** cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

**Other housing problems:** overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

**Elderly households:** 1 or 2 person household, either person 62 years old or older.

**Renter:** Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

**Cost Burden:** Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Source: [Tables F5A, F5B, F5C, F5D](#)

**Table 44: Affordability Mismatch Output for All Households**

Name of Jurisdiction: Idaho Falls city, Idaho		Source of Data: CHAS Data Book				Data Current as of: 2000			
Housing Units by Affordability	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms				
	0-1 (A)	2 (B)	3+ (C)	Total (D)	0-1 (E)	2 (F)	3+ (G)	Total (H)	
<b>1. Rent &lt;=30%</b>					<b>Value &lt;=30%</b>				
# occupied units	489	314	235	1,038		N/A	N/A	N/A	N/A
% occupants <=30%	66.5	46.2	34.0	53.0		N/A	N/A	N/A	N/A
% built before 1970	55.2	54.1	61.7	56.4		N/A	N/A	N/A	N/A
% some problem	50.1	33.4	25.5	39.5		N/A	N/A	N/A	N/A
# vacant for rent	85	40	20	145	# vacant for sale	N/A	N/A	N/A	N/A
<b>2. Rent &gt;30% to &lt;=50%</b>					<b>Value &lt;=50%</b>				
# occupied units	1,015	1,425	575	3,015		224	945	2,495	3,664
% occupants <=50%	58.1	37.9	43.5	45.8		24.1	32.3	16.2	20.9
% built before 1970	66.0	48.1	48.7	54.2		57.1	74.6	81.2	78.0
% some problem	50.7	40.4	50.4	45.8		17.9	7.4	1.6	4.1
# vacant for rent	135	80	50	265	# vacant for sale	4	20	35	59
<b>3. Rent &gt;50% to &lt;=80%</b>					<b>Value &gt;50% to &lt;=80%</b>				
# occupied units	445	615	475	1,535		190	905	5,370	6,465
% occupants <=80%	61.8	52.8	50.5	54.7		63.2	40.3	18.3	22.7
% built before 1970	48.3	35.0	54.7	45.0		89.5	71.8	55.0	58.4

% some problem	58.4	38.2	45.3	46.3		0.0	1.7	0.8	0.9
# vacant for rent	0	4	10	14	# vacant for sale	0	25	85	110
<b>4. Rent &gt;80%</b>					<b>Value &gt;80%</b>				
# occupied units	250	75	35	360		72	256	2,442	2,770
# vacant for rent	4	4	0	8	# vacant for sale	0	0	30	30

**Definitions:**

**Rent 0-30%** - These are units with a current gross rent (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

**Rent 30-50%** - These are units with a current gross rent that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD Area Median Family Income.

**Rent 50-80%** - These are units with a current gross rent that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

**Rent > 80%** - These are units with a current gross rent that are affordable to households with incomes above 80% of HUD Area Median Family Income.

**Value 0-50%** - These are homes with values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9% interest rate and national averages for annual utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person could afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income.

**Value 50-80%** - These are units with a current value that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

**Value > 80%** - These are units with a current value that are affordable to households with incomes above 80% of HUD Area Median Family Income.

**Source:** [Tables A10A, A10B, A12, A9A, A9B, A9C, A8B, A8C, A11](#)

**Table 45 - Housing Needs Priorities**

<b>Owner-Occupied Rehabilitation</b>	<b>Medium</b>
<b>Rental Unit Rehabilitation</b>	<b>High</b>
<b>First Time Homebuyers Assistance</b>	<b>Low</b>
<b>Single Family Development</b>	<b>Low</b>
<b>Multi-Family Development</b>	<b>Low</b>
<i>Source: Survey conducted by Grant Administrator</i>	

## **RESIDENTIAL LEAD-BASED PAINT HAZARDS**

### **Lead-Base Paint Hazards**

Title Ten of Public Law 102-550 was enacted in October 1992 to address low-level lead poisoning among children 6 and under. Most lead poisoning usually occurs in the family home, through lead-based paint, pottery, drinking water pipes in older homes, lead encased batteries and other environmental hazards. Children in minority and lower-income families frequently experience greater exposure to lead for they often live in older homes. Children of migrant workers are at greater risks because of their travels between the US and Latin America. Most of the cases in Eastern Idaho have originated in Mexico because of pottery or even some home remedies use to cure illness.

Lead-based paint was banned in the early 1970s and completely removed from housing construction activities by 1978. Any housing built prior to 1979 is considered to be at risk of containing some amount of lead-based paint. Actually, the use of lead paint in residential structures began to decline after 1950. It is estimated that most of highly contaminated homes were constructed before 1950. Also, not every house was painted with lead-based paint, as it actually was more expensive, and not all of the houses that contain lead-based paint are necessarily hazardous. Idaho Falls could have as many as 3,750 housing units built prior to 1950 that could be affected with lead-based paint. From the latest census population counts, there are approximately 4,000-5,000 children 6 years of age and under residing within the City. Census Tracts 9707, 9711, and 9712 contain the oldest residential structures. It can be assumed that the children residing in older homes within these tracts may have the greatest exposure.

The state agency responsible for dealing with health hazards related to lead-based paint is the Idaho Department of Health and Welfare. Within this agency are the Division of Health, Bureau of Environmental Health and Services, the Division of Medicaid, Bureau of Medicaid Programs and Resource Management, and the Regional Health Departments. Region VII District Health located in Idaho Falls provides medical clinic services. In 2008 efforts to create a statewide coalition for lead based paint remediation and information was formed.

### **LEAD-BASED PAINT STRATEGY**

The U.S. Department of Housing and Urban Development issued a new regulation to protect young children from lead-based paint hazards. State and local jurisdictions that receive funding from the CDBG program must have prepared to meet these new requirements by September 15, 2000 or with a transition period until January 1, 2002. They included revising program procedures and documents to implement additional steps for providing notification, identifying lead hazards and performing lead hazard reduction, using safe work practices and achieving clearance.

Whether lead-based paint in a housing unit is considered a hazard depends on the maintenance and condition of the paint. Lead-based paint that is intact and in good condition is usually not considered harmful, however, paint that is peeling, cracking, or deteriorating could be a hazard. Because the maintenance of lead paint surfaces is directly linked to lead exposure, it is important that painted surfaces be maintained in good condition. Low- to moderate-income families may

be particularly at risk since they may not have the financial resources to maintain painted surfaces, therefore leading to increased risk of lead poisoning.

In 2001, the Department of Health and Welfare purchased lead screening machines thus implementing a new Children's Lead Screening Program for Medicaid eligible children, but testing is available for all children. Although the Children's Lead Screening Program has been canceled physicians can request testing through the Health District, and parents can also ask for the tests. Non-Medicaid children are charged a nominal fee. Further information on the program can be obtained from the department of Health and Welfare.

The City of Idaho Falls, the Idaho Housing and Finance Association, Region VII District Health, and Eastern Idaho Community Action Partnership will provide information on lead-based paint hazards, precautions and symptoms to all homeowners, renters, and landlords involved in housing services and rehabilitation. Housing rehabilitation CDBG projects will follow the Lead safety practices. These entities will continue to obtain training for contractors and program staff on lead hazard evaluation and reduction.

## **HOMELESSNESS AND HOMELESS NEEDS**

Homelessness has many causes which in combinations created a need for many and complex solutions. Causes of homelessness range from job loss, or uneducated or unskilled, divorce and domestic violence, physical disabilities and mental illness, to substance abuse. Many homeless have several of these conditions. For many homeless not only is shelter a major problem but treatment of the contributing causes may be more important.

In accordance with the Federal definition of homelessness (United States Code Title 42, Chapter 119, Subchapter 1), homeless is defined as:

### ***(a) In general***

For purposes of this chapter, the term "homeless" or "homeless individual or homeless person" includes-

1. an individual who lacks a fixed, regular, and adequate nighttime residence; and
2. an individual who has a primary nighttime residence that is -
  - A. a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - B. an institution that provides a temporary residence for individuals intended to be institutionalized; or
  - C. a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

### ***(b) Income eligibility***

#### ***1. In general***

A homeless individual shall be eligible for assistance under any program provided by this chapter, only if the individual complies with the income eligibility requirements otherwise applicable to such program.

## **2. *Exception***

Notwithstanding paragraph (1), a homeless individual shall be eligible for assistance under title I of the Workforce Investment Act of 1998 [29 U.S.C. 2801 et seq.].

### **(c) *Exclusion***

For purposes of this chapter, the term "homeless" or "homeless individual" does not include any individual imprisoned or otherwise detained pursuant to an Act of the Congress or a State law.

The Idaho Housing and Finance Association is the state coordinating agency for homeless programs. They develop the Ten Year Plan to End Homelessness and administer the HUD homeless programs such as the Steward B. McKinley Emergency Shelter Grant Program (ESG). These funds are allocated to the non-profit agencies throughout the state that provide shelter and programs for the homeless.

Other programs that serve the homeless, especially families, are the Temporary Assistance to Families, Medicaid, children's Health insurance Program (CHIP), Food Stamps, Women and Families, Medicaid, children's Health insurance Program (CHIP), Food Stamps, Women and Infants and Children (WIC). Bonneville County had the indigent program for assisting with medical care.

IHFA manages and collects the data for the Homeless Management Information System (HMIS) which tracks the services provided to homeless persons. Monthly reports are submitted. Once a year, a point in time count of the homeless is conducted. The data is on a regional basis but in the Idaho Falls region most of the data comes from the immediate Idaho Falls area. In January 2008, the count found 194 individuals who were homeless but most had some form of shelter. Of these, 95 were male and 99 were female. Unfortunately 30% of these individuals were under the age of 18. About 60% were from age 19 to 61 and 10% were older than 62. Ninety percent were white with the largest minority category is Hispanic/Latino. Among the adults 42% had either a mental illness and or substance abuse problems. Which indicates the homeless issue is a mental health problem not just a housing or unemployment problem.

### **Lack of Income**

The primary source of income for person who is homeless is public assistance. Low educational levels and limited job skills are the primary barriers to better paying jobs for homeless persons. HUD found that 38 percent of homeless persons have less than a high school diploma as compared to 18 percent of the overall population. Homeless persons who do find employment typically work in low paying retail or service sectors, or through area "day labor" programs. In addition to limited educational and job skills, homeless women with children face an additional challenge of finding and maintaining affordable childcare.

## **Behavioral Issues**

Substance abuse and mental illness are primary contributors to homelessness. There were no local statistics to document the severity of these contributors. National data from the U.S. Department of Veterans Affairs indicate that 30-40 percent of homeless single men are veterans, many of who suffer from post-traumatic stress syndrome. Domestic violence is a common cause of homelessness for women. Personal and financial crisis, such as loss of job, unexpected major illness, divorce or eviction, can also precipitate homelessness for those who are living on the edge of poverty.

## **NATURE AND EXTENT OF HOMELESSNESS**

The Idaho Housing and Finance Association is the state coordinating agency for homeless programs as designated by the governor. They administer the Steward B. McKinley Emergency Shelter Grant (ESG) Program. ESG funds are allocated to 17 nonprofit agencies throughout all seven regions of the state that serve a variety of homeless populations. ESG funds enable agencies to offer emergency shelter; short-term transitional housing; homeless preventions programs including rental and utility assistance; direct client services such as food, transportation, counseling, child care, legal services, clothing, and medical services; and case management to assess immediate needs for individuals and families who are experiencing homelessness.

IHFA takes the leadership role in developing and coordinating the Continuum of Care Homeless Assistance Consolidated Application for the State. This enables them to distribute funds for Supportive Housing and Shelter Plus Care (S+C) projects. S+C provides rental assistance and supportive services to homeless persons who have been diagnosed with a mental illness, substance abuse issues or dual diagnosis.

Most publicly funded services administered by state agencies are limited to families with children. These include Temporary Assistance to Families in Idaho (TAFI), Medicaid, Children's Health Insurance Program (CHIP), Idaho Child Care Program (ICCP), Food Stamps, and Women, Infants and Children (WIC). Idaho's TAFI program is one of the most stringent welfare reform programs in the nation. It includes a maximum monthly family cap of \$293 regardless of the number of persons in the household, mandatory two-year lifetime limit, strict work requirements and extremely limited access to vocational or post secondary training programs. In addition, the State of Idaho does not have a general assistance program for single adults with no accompanying children.

Bonneville County has some legal responsibility for indigent persons, but the structure of the system as provided by state statute acts to keep persons in need from having ready access to services. A recent statutory requirement adds that no county can be obligated to provide assistance to families who have exhausted their lifetime limit for TAFI funds, or who are non-compliant with their Personal Responsibility Contract as defined by the Idaho Department of Health and Welfare. The County must also deal with limited funds versus need.

## **Chronically Homeless**

The City will work to addressing the needs of the chronically homeless via two methods. The first is to work directly with IHFA as a member of the Affordable Housing Task Force. The

group was specifically created by request of IHFA for help in prioritizing their goals and addressing their needs. As shown in Table 1A, part 2, the chronically homeless represents a very small number of individuals and all are listed as sheltered. Specific action from the City will be directed toward offering financial support to agencies which provide emergency shelter, which provide transitional and permanent housing opportunities for the homeless, and which provide training and counseling for homeless individuals striving to increase their economic viability and sustainability.

## HOMELESS FACILITIES

IHFA utilizes a computer based tracking and intake system for homeless providers, known as the Homeless Management Information System (HMIS). This system allows housing and service providers to collect demographic information on homeless persons seeking services. The system tracks the service coordination needed to adequately serve these families and individuals. Homeless agencies submit their monthly demographic reports which IHFA compiles.

Information above was extracted from the HMIS to prepare a profile of the homeless clients served in Bonneville County during the calendar year 2008. It should be noted that not all of the agencies were electronically capable of contributing data the full 12 months.

<b>Table 46 - Emergency and Interim Shelter Providers in Idaho Falls</b>		
<b>Facility Name</b>	<b>Population Served</b>	<b>Beds/Units</b>
The Haven	Single women/families w/children	22u 3b per unit
Domestic Violence Center	Eminent danger of domestic violence	Vouchers for motel
CLUB, Inc.	Persons with mental illnesses, Families with substance abuse	42b
City of Refuge Shelter	Men only	20b
The ARK	Men only	50b
Ruth House	Women only	45b
FISH	Individuals and families in need of crisis housing	Vouchers for motel (one night only)
	<b>TOTALS</b>	<b>22u/223b</b>

<b>Table 47 - Idaho Falls Transitional Housing</b>		
<b>Facility Name</b>	<b>Population Served</b>	<b>Beds/Units</b>
F.A.I.T.H.	Families w/children	9u
Choice, Inc.	Physical & Developmental Disabilities	17u
CLUB	Persons w/mental illnesses	19b
	<b>TOTALS</b>	<b>17u/38b</b>

The above statistics are as accurate as the information that was available.

## **SPECIAL NEEDS POPULATIONS**

### **Elderly and Frail Elderly**

The number of persons 65 and older has tripled in the last 20 years. In 1980, 1,803 of the City's population were 65 years of age or older. In 1990, 4,509 persons were 65 years or older. In 2000, this amount increased to 5,643 persons 65 or older. 2008 estimates from the Census Bureau show 6,371 persons over the age of 65. There are also a higher number of females in this Census group. Females represent about 60% of the elderly population. The increase in the number of elderly is mainly due to the increased birth rate prior to 1960 but is also due to increased longevity.

Twenty (20) percent (3,757) of the total occupied housing units (18,793) are occupied by people aged 65 and older as of 2000. Of the total owner occupied housing units (12,830), 24% were aged 65 or older. Of the total renter occupied housing units (5,963), 22.8% or 1,358 were aged 65 or older. It is important to acknowledge these high percentages of elderly maintaining a household. This is a significant number of elderly still living independently. Citizens living on reduced or fixed incomes can face serious challenges when financial, physical, and emotional situations arise. In most instances, elderly persons prefer to stay in their own homes, often making community-based, in-home service programs more preferable and cost-effective. Insufficient data, both at the local level and from the Census, preclude a breakdown of elderly persons institutionalized, elderly living with friends and non-relatives and elderly living in group quarters. Residential Care Facilities offers an inventory of the facilities available to the elderly in Idaho Falls, see Table 52 on page 18.

The frail elderly are defined as elderly who have one or more limitation to "activities of daily living." The frail elderly need assistance to perform routine activities such as eating, bathing, and household maintenance. National studies reveal that approximately 34% of all elderly may be defined as frail elderly, that of persons 85 years or older 70% are frail elderly, and that 5.7% of all elderly must be institutionalized due to their dependencies.

### **Senior Housing**

According to the 2000 Census, there are 5,643 persons 65 or older living within the City. That number represents 11% of the total population. To help provide affordable rental units to seniors, there are 40 Section 8 Project Based apartments and 60 Tax Credit apartments designated solely for seniors. The number of seniors on these waiting lists is comparatively lower than single parents with children.

The following agencies provide leadership, advocacy, planning coordination and evaluation for aging services. They design, develop, and maintain comprehensive, coordinated, community based senior services to assist elders.

Eastern Idaho Community Action Partnership  
357 Constitution Way  
Idaho Falls, ID 83405  
(208) 522-5391

Senior Citizens Community Center  
535 West 21<sup>st</sup> Street

### **Physically/Developmentally Disabled**

According to the 2000 Census, there were 506 children between the ages of 5 and 15 who recorded disabilities or 6% of this age group. A total of 4,885 individuals between the ages of 16-64, or 15% of the City's population, have disabilities that impact their ability to work and live independently. Of this age group 16-64, 15.6% (2,433) of the males reported disabilities; 15.6% (2,452) of women also reported disabilities. About 2,177 or 39% of the population age 65 and over have disabilities.

Of the two types of disabilities physical and mental, physical disabilities represented the highest number--2,822, with mental disabilities totaling 1,602. According to the recent census 2,177 or 38.9% of the citizens over the age of 65 recorded a disability. Of this amount, 864 (40%) were male and 1,313 (60%) were female.

According to the HUD definition, a mobility limitation is any physical impairment or health condition that lasts six months or more, and makes it difficult for an individual to go outside his/her home alone. Persons are identified as having self-care limitations if they have a health condition that lasts six months or more and makes it difficult for them to maintain their own personal care, requiring assistance from someone to perform daily activities such as dressing, bathing, and getting around the home. The degree of severity of impairment is not significant here.

The two main agencies within the City providing support to individuals with disabilities are LIFE, Inc. and the Development Workshop. Life, Inc. is a consumer-controlled, community-based, cross-disability, non-profit organization that vests power and authority in individuals with disabilities.

The Development Workshop provides training opportunities for people with disabilities in achieving their highest level of economic and social independence. Programs focus on vocational training that helps increase productivity and develop skills necessary in a transitional environment to enable individuals with disabilities to become employed within their own community.

### **Severe Mental Illness**

Mental illness is defined here as a persistent inability to cope effectively with life's challenges and changes. Some behavior and emotional changes associated with mental illness according to the Department of Health and Welfare, Region VII, Mental Health Services include: poor concentration, depression, extreme mood changes, anxiety, withdrawn from society, delusions, hallucinations, and behavior that may be harmful to self or others. Mental illness often causes individuals to experience difficulties in interacting socially, obtaining/keeping employment, and obtaining housing. Estimates show that as many as 60-75% of those with mental illness also use substances such as drugs and alcohol that interfere with their coping abilities.

Region 7's Mental Health Program, Community Resource Directory lists the following resources available to both clients and service providers: advocacy/legal, children/ family services, clothing, crisis lines, case management/rehabilitation services, housing assistance, job training, medical assistance, mental health counselors, federal assistance, food, state assistance, substance abuse, support groups, and transportation. The directory is available online at [www2.state.id.us/dhw/pdh7](http://www2.state.id.us/dhw/pdh7)

Under the direction of the Regional Mental Health Authority clinical and support services are provided to clients of persistent and severe mental illness to nine Eastern Idaho counties including Bonneville. Currently these professionals are serving 1,806 individuals in the nine county area through 12 psychosocial rehabilitation programs. Problems for many of these individuals may be ongoing even though they have been discharged from a treatment center or program. Other factors enter into their well being, such as limited income, medication requirements, perhaps the inability to work and no permanent place to live.

### **Persons with Alcohol/Other Drug Addictions**

The Idaho Regional Substance Abuse Authorities (RSAA) provides the coordination and exchange of information on all regional programs relating to alcoholism and drug addiction.

Idaho Falls belongs to the Region VII group. They are an advisory liaison among organizations and agencies engaged in activities that affect substance-abusing persons. RSAA members work to coordinate training, legislation activities, public relations, prevention and treatment options, and to convey the most recent information to citizen action committees. The regional directors of the Idaho Department of Health and Welfare appoint RSAA members.

PreventionIdaho.net is a Web site dedicated to Substance Abuse Prevention Service Providers in Idaho. The site profiles news and reports for providers. It offers valuable links to research and resources. Currently, the Web site lists 5 prevention providers within Region 7. Although the website currently only lists Juvenile Help Options, LLC in Bonneville County, there are other organizations such as CLUB, Inc. According to a recent study conducted by the University of Idaho for Region VII, the top two primary drug of abuse for adults are alcohol and methamphetamines. The top two for youth are marijuana and alcohol.

It is difficult to verify the actual number of individuals living in Idaho Falls who have some type of chemical dependency problem, because not everyone seeks treatment. According to Region VII, Division of Family and Community Services there were an estimated 427 persons within Bonneville County who received some type of treatment services for substance abuse problems in FY 2007 compared to an estimated 487 in 2002

### **Domestic Violence**

The Idaho Legislature created the Idaho Council on Domestic Violence and Victim Assistance in 1982 to insure the availability of emergency shelters, safe houses and crisis line services for domestic violence victims and their children. The Legislature gave the Council rule-making authority and instituted marriage license and divorce fees as a source of funding.

It is the council's mission to fund programs that serve victims of crime, and to help victims through legislation, advocacy, training, and public awareness. Each year the council publishes a Directory of Programs for Victims of All Crimes. Copies are made available at local libraries and are provided at no cost upon request. The Region VII, Idaho Falls section of the directory includes information regarding:

Domestic Violence Intervention Center provides 24 hour crisis intervention, crisis counseling, and support groups for women and men, child guidance programs, parenting programs, court and advocate programs, 24-hour shelter home, referral services including legal services.

Idaho Department of Health and Welfare provides child support enforcement, family and children's services, Medicaid nursing care review, medical and financial assistance eligibility, mental health adult services, adoption, foster care, mental health, and investigative, advocacy and treatment services for children who have been abused.

HELP, Inc. is a community-wide support group for victims and families of abuse, adults abused as children, men's groups and couple's groups

Idaho Volunteer Lawyers Program refers domestic relations cases in which the applicant or children are victims of domestic violence, or custody cases in which the children are in eminent danger of abuse or neglect. Applicants are first required to receive counseling and have an extended protection order.

Court Appointed Special Advocate, Judicial District VII is an advocate for abused, neglected, and/or abandoned children.

Rape Response and Crime Victim Center, Inc. provides services to aid victims of crime, crisis intervention, counseling, and prevention.

In Idaho Falls the Domestic Violence Intervention Center is the main service provider to those suffering from domestic violence. The average adult client is unemployed, has limited work skills and experience, left home without personal belongs, has made several attempts to leave the violent situation, and has exhausted family resources. During FY 2009, 1,064 clients were served through programs at the center. A total of 15 shelter days were provided. They provide 24-hour crisis intervention (767 crisis line calls), crisis counseling (225 individuals), support groups for women and men (514 attendees, 2,504 hours), court and advocate programs (1,050 referrals), and a batterer intervention program (148 individuals).

## **HIV/AIDS**

In 1999, the State of Idaho received the Housing for Persons with Aids grant (HOPWA). The program is administered by the Idaho Housing and Finance Association. The program provides 45 tenant-based rental assistance slots, emergency rental, utility assistance, and supportive services including case management, psychiatric services, dental, housing placement and resource development. There are three clients receiving support from the HOPWA grant in Bonneville County, due to confidentiality, it could not be ascertained if they are located within Idaho Falls. According to Region VII Health District, which serves nine Eastern Idaho counties, there are medical reports of 5 individuals who have tested positive for HIV. Health care

professionals are aware of the services provided through the HOPWA program and have provided appropriate referrals. The City does not foresee any unmet needs of this client group.

**Table 48-RESIDENTIAL CARE FACILITIES**

<u>Location</u>	<u>Beds</u>	<u>Resident Type</u>
<u>Fairwinds-Sandcreek private care facility</u> 3310 Valencia Drive	75	EL
<u>Lily Home</u> 840 East First Street	12	EL
<u>Lincoln Court Retirement Community</u> 850 Lincoln Drive	133Apts	EL
<u>Mallory House</u> 3400 South 5th West	39 Apts	EL DD
<u>New Beginnings #2 Community Living Home</u> 2105 Avocet Drive	8	DD
<u>Panorama Hills Living Center</u> 6488 Panorama Drive	9	DD
<u>Parkwood Meadows Assisted Living Community</u> 1885 Parkwood Street	44 Apts	EL
<u>The Princess</u> 2085 Avocet Drive	8	DD
<u>Quinton Manor</u> 3440 South Yellowstone	14	DD
<u>Riverview Assisted Living Center</u> 679 Troy	8	EL
<u>Arrow Point Building 1</u> 755 Lomax	13 Apts	AD
<u>Arrow Point Building 2</u> 757 Lomax Street	13 Apts	MI TB EL DD
<u>Smith Manor</u> 101 North Placer Avenue	6	DD women only
<u>Syringa Home</u> 830 East First Street	19 Apts	EL
<u>Turtle &amp; Crane Assisted Living, Turtle &amp; Crane LLC</u> 1950 East 1st Street	30	EL AD
<b>Resident Type Codes:</b>		
AD=Alzheimer's/Dementia		
DD=Developmentally Disabled		
EL=Elderly		
MI=Mental Illness		
PD=Physically Disabled		
TB=Traumatic Brain Injury		
<i>Source: Idaho Dept. of Health &amp; Welfare</i>		

**Table 1A  
Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart**

		<b>Current Inventory</b>	<b>Under Development</b>	<b>Unmet Need/ Gap</b>
<b>Individuals</b>				
<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter	44	0	6 (S)
	Transitional Housing	36	0	8 (S)
	Permanent Supportive Housing	140	0	10 (S)
	<b>Total</b>	<b>220</b>	<b>0</b>	<b>24 (S)</b>

**Persons in Families With Children**

<b>Beds</b>	Emergency Shelter	88	0	0 (S)
	Transitional Housing	104	0	10 (S)
	Permanent Supportive Housing	252	0	15 (S)
	<b>Total</b>	<b>444</b>	<b>0</b>	

**Continuum of Care: Homeless Population and Subpopulations Chart**

<b>Part 1: Homeless Population</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	<b>Emergency</b>	<b>Transitional</b>		
Number of Families with Children (Family Households):	1 (N)	37 (N)	5 (N)	43 (N)
1. Number of Persons in Families with Children	5 (N)	100 (N)	15 (N)	120 (N)
2. Number of Single Individuals and Persons in Households without children	26 (N)	66 (N)	21 (N)	113 (N)
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	<b>31</b>	<b>166</b>	<b>36</b>	<b>243</b>
<b>Part 2: Homeless Subpopulations</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
a. Chronically Homeless	4 (N)		1 (N)	5 (N)
b. Seriously Mentally Ill	23 (N)			
c. Chronic Substance Abuse	81 (N)			
d. Veterans	9 (N)			
e. Persons with HIV/AIDS	0 (A)			
f. Victims of Domestic Violence	3 (N)			
g. Unaccompanied Youth (Under 18)	0 (N)			

After considerable consultation with local agencies and service providers, including the Affordable Housing Task Force, the unmet need and relative priorities in Table 1A, 1B, and 2A were developed. With the City's population growth increase, they are aware of a potential increase in the need for additional facilities and services that meet the emergency shelter, transitional housing, permanent supportive housing, and permanent housing needs of homeless persons within the jurisdiction.

As part of the Regional Prosperity Task Force, the City will be instrumental in implementing the Partners for Prosperity Strategic Plan for Poverty Reduction during the next 10-year period. Approximately one million dollars will be made available annually to implement this plan. Various components of the plan include funding expanded services, programs and construction projects that serve homeless, low-income, and special needs populations. The medium priorities identified in Table 2A will be addressed either with CDBG or through the Partners for Prosperity Strategic Plan funding over the next five-year period. The dollar unmet need identified in Table 1B lists the estimated amounts needed. The goals are identified in terms of the expected year by which those unmet needs will be achieved. The Affordable Housing Task force and other service providers believe that sufficient funding is available to meet these priority needs.

**Table 1B - Special Needs of the Non-Homeless**

<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level</b> High, Medium, Low, No Such Need	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Goals</b>
Elderly	Medium	470	\$40,000	2011- 2014
Frail Elderly	Medium	171	\$40,000	2011- 2014
Severe Mental Illness	Medium	400	\$50,000	2011
Developmentally Disabled	Medium	663	\$40,000	2011- 2014
Physically Disabled	Medium	468	\$40,000	2011- 2014
Persons w/ Alcohol/Other Drug Addictions	Low	106	0	0
Persons w/HIV/AIDS	Not Tracked	Not Tracked	--	--
Domestic Violence	Low	37	0	0
<b>TOTAL</b>		2,315	\$210,000	

### **COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS**

The National Affordable Housing Act of 1990 created the HOME Program. This federal grant program is intended to provide decent affordable housing to low-income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing, and increase public-private partnerships. HOME is a housing-only program and 100 percent of the funds must be spent to benefit low-income households. EICAP is designated Community Housing Development Organization (CHDO) to participate in the grant program in Idaho Falls.

<u>Name of Organization</u>	<u>Contact</u>	<u>Phone</u>
EICAP 357 Constitution Way Idaho Falls, ID 83402	Nora McKay	(208) 522-5391 (800) 632-4813

A housing management department currently owns and manages seven properties and provides management services for an eighth. They provide a total of 343 units of housing, a 10 percent increase from 2005. Five of the properties are multi-family housing and the remaining five properties are designated as senior housing and disabled housing. The senior housing units are available to persons who age 62 or over or handicapped or disabled.

### **IDAHO FALLS INTERAGENCY COLLABORATION**

The Affordable Housing Task Force in Idaho Falls originated as the HUD designated Continuum of Care Group as established under the Steward B. McKinley Act. The Task Force is made up of representatives from various agencies, commissions, organizations, associations, and public service providers who deal with housing issues. Some of the members are listed in Part 5, Page 3-8. The Task Force meets the first Thursday of every month at the United Way office, the meetings are always open to the public. The members of the Task Force use this opportunity to come together to discuss important issues of the homeless, special needs and low-income populations. New services, activities, and programs are shared. Of important note is that the Idaho Housing and Finance Association requested the Task Force to prioritize their supportive housing projects.

The City has taken a very active role in the Bonneville Interagency Council, which is a network of professionals who attempt to prevent duplication and enhance interagency cooperation. It is through this organization that partnerships are developed between providers of housing, non-profit groups, public agencies, the business community, and others. Another important network group is the Affordable Housing Task Force. Each group meets on a regular monthly basis. In March, 2011 IHFA awarded funding from its Continuum of Care grants to three agencies in Idaho Falls to address housing needs. The recipients were Club, Inc., EICAP, and the Family Care Center. Each of these groups are members of the Affordable Housing Task Force and regular recipients of CDBG funding from the City. Club and EICAP also have received NSP funds. The City will continue to be a supportive partner of the state and its efforts through partnering with other agencies providing housing and being an active member of the Affordable Housing Task Force.

A valuable link to the network's efforts is the Social Service Resource Directory. The directory helps provide a vital connection between those in need and the many human service agencies developed to assist them. It offers information regarding domestic violence, suicide prevention, health care, housing, employment, substance abuse, youth programs, veterans services, etc. . There are index and quick page references listing everything alphabetically. Not only is it important that everyone within the community has access to a directory, but also that new information is constantly added. This directory is updated regularly by the staff of the United Way of Idaho Falls and Bonneville County. It is United Way's goal to provide ongoing opportunities for partnerships among agencies and individuals for more efficient use of limited resources.

In conducting research for the Strategic Plan, it became quite apparent that the many service providers and support agencies are strongly linked. It was discovered, however, that there were also new individuals just joining organizations who would be very interested in becoming involved. The City supports all efforts that encourage social service providers, private businesses, school districts, non-profit agencies and community leaders to work together to comprehensively meet the needs of families in poverty.

The Idaho CareLine (Dial 211) is a free, statewide, bilingual telephone information and referral available to link Idahoans with more than 3,900 health and human service providers and programs. They also maintain a Web site at [www.idahocareline.org](http://www.idahocareline.org).

**Transition Table 1C**  
**Summary of Specific Housing/Community Development Objectives**  
 (Table 1A/1B Continuation Sheet)

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective *
	<b>Homeless Objectives</b>					
DH-1.1	Support first-time home ownership opportunities, especially for low-income individuals and families	CDBG  Funding from various agencies on the Affordable Housing Task Force	Monthly attendance of Affordable Housing Taskforce meetings  Number of individuals or families served	12 meetings per year  10 persons/families		DH-1 DH-2
DH-1.2	Support quality, affordable rental housing opportunities	CDBG  Funding from various agencies on the Affordable Housing Taskforce	Monthly attendance of Affordable Housing Taskforce meetings  Number of individuals or families served	12 meetings per year  10 persons/families		DH-1 DH-2
DH-2.1	Increase the available affordable housing stock through weatherization and energy efficiency upgrades	CDBG  Eastern Idaho Community Action	Number of housing units upgraded	20 units		DH-2 DH-1 DH-3

		Partnership				
	<b>Special Needs Objectives</b>					
SL-1.1	Increase ADA accessibility of public infrastructure and facilities	CDBG City match and in-kind funds	Number of facilities improved	5 facilities		SL-1
SL-1.2	Increase ADA accessibility to homes for elderly, frail elderly, and disabled individuals	CDBG	Number of homes improved	15 units		SL-1 SL-3 DH-1 DH-3
	<b>Other Objectives</b>					
SL-3.1	Reduce deterioration of neighborhoods through proactive code enforcement activities	CDBG City of Idaho Falls	Number of neighborhood and graffiti cleanups	30		SL-3
EO-1.1	Increase the availability of public transportation, especially for low to moderate income persons	CDBG Targhee Regional Public Transportation Authority (TRPTA) match funds	Increased number of buses  Increased number of routes to low to moderate income areas	2 buses  1 additional route		EO-1
EO-1.2	Increase the viability of the downtown area through the façade improvement program	CDBG Property owner match	Number of façade improvement	5		EO-1 EO-3

**\*Outcome/Objective Codes**

	<b>Availability/Accessibility</b>	<b>Affordability</b>	<b>Sustainability</b>
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

**Table 2A  
Priority Housing Needs/Investment Plan Table**

<b>PRIORITY HOUSING NEEDS (households)</b>		<b>Priority</b>		<b>Unmet Need</b>
<b>Renter</b>	Small Related	0-30%	M	426
		31-50%	M	424
		51-80%	L	155
	Large Related	0-30%	M	100
		31-50%	L	88
		51-80%	L	120
	Elderly	0-30%	L	295
		31-50%	L	74
		51-80%	L	48
	All Other	0-30%	M	462
		31-50%	M	238
		51-80%	L	153
<b>Owner</b>	Small Related	0-30%	M	107
		31-50%	M	149
		51-80%	L	294
	Large Related	0-30%	M	34
		31-50%	M	108
		51-80%	L	132
	Elderly	0-30%	M	149
		31-50%	M	40
		51-80%	L	134
	All Other	0-30%	L	70
		31-50%	L	99
		51-80%	L	98
<b>Non-Homeless Special Needs</b>	Elderly	0-80%	M	470
	Frail Elderly	0-80%	M	171
	Severe Mental Illness	0-80%	M	400
	Physical Disability	0-80%	M	468
	Developmental Disability	0-80%	M	663
	Alcohol/Drug Abuse	0-80%	L	106
	HIV/AIDS	0-80%	L	Not Tracked
Victims of Domestic	0-80%	L	37	

**Table 2A**

**Priority Housing Needs/Investment Plan Goals**

<b>Priority Need</b>	<b>5-Yr. Goal</b> <i>Plan/Act</i>	<b>Yr. 1 Goal</b> <b>Plan/Act</b>	<b>Yr. 2 Goal</b> <b>Plan/Act</b>	<b>Yr. 3 Goal</b> <b>Plan/Act</b>	<b>Yr. 4 Goal</b> <b>Plan/Act</b>	<b>Yr. 5 Goal</b> <b>Plan/Act</b>
<b><i>Renters</i></b>	10	2	2	2	2	2
0 - 30 of MFI						
31 - 50% of MFI						
51 - 80% of MFI						
<b><i>Owners</i></b>	15	3	3	3	3	3
0 - 30 of MFI						
31 - 50 of MFI						
51 - 80% of MFI						
<b>Homeless*</b>						
Individuals	15	3	3	3	3	3
Families	15	3	3	3	3	3
<b>Non-Homeless Special Needs</b>						
Elderly	8	2	2	0	2	2
Frail Elderly	8	2	0	2	2	2
Severe Mental Illness	8	8	0	0	0	0
Physical Disability	8	2	2	2	2	0
Developmental Disability	6	0	2	2	0	2
Alcohol/Drug Abuse	0	0	0	0	0	0
HIV/AIDS	0	0	0	0	0	0
Victims of Domestic Violence	0	0	0	0	0	0
<b>Total</b>	93	25	17	17	17	17
<b>Total Section 215</b>	93	17	17	17	17	17
<i>215 Renter</i>	48	16	8	8	8	8
<i>215 Owner</i>	45	9	9	9	9	9

\* Homeless individuals and families assisted with transitional and permanent housing

**Table 2A  
Priority Housing Activities**

<b>Priority Need</b>	<b>5-Yr. Goal</b> <i>Plan/Act</i>	<b>Yr. 1 Goal Plan/Act</b>	<b>Yr. 2 Goal Plan/Act</b>	<b>Yr. 3 Goal Plan/Act</b>	<b>Yr. 4 Goal Plan/Act</b>	<b>Yr. 5 Goal Plan/Act</b>
<b>CDBG</b>						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units	10	2	2	2	2	2
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units	45	9	9	9	9	9
Homeownership assistance						
<b>HOME</b>						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
<b>HOPWA</b>						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
<b>Other</b>						
Crisis Housing for Severely Mentally Ill	8	8				
Homeless assistance and prevention of homelessness	30	6	6	6	6	6

**FIVE YEAR STRATEGIC PLAN**

Table 1C outlines the specific housing and community development needs for Idaho Falls as well as quantitatively measurable outcomes expected during the five year planning period. Most of the objectives represent continuations of needs and goals from the previous five year plan. However, as shown by the collaboration effort with other agencies within the City, increased emphasis should be placed on affordable housing needs and economic opportunities. The following sections outline the

time table for accomplishing the above listed objectives, the geographic distribution and priority needs analysis, and obstacles for meeting the unmet needs.

## **Timetable**

*Homeless Objectives:* The objectives in this category will be met on an ongoing basis throughout the five year planning period. The primary method of accomplishment will be for the grant administrator to be an active member and participant of the Affordable Housing Task Force (AHTF). These meetings provide opportunity for collaboration among the various agencies to identify and prioritize housing needs. It will provide the grants administrator the opportunity to identify CDBG project opportunities, specifically those that will fulfill objectives DH-1.1 and DH-1.2. For DH-2.1, limited funding for Idaho Falls means weatherization and housing rehabilitation will need to be accomplished over a period of time rather than as one project. As requests are made, funding for those types of activities should be granted on an annual basis.

*Special Needs Objectives:* Similar to the discussion of weatherization and housing rehabilitation, funding limits the ability to accomplish ADA accessibility issues all at once. Rather, as has been done in the past, rehabilitation needs will be addressed throughout the five year planning period. Sidewalk and ADA curb-cut projects may be addressed every other year while ADA rehab for housing may be funded annually depending on number and types of requests.

*Other Objectives:* This category of objectives has a more varied timeframe for accomplishment than the other two. The neighborhood improvement has been and will continue to be addressed on an annual basis. Typically between five and seven neighborhood cleanup events are conducted each year. These are followed by a survey of each neighborhood by the City's code enforcement officer to address any remaining violations. The public transportation objective will be addressed with 2011 CDBG funding and subsequently monitored. The grant administrator will monitor the project and evaluate its effectiveness to determine potential future funding. The façade program has been carried out annually for the past few years. It will likely begin transition to an every-other-year program as funding begins to be channeled to other types of projects in the downtown such which address accessibility issues.

## **Priority Needs Analysis and Geographic Distribution**

The priority needs identified in Table 1C and on the following pages are a result of extensive collaboration and discussion between the City and multiple service agencies in the area. It became clear during the planning process that housing is a growing need in the community. One way to create more affordable housing units is through housing rehab and weatherization. The older housing stock in the City is not energy efficient and utility bills can often be the difference between a unit being affordable and unaffordable. The City, therefore, has assigned a higher priority to those projects which will help address affordability through improving energy efficiency. Because of limited funding and spending limits this seems to be the most appropriate way to distribute funds at this time. Other needs identified in the table will also be addressed with available funding as appropriate applications are made.

The primary area for the spending of CDBG funds will be in the three low to moderate income census tracts of the City: 9707, 9711, and 9712. Not only are these identified as low to moderate income areas, they are also the areas of the City with the oldest housing stock. These are also areas

identified as needing access to public transportation, improved accessible infrastructure and other priority needs. Although housing rehabilitation projects will likely be concentrated in this area, individuals and families who meet the income guidelines may be assisted in any neighborhood in the City. Code enforcement and neighborhood cleanup activities will be limited to these three census tracts. The downtown of the City is in census tract 9711 so the façade improvement program addresses needs in one of the low to moderate income areas as well.

### **Obstacles to Meeting Underserved Needs**

*Homeless Objectives:* The primary obstacle to addressing underserved needs of the homeless is funding. The City is not and does not intend to an income generating program through purchase of units. It is also difficult to purchase units to be managed by other agencies because of spending limits and a relatively small annual allocation of funds. Rather than purchasing units, the City will continue to be a supportive agency and look for funding opportunities such as the weatherization program to assist in increasing the affordable housing stock both for renters and owners.

*Special Needs Objectives:* Cost is also a factor in addressing priority special needs objectives. Some upgrades require much more expense to make the home accessible for the elderly, frail elderly, or disabled. However the funding keeps more individuals and families suitably housed and reduces the demand for care center beds.

*Other Objectives:* One challenge with meeting the other priority objectives of the consolidated plan is the problems are revolving. Code enforcement addresses certain property maintenance issues, but does not address the actual condition of housing units. Deteriorating housing continues to perpetuate the deterioration of the neighborhood in general. Until more units are upgraded and pride in home ownership is restored, this will continue to be an ongoing need. Graffiti is similar. It is difficult to prevent, although enforcement of the City's graffiti ordinance and continued help through the graffiti cleanup program has resulted in faster removal of the immediate problems. Again, this will continue to be a revolving, ongoing need throughout the planning period. Transportation is a matter of funding and operation. Buses are expensive to purchase, but the payment of drivers and maintenance cost means the bus purchase is only solving one piece of the puzzle. It is also a challenge to increase ridership to a high enough point to make public transportation financially viable without dependency on federal or other funds to make up budget gaps. Increased and more effective marketing strategies are a part of the solution to this problem.

### **ESTIMATED PROJECTED HOUSING NEEDS**

The number of housing units in Idaho Falls increased from 16,845 units in 1990 to 19,771 units in 2000 according to the Census Bureau. Between 2000-2009 permits were issued for 2,909 new units, for an average of 290 new units per year. These statistics show that the City has experienced a steady growth in new housing development. Considerable financial investment has occurred to meet the growing demand for affordable housing. According to the City's Planning and Building Division, between October 2009-October 2010, \$3,659,080 for new apartments, \$10,491,871 for new residences, and \$2,185,178 for residential repairs have been spent on projects requiring a building permit.

In tracking real estate sales activity, it should be noted that homes are selling throughout all neighborhoods. The various housing types, ages, amenities, locations, and market prices all influence sales. The Idaho Housing and Finance Association (IHFA) has been a major

contributor in residential lending for low-income families. Given all these factors, including current statistical data on homes on the market and sales activity, there is not a shortage of available and affordable homes for purchase. Although construction activity has slowed over the past two years, the economic outlook for the Idaho Falls area is positive and it is also anticipated that the new housing construction activities within Bonneville County will continue albeit at a slower pace. These building trends will be contingent on local economic factors, mortgage rates and the demand for new housing stock. Using the housing growth rate for the past 10 years, the City will need approximately 1,450 housing units over the next five years. However, there is evidence showing the area was growing its housing stock faster than its population so this projection may be high.

The Low-Income Housing Tax Credit Program provides tax incentives to developers of affordable housing who designate at least 20% of the units in a development as affordable for families at designated income levels. The Idaho Housing and Finance Association, the administrator of the credit for the State of Idaho, awards the state's credit authority to sponsors who have successfully competed under the Allocation Plan approved by the Governor and Association's Board of Commissioners. The City will continue to work with private developers and IHFA in bringing these types of projects along.

The Eastern Idaho Community Action Partnership located in Idaho Falls is the designated Community Housing Development Organization. This organization is eligible to apply for HOME funds; the federal grant program intended to provide decent affordable housing to low-income households. These funds could be use for low-income rental units, senior housing, for the physically and developmentally disabled, persons with alcohol or other drug addictions, and victims of domestic violence. Non-profit organizations and service providers are eligible to apply for the Emergency Shelter Grant Program for the homeless. Both private and public investments will be needed to keep up with rental and special needs housing. Partnerships will continue to be developed to bring these resources together. These loan and grant programs take much more time in the planning, development and award stages than private investments. Putting the financing together for these new construction projects can span a two to three year period. The CDBG Administrator will work closely with housing providers to support their efforts with homeless and special needs housing being a priority. At this time there are no potential projects planned for additional housing units. Through close coordination with the Affordable Housing Task Force (of which these housing providers are members) the City will be able to identify any new potential developments. At that time the City will be able to assess the level and type of CDBG assistance that would be most beneficial.

The City's membership on the Regional Prosperity Task Force will be vital in determining and planning for any additional facilities and services that meet the emergency shelter, transitional housing, permanent supportive housing, and permanent housing needs of homeless persons within the jurisdiction. As greater details of the funding plan are developed, the City will be able to assess whether additional City or CDBG funds will be needed to support these efforts. The Task Force meets on a quarterly basis. It is anticipated that as viable projects are developed, the City will incorporate those projects into future Annual Action Plans.

**PART FIVE: NON-HOUSING  
COMMUNITY DEVELOPMENT  
NEEDS**

## NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

---

### **PUBLIC FACILITIES**

The City has made substantial progress to insure that most of its buildings and services are accessible to everyone. They have the policies and procedures to comply with Section 504 of the Rehabilitation Act and the Americans with Disabilities Act (ADA) and have designated a coordinator. They have developed an Accessibility Guide for the Disabled. This guide is available in both printed and electronic format. The City's Web site at [www.idahofallsidaho.gov](http://www.idahofallsidaho.gov) has accessibility information for the airport, aquatic center, city hall annex, City Council chambers, civic auditorium, golf courses, ice rink, law enforcement building, library, Melaleuca Field, parks, recreation center, soccer complex and the zoo. Each City department is committed to making programs, activities and services accessible to individuals with disabilities. The City understands that as public facilities are remodeled or buildings purchased for City use, there maybe a need to make modifications to ensure the structures meet ADA compliance.

During the past several years, ADA compliance projects have been completed at the parks serving low-income neighborhoods, primarily within Census Tracts 9707, 9711, and 9712. Those parks are Russell Freeman, Civitan, Highland Park, Willowbrook, Central, Capital, and Bel Aire.

### **CODE ENFORCEMENT**

Code enforcement is an integral part of the City's strategy to cause positive change to occur in neighborhoods. There has been a commitment by staff to help area residents understand and comply with the codes during the inspection process. Information has been readily provided to link citizens with agencies that provide programs and services to improve the quality of neighborhoods. There are currently two code enforcement officers addressing areas of concern and ordinance violations.

Ongoing violations include: accumulation of refuse, junk, waste, and weeds upon private property, unsanitary premises, location of parking and storage of vehicles including RV's, use of waste containers, and home occupations.

As work continues with residents and various service providers within these areas, the City's interest is to target specific programs for the three identified low-income census tracks. Such programs include activities to educate, market, and promote a variety of improvements programs available to residents.

## **INFRASTRUCTURE**

The City's Public Works Department is responsible for water, wastewater and streets. These infrastructure improvements are from utility billings, connection fees, property tax assessments and the revenue from local improvement districts. Following the Capital Improvement Plan, maintenance and upgrades are made to these systems each year as funds are available.

The three designated low-income census tracts are the oldest areas within the City. The majority of the homes were built prior to World War II. Improvements have been made during the years to upgrade the water and wastewater lines as well as curbs, gutters, sidewalks and street repairs. All water lines are now a minimum of 4 inch diameter. There are plans to replace some of these lines based on maintenance records to six and eight inch diameter depending on the flow and fire protection needs. Additional fire hydrants will need to be installed as these upgrades are made. Continued improvements have been made to the wastewater lines to bring them up to current standards. There are still a few areas where clay tile and concrete lines exist. Due to those old construction materials some are experiencing intrusion of tree roots and general deterioration. Given available of general funds, these lines are scheduled to be updated, including the installation of new manholes.

## **PUBLIC SERVICES**

The currently changing national economy has reinforced the need for public services. Wide arrays of supportive services are coordinated with the emergency shelters, transitional and permanent housing programs. The City maintains many partnerships with entities that serve the needs of low-income individuals and families. One of those partners is the United Way of Idaho Falls. It is an organization focusing on lasting solutions to many unmet health and human service needs. This results-driven organization supports more than 100 local programs in five Impact Areas: Strengthening Families, Investing in Youth, Meeting Basic Needs, Promoting Independent Living and Building Community. The following funded projects are either located within Idaho Falls or are made available by providing a variety of services to low-income residents.

### **Youth Services**

The Community has always placed a high priority on serving the special needs of children. Both public and private funds support services to young men and women. There are opportunities that begin in early childhood with daycare, foster parent and foster grandparent programs. There are services for health care, counseling and suicide prevention. Youth at risk dealing with physical abuse have safe houses and the protection of the judicial system. Kids having problems with substance abuse are assisted by health care and treatment centers. The educational system is instrumental in guiding and supporting kids with extra needs. Special education, counseling and referral, along with mentoring and tutoring programs are offered. Youth development is addressed through leadership and recreational programs offered throughout the City.

Big Brothers Big Sisters – The mission of Big Brothers Big Sisters of Southeast Idaho is to provide children and youth an opportunity to become confident, competent and caring individuals through stable relationships with adult role models. BBBSA is the oldest mentoring federation in the country. To be a role model, one must be 18 and a high school graduate, mature, stable and able to make commitment of service for minimum of one year.

Boy Scouts of America – It is the mission of the Boy Scouts of America to serve others by helping to instill values in young people and in other ways prepare them to make ethical choices more than their lifetime in achieving their full potential. The organization provides comprehensive youth development programs for more than 13,000 area youth. Special programs are offered in drug awareness, child abuse prevention, scouting for the handicapped, food gathering, career exploration, camping, and youth leadership training. The council has a long-standing objective to intervene, in a positive manner, in the lives of young people. The council has grown in service to the Hispanic population, juveniles in diversion programs or detention centers, and special needs populations. Scouting is sensitive to the single-parent family by providing adult role models and resources that these youth would not otherwise get. The Boy Scout Program impacts the youth in the community in a positive way by teaching traditional family values through the Scout Oath and Law.

Civil Air Patrol – Provides Cadet (service youth) leadership training, first aid training, and aerospace education. The Patrol also provides management opportunities and emergency services to the community through search and rescue operations.

Foster Parents Agency – Provides a licensed home for children, who are in the custody of the Idaho Department of Health and Welfare, and, for one reason or another, cannot stay in their homes.

Girl Scouts – Girl Scouts is dedicated solely to girls ages 5-17, where in an accepting and nurturing environment, girls build character and skills for success in the real world. In partnership with committed adults, girls develop qualities that will serve them all their lives – like strong values, social conscience, and conviction about their own potential and self-worth. In Girl Scouts, girls discover the fun, friendship, and empowerment of girls together; and through the many enriching experiences provided, they can grow confident and strong. Girls Scouts serves 695 girls from Bonneville County and 223 volunteers.

Idaho Youth Ranch/Harbor House – Harbor House was originally established as an emergency shelter, serving children age birth to 17 years. Since that time, services have included long-term care for youth committed to the Department of Juvenile Corrections or Department of Health and Welfare, residential care for children suffering from mental illness and/or substance abuse problems, and emergency shelter care for runaways and at-risk youth. Harbor House annually serves 50 plus clients.

Young Men's Christian Association YMCA – was founded in London, England in 1844. Twelve young men banded together in Christian fellowship to “develop in spirit, mind, and body.” Today, the Idaho Falls Family YMCA is still dedicated to the objective of bringing people together in purposeful association to accomplish important personal and social goals. The No. 1 purpose remains constant, “To put Christian principles into practice through programs that help build healthy spirit, mind, and body for all.” YMCA provides services for children, youth, and adults. They have youth leagues, parent/child clubs, year-round camping, and youth skills instructions. Y-Connection: Childcare, pre-school, after school, transportation. Adults: Fitness classes, nautilus center, free weight center, co-ed Jacuzzi, saunas, gymnasium, and racquetball courts. The Idaho Falls YMCA provides scholarships to children of families with low income throughout the community. The YMCA motto is “NO child is turned away for the inability to pay.” More than 26,307 participants have been served in Bonneville County.

## **Family Services**

American National Red Cross – provides free services to all families that are victims of a disaster with the basic needs to get back on their feet and rebuild their lives. Services include food, clothing, shelter, furniture, lost prescriptions, and counseling. The Red Cross is on-call 24 hours a day, 365 days a year. They provide health and safety training such as first aid/CPR and other safety training courses. Red Cross collects blood to provide an adequate supply for area hospitals and medical facilities. Its armed forces emergency services provide emergency communications and financial assistance for members of the military and their families. Disaster services gives emergency assistance to victims of disasters, single family emergencies and major disaster, disaster preparedness information to area residents.

ARA – is the oldest addictive rehab treatment facility in Idaho. It was started in 1967 by concerned citizens and it has continuously operated in the service of those suffering from addiction. It has a single focus, the recovery from addiction. During its existence, it has treated over 24,000 individuals.

CLUB, Inc. – (Compassionate, Loving, Understanding, Belonging) mission statement is “to improve the lives of individuals and families in our communities who are dealing with mental health or substance abuse issues.” CLUB provides mental health services, counseling, case management, housing for individuals in transition and those in jeopardy of becoming homeless, and treatment for alcohol and substance abuse.

Domestic Violence – Provides the basic services for battered women and their children and educational services to the general community. These services include a 24-hour crisis intervention, shelter for women and children in imminent danger, peer support and educational groups for survivors, civil and criminal court advocacy, legal referrals, individual advocacy and specialized services that help enhance the safety of victims who are determined to be at extreme risk. They provide assistance to all counties in District VII.

Eastern Idaho Community Action Partnership (EICAP) – Houses the Area Agency on Aging which includes homemaker services and the grandparents raising grandchildren program. It also

provides a wide variety of services including weatherization of homes, rental and utility assistance, and subsidized housing.

F.A.I.T.H.- Family Assistance in Transitional Housing – is a non-profit organization providing up to two (2) years transitional housing to homeless families with children. FAITH accepts clients from emergency shelters, homes for unwed mothers, the domestic violence intervention center, and homeless families being evicted from their homes. All clients are considered without regard to race, creed, national origin, gender, religion, or disability. FAITH has been servicing the Idaho Falls area for more than 10 years. FAITH’s goal is to enable homeless families to break the cycle of poverty by providing them shelter and support services while they gain the educational skills for meaningful employment, which will allow them to support their families without further government aid. They seek to eliminate homelessness and promote self-reliance through education and job skills, to raise healthy happy children through increased awareness and parenting skills.

Although most families consist of a single mother with children, FAITH does provide services to a single father with two children. Only adults responsible for children are admitted into the program.

Family Care Center Incorporated (FCC) and The City of Refuge Men’s Homeless Shelter (COR) COR provides emergency shelter, short-term transitional housing, meals and supportive services to homeless, unaccompanied men over the age of 18. COR is the only provider of this service in the nine counties of Eastern Idaho. COR has expanded with the ARK transitional housing project and Ruth House transitional housing for women.

The ARK and the Ruth House Transitional Housing are faith-based housing facilities dedicated to providing healthy studio and one bedroom apartments where material and social resources can be administered to those who have found gainful employment and are planning to settle into a stable lifestyle. The residents can then begin to root themselves while discovering their identity in the world they live in and become productive citizens in the community-at-large.

Good Samaritan Center, Idaho Falls – The mission statement is “to share God’s love in word and deed by providing shelter and supportive services to older persons and others in need, believing that in Christ’s Love, everyone is someone.” They provide a skilled nursing facility, and the Idaho Falls Good Samaritan Center and the Rehabilitation Center will serve anyone who would come to the center.

HELP, Inc. – Help, Inc. is the National Exchange Club Center for the Prevention of Child Abuse. The agency is the only National Exchange Club Center in the state of Idaho. Help, Inc. addresses the problems of child abuse on two levels: first by providing a 24-hour Crisis Line and a variety of programs designed to prevent child abuse before it starts; and second, by providing weekly support groups to individuals and families who have been touched by abuse and the problems it engenders. The purpose of this agency is to build strong families by strengthening parents’ abilities to nurture their children and assure they grow up healthy and safe. This mission is accomplished through programs designed to reduce the pain, trauma and scars of child abuse through community-wide prevention programs, support services, and crisis intervention services. Help, Inc. is volunteer based and utilizes approximately 50 volunteers at all times.

Help, Inc. serves predominantly low-income and at-risk families, but turns no family away. All Help, Inc. services are free of charge.

Idaho Department of Health and Welfare, Family and Children's Services – The department's mission is to “actively promote and protect the economic, mental, and physical health and safety of all Idahoans.” One way they achieve this goal is through collaborating with communities to strengthen individuals, families, and communities to build responsive human services foundations that facilitate easy access for individuals and families.

Rape Response & Crime Victim Center, Inc. – is a private, nonprofit corporation of the State of Idaho. It provides for the short-term emergency needs of crime victims through crises intervention, counseling and prevention.

Salvation Army – The Salvation Army has been operating in Bonneville County since 1989, providing social services and support to individuals in need. The Salvation Army provides food baskets, emergency lodging, utility assistance, prescription drug assistance, gasoline assistance, clothing vouchers, household goods assistance, transient/travelers assistance, after school latch-key program, tutoring/computer lab, weekend night recreation program, day camp, summer children feeding program, summer camp, art classes, community Thanksgiving Dinner, Christmas baskets, and Brunch with Santa.

SIDS – Self-help organization offering friendship and understanding to bereaved parents and siblings. The primary purpose is to assist them in the positive resolution of the grief experienced upon the death of a child and to support their efforts to achieve physical and emotional health.

## **Senior Services**

There are a considerable number of support groups and community services available to senior citizens. The Social Service Resource Directory lists the local programs and services provided for seniors. Eastern Idaho Special Services as the Area Agency on Aging takes the lead to help with housing, energy assistance, home delivered meals, transportation, handicapped equipment and other support services. There are other providers as well that help with meal preparation, housekeeping, personal care, grocery shopping, errands and telephone checks. Various agencies assist the elderly and disabled individuals with case management and social work services, which will help prevent unnecessary or premature admission to nursing homes or other institutions.

Foster Grandparents of Southeast Idaho, Inc. – To give limited income people, age 60 and better, the opportunity to be of service to special needs children in their community through stipend volunteer service in non-profit settings.

Homemaker Program – Designed to assist with daily living tasks that clients cannot do for themselves. The purpose is to help clients to remain independent and prevent premature placement into a care facility. Clients are seen on a weekly basis, every other week, or up to three times weekly if bathing is needed. For the physically disabled this program assists with tasks that they are unable to do for themselves such as vacuum, dust, bathing, laundry, groceries,

clean the bathroom, mop or change linen. When a client has a mental disability (i.e., Bi-Polar or a developmental disability) they work side by side with the client to teach them the skills they need to become independent. Funding is reserved for clients who do not qualify for other services. Through this program, services are provided to achieve a safe home environment with the emphasis on maintaining or achieving independence and prevention of premature placement into a care facility.

R.S.V.P. Retire & Senior Volunteer Program (EICAP) – Link volunteers (55+) with non-profit agencies needing assistance. More than 100 agencies and various activities are available to match the volunteers interests, to utilize the experience of older volunteers to meet community needs. To enhance the lives of the RSVP volunteers while improving the lives of people from infants to the elderly.

Senior Citizens' Community Center, Inc. – Provides education, social, nutritional and recreational programs and activities to senior citizens (age 60 or older and their spouses) in the community, with additional emphasis on minorities and the socially and economically disadvantaged. Programs strive to promote dignity and quality of life for senior citizens and to benefit the community from their knowledge and experience. No services are refused to anyone 60 years of age or older or their spouse. Meals are provided at noon Monday-Friday.

Supportive Homecare Service – To maintain independent living for the elderly and disabled, promote self-sufficiency, and avoid premature institutionalization. It ensures these services are provided in a coordinated manner and readily available when needed. Provide outreach services through the Commission for the Blind & Visually Impaired to clients age 55 and older. Services include support groups, education to the public, reader/driver services, presentations and advocacy.

### **Special Populations**

CAN-DO – Non-profit organization devoted to promoting the general welfare of developmentally disabled persons regardless of age, or degree of handicap who reside in Bonneville County. Dances, Scout Troop 559, advocate for developmentally disabled and their families, helping with clothing, etc.

Development Workshop – was established in 1971 to meet the needs of people with disabilities in Idaho Falls and the surrounding region. The mission of Development Workshop, Inc. is to assist people with disabilities in achieving their highest level of economic and social independence. This mission is accomplished by providing a variety of services that focus on vocational training. During rehabilitation and training, emphasis is placed on increasing productivity and developing skills that are necessary to enable individuals with disabilities to become employed. The pre-vocational program gives children with disabilities ages 14-18 the needed start to cultivate vocational success and chances to achieve their goals of independence. Life skills and training are also offered which teaches clients valuable skills like cooking, money management, shopping, laundry, and responsibilities that are needed for independent living both in and out of the workplace. Human Resource Solutions is also offered, which teaches computer

skills, bookkeeping, secretarial skills, customer service skills, typing, and interview and resume writing.

Epilepsy Foundation of Idaho – Provide educational material, public information, medical assistance, referral service, school alert system, support and advocacy for people who have or know someone with epilepsy.

Head Start, Eastern Idaho – A comprehensive pre-school program for 4-year-old, low-income children and their families. To provide services such as health, nutrition, developmental, mental health to children and their families.

Radio Reading Service – Non-profit organization that broadcasts via radio a program where the local newspapers are read for people who, because of visual, physical or learning disability, are unable to read the printed page for information and enjoyment. A special radio is required to be able to pick up the frequency for this station. Radio Reading Service furnishes these radios at no charge to the listeners. They also maintain the radios.

## **ECONOMIC DEVELOPMENT**

Located within the city, Grow Idaho Falls Inc. focuses on new business recruitment and business retention and expansion. Under the guidance of a Board of Directors, they serve the Greater Idaho Falls area and Bonneville County. They have been a centralized source of business support and a clearinghouse for business development resources, both to existing businesses in the area and to recruited companies. This ability to link the right resources to those who need them is an important function.

The Idaho Innovation Center (IIC) is a business incubator and resource center. IIC provides company "start-ups" company with shared office support, technical and business management assistance and affordable space. IIC also is a collaboration of resources focused on increasing the potential success and survivability of fledgling enterprises. These resources include the staff, the Small Business Development Center, Service Corp of Retired Executives, Idaho Manufacturing Alliance, University of Idaho Ag Extension and Idaho State University, Business and Engineering Colleges. The center houses a revolving loan fund that is available to tenants and other businesses in Bonneville County.

## **TRANSPORTATION**

Transportation systems facilitating access to employment, shopping, and services are crucial to the economic and social well-being of all residents. The transportation needs are numerous and their identification and solutions are ongoing. Capital expenditures, derived from highway taxes and other public dollars, dictate the extent to which roads and bridges are maintained and new construction occurs. As growth occurs and travel demand increases, congestion on the street system increases.

The Bonneville Metropolitan Planning Organization (BMPO) uses a transportation model to project future traffic volumes. LOS (level of service) is a term used to describe the degree of congestion by assigning categories from A to F to reflect the characteristics of traffic flow. LOS A represents free flow while F represents failure. The goal of local roadways is to

maintain a LOS of C.

Public transportation services include the Targhee Regional Public Transit Authority (TRPTA), Teton Stage Lines, Eagle Rock Transport, Easy Way Taxi and Delivery, and SOS Transportation, Inc. The Public Transit Authority is a governmental entity established in accordance with Idaho Code and is the only provider eligible for Federal Transit Administration funding.

The bus system operates Monday through Friday from 7:00 a.m. to 6:00 p.m. The bus passes each stop only once each hour. Monthly passes are available, children ride free, discounted fares are offered to seniors, students and the disabled. All buses are ADA accessible and have bike racks. The fact that the bus system only operates for an 11- hour period does cause a gap in service for those individuals working shifts. There is no service after 6 p.m. Individuals needing transportation after this hour must defer to other means. The community has initiated vanpool and carpool services primarily to deal with transportation to and from work. These services are helping to accommodate lower income workers who may not have a vehicle.

The City has developed a Bikeway Plan. The objective of the plan is to connect employment centers, schools and parks, shopping areas, and residential neighborhoods with bikeways. Many of the recommended routes were based on input received at citizen participation events as well as programs sponsored by the BMPO. TRPTA also has developed a 2007-2012 Short Range Transit Plan (SRTP) which aims to provide expanded public transportation opportunities to the community.

Although transportation itself does not appear to be an impediment to affordable housing, it is clearly an important issue in considering housing options, especially for low- and moderate-income families, the elderly and persons with disabilities. When some form of affordable transportation (public or private) is available, then groups have a broader choice of housing and economic opportunities.

## **ETHNICITY**

The Community Council of Idaho provides employment and training services for low income families and low income migrant and seasonal farm workers, primarily of Hispanic background.

- The Council pays for tuition, books, stipends and supportive services for vocational training at colleges, universities or technical schools.
- Vocational English as a Second Language training offered in our own centers and/or assistance to enroll in other local ESL or GED classes.
- On the Job Training opportunities with private employers, with IMC reimbursing up to half of the trainee's wages. Paid work experience with public or nonprofit employers for trainees with no office experience.
- Jobs for farm workers. Community Council Employment & Training Counselors assist farm workers with marketable skills and work experience to find nonagricultural, permanent unsubsidized work

In addition to providing employment and training, early childhood education programs, family literacy, and community-based family counseling services, the IMC administers a housing

program that provides affordable home buying and rental housing opportunities to families throughout Idaho. [www.rivda.org/Workforce/ID\\_Migrant\\_Council/id\\_migrant\\_council.html](http://www.rivda.org/Workforce/ID_Migrant_Council/id_migrant_council.html)

There are other organizations that provide services to the Hispanic populations within the City, they are: the Idaho Hispanic Caucus which promotes social, economic and political empowerment of Latinos; the Council on Hispanic Education which organizes community-based efforts to enhance the educational, economic and social welfare; and the Hispanic Heritage Society of Southeast Idaho which is dedicated to preserving the social, cultural and artistic fabric of Hispanic Heritage by providing a means for the exchange of information, materials and activities related to Hispanic history and culture.

<b>Table 2B PRIORITY COMMUNITY DEVELOPMENT NEEDS</b>					
	<b>Priority Need Level</b>	<b>Priority Need Level</b>	<b>Unmet Need</b>	<b>\$ to Address</b>	<b>Goals</b>
<b>PUBLIC FACILITY NEEDS</b>	2004-08	2011-2015			
Senior Centers	Low				
Handicapped Accessibility	<b>High</b>	<b>High</b>			
Homeless Facilities	High	<b>High</b>			
Youth Centers	High	Low			
Child Care Centers	Low	Medium			
Health Facilities	Low	Low			
Neighborhood Facilities	Medium	Medium			
Parks and/or Recreation Facilities	High	Low			
Parking Facilities	Medium	Low			
Non-Residential Historic	Medium	Medium			
Code Enforcement	Medium	Medium			2011-2015
<b>INFRASTRUCTURE (projects)</b>					
Water/Sewer Improvements	Medium	Low			
Street Improvements	High	Low			
Sidewalks	High	<b>High</b>			2011-2015
Sewer Improvements	Low	Low			
Flood Drain Improvements	High	Low			
Other Infrastructure Needs	Low	Low			
<b>PUBLIC SERVICE NEEDS</b>					
Senior Services	Medium	Medium			
Handicapped Services	Medium	<b>High</b>			
Youth Services	High	Low			
Child Care Services	Medium	Low			
Transportation Services	High	<b>High</b>			2011-2015
Substance Abuse Services	Medium	Low			
Employment Training	High	Medium			
Health Services	Low	Medium			
Lead Hazard Screening	Low	Low			
Crime Awareness	Low	<b>High</b>			
Mental health	Low	<b>High</b>			

Domestic Violence		<b>High</b>			
<b>ECONOMIC DEVELOPMENT</b>					
ED Assistance to For-	Medium	Low			
ED Technical	Low	Medium			
Micro-Enterprise	Low	Medium			
Rehab; Publicly- or Privately-	High	Medium			
C/I* Infrastructure Development	Medium	Medium			
<b>PLANNING</b>					
Planning	Medium	<b>High</b>			2014
<b>TOTAL ESTIMATED DOLLARS</b>					

**Table 2C**  
**Summary of Specific Housing/Community Development Objectives**

Obj #	Specific Objectives	Performance Measure	Expected Units	Actual Units
2	<b>Rental Housing Objectives</b> Provide quality, affordable rental housing opportunities to LMI households	Support available funding sources	Monthly 2011-2015	
1	<b>Owner Housing Objectives</b> Provide homeownership opportunities to first-time home buyers particularly for low income families w/children	Sponsor home buyer counseling courses	Monthly 2011-2015	
	<b>Community Development Objectives</b>			
2	Reduce deterioration of neighborhoods through proactive code enforcement	Improve neighborhoods in Census Tracts 9707, 9711, 9712.	Numerous Activities	
	<b>Infrastructure Objectives</b>			
2	Improve condition of sidewalks for increased accessibility and mobility	Improve sidewalks in Census Tracts 9707, 9711, and 9712		

	<b>Public Facilities Objectives</b>			
3	Ensure that public owned facilities and services are accessible to all citizens & in compliance with ADA	Review recommendations from the ADA Commission	Monthly 2011-2015	
	<b>Public Services Objectives</b>			
2	Strengthen the ability of community organizations to help plan and carry out programs for their targeted clientele.	Support appropriate project requests	2011-2015	
	<b>Economic Development Objectives</b>			
1	Prevent and eliminate conditions of slum and blight.	Continue façade improvement program	5-7	

# **PART SIX: OTHER CONSIDERATIONS**

## OTHER CONSIDERATIONS

---

### **INSTITUTIONAL STRUCTURE**

The City of Idaho Falls, Planning and Building Division will implement the Annual Action Plan elements with the support of community partners. Projects and activities will be a collaborative effort with other City departments, public entities, for-profits, non-profits, social services providers, health care agencies, and the private sector. The City believes the current institutional structure, as outlined below, to be a competent and capable mechanism to administer CDBG programs throughout the community. Should gaps in service be identified, the City will work to remedy those shortcomings in an effort to insure smooth operations within both the administration and service delivery components all of programs. The CDBG Administrator will act as a liaison between the City and the service providers to insure smooth operation within both the administration and service delivery components of all programs.

#### **Administration**

The City's Planning and Building Division, is responsible for the development and monitoring of the Plan, the Annual Action Plan, the year-end CAPER report, IDIS reporting process and sub-recipient compliance monitoring. They will be responsible for citizen participation and fair housing outreach and implementation activities. The Division will be coordinating on an ongoing basis with the mayor's office, City Council, the city clerk, personnel, public works, parks and recreation and the City's police and fire departments to address the priority community needs that can be funded with CDBG.

#### **Public, Non-Profit Service Providers**

Public entities offer many opportunities to low-income families living in Idaho Falls. Many of these services are provided at no cost or on a sliding scale. Services include education, employment/job training, medical treatment, assistance with rental, utility, transportation, food and medical expenses, advocacy services, counseling, and childcare. The City will continue to work closely with them to achieve effective communication and collaboration in linking and providing services to the needy.

#### **Private Sector**

The private sector plays a significant role in Idaho Falls' institutional structure. Many individuals, businesses, organizations, clubs, and associations donate their time and financial resources. These contributions help support activities and projects serving low-income residents. The financial support helps leverage other funding sources thereby increasing much needed service capacity. Community pride is strongly reflected in these acts of commitment and generosity.

### **LEVERAGING FUNDS**

Both public and private funding sources exist to help leverage CDBG funds to accomplish the goals and objectives as presented in the Strategic Plan. As options are explored, efforts will be made to ensure CDBG funds are not used in lieu of other sources, but as enhancements to them.

Furthermore, all funding partners will strive to match the best funding source to the implementation need. Potential leveraging partners include Eastern Idaho Community Action Partnership Idaho Housing and Finance Association, Idaho Legal Aid, United Way of Idaho Falls, Region VII Health and Welfare, Partners for Prosperity, Eastern Idaho Technical College, Idaho Falls Downtown Development Corporation and Eastern Idaho Economic Development Council.

## **ASSESSMENT OF GAPS IN THE DELIVERY SYSTEM**

The strengths of the CDBG program design and delivery allow for communication and coordination with many individuals, public and private groups throughout the City. When conducting the outreach activities to encourage citizen participation for the Plan development, new entities, organizations and service providers were identified who expressed an interest in joining the partnership. It should be noted, however, that little if any duplication of services were identified. Mostly it was discovered that there are new or expanded services available.

It is the City's goal to continue to expand these linkages to include everyone to improve participation and involvement in providing services and support to low-income individuals and families. Although the City feels the institutional structure for program delivery is viable, there is always the issue of limited funding availability. Grant dollars must be used in conjunction with other agencies' resources and private donations. The CDBG Administrator will provide technical assistance and capacity building support to organizations seeking grant funding. They also will assist them in the awareness and availability of different types of grants and loan funds.

## **ANTI-POVERTY STRATEGY**

In October 2003 the Partners for Prosperity Strategic Plan for Poverty Reduction (P4P) in Eastern Idaho was finalized. In January of 2004 the Strategic Plan was awarded a grant by the Northwest Area Foundation as a Community Ventures Partner with funding of \$10 million during a 10-year period. P4P is a regional organization based on the principles of inclusiveness and consensus building. The organization serves 16 counties of Eastern Idaho and the Fort Hall Indian Reservation and is dedicated to reducing poverty and increasing prosperity. The 10 year strategic plan reflects a strong commitment to prevent and diminish poverty for the regional community. The City of Idaho Falls is a substantial partner in these efforts and will serve as part of the Regional Prosperity Task Force (RPTF).

### **Definition of Poverty and Prosperity**

#### **Poverty**

Poverty is any barrier to prosperity. Poverty is a lack of resources and opportunities, feelings of being disenfranchised from various support systems (i.e., education, economic, cultural, and social), and diminished feelings of empowerment to obtain these resources and opportunities.

#### **Prosperity**

Prosperity is the ability of all community members to have access to basic needs, community abundance, opportunity, positive development, and hope.

Among people in poverty there are several common concerns:

1. Education: Those in poverty acknowledge the importance of education for themselves and their children.
2. Employment: Those in poverty acknowledge a desire for good paying jobs.
3. Support Systems: Those in poverty recognize the important of mentoring programs and knowledge of available resources.
4. Empowerment: People in poverty have a desire to change their lives for the better, and for their children to live better lives.

The core strategies of the plan reflect the major purpose of the organization: to build relationships and partnerships that will address poverty through systems change, strengthening existing resources, and developing innovative programs. The organization will become a regional clearinghouse of poverty issues and resources. It will act as a catalyst for positive change through a Regional Prosperity Task Force. It will conduct research on poverty issues and policies and share the information with the regional community. P4P will also act as a connector of people by bringing stakeholders together to fight poverty in unison. A concentrated effort will be made to recruit partnerships with people in poverty to strengthen their voice and leadership capacity.

Additional program strategies focus on the creation, growth, and preservation of prosperity. P4P will create opportunities for prosperity by strengthening existing resources and helping to develop new and innovative programs such as Individual Development Accounts and entrepreneurship programs. These programs empower people in the lowest economic quartile to build wealth and maximize their potential. Idaho State University will serve as the grant administrator because of its regional presence, expertise, and infrastructure. It has established a local office in the City through a partnership with LIFE, Inc. a nonprofit agency that works to help disadvantaged populations live independently.

Key roles for implementing the plan will include:

- Conduct research on poverty issues;
- Perform community outreach to ensure participation of people in the lowest economic quartile and other groups not typically represented in a planning initiative;
- Coordinate with the RPTF Working Groups;
- Provide technical assistance to the RPTF, the working groups, social service providers, and emerging leaders; and
- Leverage opportunities.

For copies of the plan, interest parties should call (208) 529-8610.

## **SUBRECIPIENT MONITORING PROCEDURES**

### **MONITORING PLAN**

#### **INTRODUCTION**

As specified in 24 CFR 85.40 of the Federal Register, the City of Idaho Falls (as an entitlement grantee) is responsible for monitoring the day-to-day operations of its sub-recipients' activities to ensure compliance with all applicable federal requirements, individual project goals and local Community Development Block Grant (CDBG) requirements.

To accomplish this, the Planning and Building Division uses a variety of monitoring techniques to review sub-recipient compliance. Through phone conversations, written correspondence, desk monitoring and on-site monitoring visits, division staff are able to review each sub-recipient's ability to meet the CDBG program's financial, production, and overall management requirements and make necessary determinations or take necessary actions to preserve program integrity.

Although we will strive to meet a goal of one monitoring visit every other year per funded activity, some activities may warrant additional visits where conditions exist that indicate an activity may be "high risk." In an effort to address these potential problem areas, the City of Idaho Falls has developed a risk assessment process to aid in determining the timing and frequency of monitoring visits required for individual activities. Projects that are determined by this process to be "higher risk" would then be monitored before, and likely more frequently than, "lower risk" projects. An outline of this process and the resulting recommendations are provided in this document.

Regardless of the frequency with which a project is monitored by staff, the purpose and intent of any monitoring visit is to identify any potential areas of noncompliance and assist the sub-recipient in making the necessary changes to allow for successful completion of the activity. By identifying and correcting any compliance issues, the likelihood of efficient and effective services being delivered to the intended city beneficiaries increases dramatically and ensures the continued success of the both the sub-recipient organization and the City entitlement.

The methods and procedures involved in the monitoring process are provided in the following pages to assist in understanding the City's expectations and your responsibilities of a sub-recipient.

#### **ROLE OF THE CITY'S PLANNING DEPARTMENT**

The Planning and Building Division, in conjunction with the mayor and City Council, is responsible for planning and carrying out its CDBG entitlement program and selecting sub-recipient activities that meet the local objectives and federal requirements of the program.

After CDBG funds are awarded for individual activities, the Division's role is then to ensure that sub-recipients are carrying out their programs in accordance with all applicable laws and regulations, and are meeting the goals outlined in their sub-recipient agreements. In carrying out this responsibility, the Division will help sub-recipients identify problems or potential problems in implementing their activity, identify the causes of those problems, and help sub-recipients correct them.

Whenever possible, problems are corrected through discussions or negotiations with the sub-recipient without the need for on-site monitoring visits. However, at least once per every other year, or as individual situations dictate, on-site monitoring and/or provision of technical assistance will be required.

## **ROLE OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

Representatives from HUD may also conduct on-site monitoring visits to ensure that each grantee's sub-recipients are carrying out their activities in accordance with HUD and CDBG requirements. HUD must monitor their grantees in a similar fashion to that outlined in this document for sub-recipients, and may wish to visit the City of Idaho Falls' sub-recipients to document and/or verify monitoring results, progress of corrective actions, success in meeting production goals, etc.

## **DEFINITIONS**

The following terms are used throughout this document:

Desk Monitoring- The ongoing process of reviewing sub-recipient performance without conducting a formal site visit, using all available data and information to make judgments about performance and determine necessary corrective action(s).

On-Site Monitoring- A visit to a sub-recipient organization's place of business by the Planning and Building Division and/or HUD staff to evaluate performance, progress, and compliance with the requirements of applicable laws and regulations.

Compliance Areas- Project areas that may be monitored to measure performance (e.g., civil rights, fair housing, financial management, national objectives, etc).

Concerns- Identified or potential problems that warrant preventative action to prevent non-compliance with applicable laws or regulations.

Issues- Problem areas that are not in compliance with applicable laws or regulations.

Findings- Substantial evidence obtained by the City or HUD staff as a result of any monitoring or reporting activity that indicates significant nonperformance or noncompliance with a specific requirement of applicable laws and regulations. Continued unresolved findings may have serious implications on future CDBG eligibility.

Recommended Action- Advice provided to a sub-recipient to aid in addressing a concern, or to further comply with applicable laws or regulations.

Required Action- The corrective response directed to the sub-recipient required to resolve a monitoring issue or finding. A due date for implementing the required action is usually assigned.

Project (Activity)- An activity or group of integrally related activities, designed by the sub-recipient to accomplish, in whole or in part, a specified goal.

## MONITORING ACTIVITIES

### *Risk Assessment Process*

*Each year, the Planning and Building Division conducts an assessment of each funded activity to determine the degree to which an activity or sub-recipient is at risk of noncompliance with CDBG program requirements. This assessment is based on several determining factors that are outlined below. Each activity is then assigned a score or "risk factor" based on the results of this assessment. Activities with a higher score are presumed to be at higher risk of noncompliance with one or more laws, regulations, or performance requirements and will be more closely and/or frequently monitored by staff until compliance is assured.*

1. Is the sub-recipient new to the CDBG program? (Y=3 / N=0) \_\_\_\_\_
2. Is this a new activity for the sub-recipient? (Y=2 / N=0) \_\_\_\_\_
3. Has the sub-recipient successfully completed this activity in prior years? (Y=0 / N=1) \_\_\_\_\_
4. Does the sub-recipient have any unresolved audit findings? (Y=1 / N =0) \_\_\_\_\_
5. Has the sub-recipient experienced recent turnover in staff responsible for conducting the CDBG activity? (Y=2 / N=0) \_\_\_\_\_
6. Has the sub-recipient corrected any issues or findings from previous monitoring visits? (Y=1 / N=2 / N/A=0) \_\_\_\_\_
7. Has the sub-recipient consistently met performance goals in prior year activities? (Y=0 / N=1 / N/A=0) \_\_\_\_\_
8. What type of activity is the applicant conducting?  
Public Service = 3  
Economic Development = 2  
Neighborhood Revitalization = 2  
Acquisition/Construction = 1  
Planning, Infrastructure, Public Facilities =0 \_\_\_\_\_
9. Is other information available that may indicate a need for more frequent monitoring of the activity (Y= 1-3 / N=0) \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TOTAL SCORE: \_\_\_\_\_

Activities scoring from 0-5 points are considered to be “low risk” and need a minimum amount of monitoring. These activities will generally be reviewed once per year unless situations dictate otherwise. Monitoring of these activities will generally take place after higher risk activities have been adequately addressed.

Activities scoring from 6-10 points are considered to be a “medium risk” and will be monitored a minimum of once every other year, preferably within the first six months of the program year. Based upon the results of the initial monitoring visit, staff will determine the need for and frequency of additional visits/reviews. These activities will generally be monitored after high priority activities have been adequately addressed.

Activities scoring 11 points or above are considered to be “high risk” and will receive first priority for monitoring. High priority activities will generally be monitored within the first three months of the program year to head off potential noncompliance issues. High-risk sub-recipients may also be required to submit additional documentation as needed with their quarterly reports to allow for closer evaluation of the project through desk monitoring. The need for and frequency of additional on-site monitoring visits will be determined by staff based on the results of the initial visit.

## **DESK MONITORING**

Desk monitoring is an ongoing process of reviewing sub-recipient performance using all available data and documentation in making assessments of sub-recipient performance and compliance with CDBG requirements. This process takes place within the offices of the Planning and Building Division and does not usually require sub-recipient participation beyond submission of requested information.

Sources of Information: The following are among the sources of information which may be used in making determinations during the desk monitoring process:

- Requests for reimbursements and accompanying source documents.
- Audit reports
- Staff reports from prior monitoring visits
- Client/citizen comments and complaints
- Information provided by other state, federal, county, and local agencies.
- Sub-recipient responses to monitoring and/or audit findings
- Original grant application
- Sub-recipient Agreement and amendments if applicable
- Monthly or quarterly progress reports
- Litigation if applicable

Use of Information: The information provided to the Planning and Building Division will be used to observe patterns, changes, etc, in sub-recipient activity and to identify any problems or potential problems, and program status and accomplishments. Analysis of the data provided may indicate the need for on-site monitoring visits by the division to resolve issues of non-compliance or programmatic concerns.

## **ON-SITE MONITORING**

In addition to the desk monitoring process, the division will conduct on-site monitoring of each CDBG activity as is warranted by the risk analysis. The goal of the Division is to monitor activities no less frequently than every other year.

Activities considered to be “high risk” will receive on-site monitoring first, preferably within the first three months of the program year to head off any potential areas of noncompliance and provide the sub-recipient with any technical assistance to ensure compliance with CDBG requirements.

Medium and low-risk activities will receive on-site monitoring visits at the earliest possible date after all high risk activities have been monitored. Generally this will occur in the fourth to sixth month of the program year. Medium risk activities will receive monitoring priority over low-risk activities.

The division will notify sub-recipients by mail of the time and date for their scheduled on-site monitoring visit. Notification will be provided approximately two weeks prior to the scheduled visit and will include identification of the areas to be monitored, and documentation to be made available, and key staff that may need to be present.

## **AREAS TO BE MONITORED**

The division will generally review some or all of the areas identified below during the monitoring visit. Other areas for review may apply depending on activity type, sub-recipient, etc. The extent of the review of these areas will vary from one activity to another.

- Project progress
- Project benefit
- Financial Management systems
- Procurement standards
- Income verification
- Individual client files
- Complaint procedures
- Employee records
- Minority and women-owned business compliance
- Civil rights
- Section 504/ Handicap Accessibility Requirements
- Record Keeping Systems
- Property Acquisition
- Relocation
- Labor Compliance
- Contract Management
- Beneficiary Documentation
- Lobbying/Political Activity
- Professional Services
- Audit Reports
- Program Policies or Procedures

## **MONITORING VISIT**

When conducting an on-site monitoring visit, the division will:

- Conduct an entrance interview with key staff involved in conducting the activity;
- Review all pertinent sub-recipient files, including any third party contractor files, for necessary documentation;
- Interview appropriate officials and employees of the sub-recipient organization, third party contract staff, program clientele, and interested citizens to discuss the sub-recipients performance;
- Visit the project site(s) or a sampling of the projects being conducted;
- Discuss with the sub-recipient any discrepancies resulting from the review of files, interviews, and site visits;
- Conduct an exit interview with the appropriate official(s) and/or staff of the sub-recipient organization to discuss the findings of the monitoring visit.

## **MONITORING RESULTS**

An official letter reporting the results of the monitoring visit will be sent to the authorized agency official within 45 days of the monitoring visit. A copy of this letter will also be provided to the chairperson of the agency's governing board.

This letter will generally contain the following information:

- Project number and name of the activity monitored;
- Date(s) of monitoring visit;
- Name(s) of division staff who conducted the monitoring visit;
- Names of agency officials and staff involved in the monitoring visit;
- Findings and results of the monitoring visit, both positive and negative, supported by facts considered in reaching the conclusions;
- Specific recommendations or corrective actions to be taken by the sub-recipient;
- Time frame for completion of necessary action(s);
- If appropriate, an offer to provide technical assistance.

## **FOLLOW-UP ACTION**

If concerns or findings identified during the monitoring visit require corrective action by the sub-recipient, those actions must be completed by the sub-recipient within the time frame mandated in the monitoring letter. In the event that the sub-recipient fails to meet a target date for making required actions, a written request for response will be sent to the authorized agency official and board chairperson.

If a sub-recipient has not sufficiently responded within 30 days from the date the corrective actions were to be made, further payments to the sub-recipient will be withheld until the sub-recipient submits the required responses and/or takes the required corrective actions and those responses or actions are determined to be acceptable. If responses or corrective actions are

determined to be unacceptable, funds will continue to be withheld until satisfactory actions are taken.

## **RESOLVING MONITORING FINDINGS**

When reviews of all documentation of corrective actions taken by the subrecipient indicate that the identified concerns or findings have been corrected to the satisfaction of the Planning and Building Division, a letter will be mailed to the authorized official of the subrecipient and the chairperson of the governing board stating that the findings are resolved.

## **RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN**

### **RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN**

The City of Idaho Falls will replace all occupied and vacant occupiable low/moderate-income dwelling units demolished or converted to a use other than low/moderate-income housing in connection with an activity assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606(c), Cranston-Gonzalez National Affordable Housing act as described in 24 CFR 91.353(e), and 24 CFR 42.375.

Section 104(d) of the Housing and Community Development Act of 1974, as amended, provides that dwelling units which meet the definition of “substandard housing unsuitable for rehabilitation” and which have been vacant for at least six months prior to their conversion or demolition, are exempted from coverage under the plan. For purposes of this plan, the City hereby adopts the following definitions as part of the (2011-2015) Five-Year Consolidated Plan.

“Substandard suitable for rehabilitation” means a housing units, or in the case of multiple unit buildings the building or buildings containing the housing unites, which have at least three major systems in need of replacement or repair and the estimated cost of making the needed replacements and repairs is less than 75 percent of the estimated cost of new construction of a comparable unit or unites.

“Substandard not suitable for rehabilitation” means any such housing unit or units for which the estimated cost of making the needed replacements and repairs is greater than or equal to 75 percent of the estimated cost of new construction of a comparable unit or units.

“Standard condition” means any housing unit or housing units which are suitable for occupancy without the need for repairs to any of the major systems.

These definitions are not intended to prevent the preservation of substandard housing not suitable for rehabilitation if the project sponsor and/or the City determines that the unit or units should be rehabilitated and preserved to achieve other goals established for the project including but not limited to the preservation of buildings with historical or architectural significance.

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a contract committing the City to provide funds for an activity that will directly result in demolition or conversion the City will make public by publication in the *Idaho Falls Post Register* and submit to HUD the following information in writing.

8. A description of the proposed activity;
9. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate income dwelling units as direct result of the assisted activities;
10. A time schedule for the commencement and completion of demolition or conversion;
11. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the City will identify the general location on an area map and the approximate number of dwelling units by size, and provide information identifying the specific location and number of dwelling units by size as soon as it is available;
12. The source of funding and a time schedule for the provision of the replacement dwelling units;
13. The basis of concluding that each replacement dwelling unit will remain a low-moderate income dwelling unit for at least 10 years from the date of initial occupancy;
14. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g. a 2-bedroom unit with two 1-bedroom units) is consistent with the housing needs of low-income households in the jurisdiction.

The City's Planning and Building Division is responsible for tracking the replacement of housing and ensuring that it is provided within the required period. It is also responsible for ensuring requirements are met for notification and provision of relocation assistance, as described in §42.350, to any low-income person displaced by the demolition of any dwelling unit or the conversion of a low-moderate income dwelling unit to another use in connection with an assisted activity.

Consistent with the goals and objectives of the activities assisted under the Act, the City will take the following steps to minimize the displacement of persons from their homes.

8. Coordinate code enforcement with rehabilitation and housing assistance programs
9. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burden on long-established owners or tenants of multi-family buildings.
10. State rehabilitation of apartment units to allow tenants to remain during and after rehabilitation by working with empty units or buildings first.
11. Establish facilities to house persons who must be relocated temporarily during rehabilitation.
12. Adopt public policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
13. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.

14. Establish counseling centers to provide homeowners and renters with information on the assistance available to help them remain in their neighborhood in the face of revitalization pressures.

## **FAIR HOUSING**

The purpose of an Analysis of Impediments to Fair Housing (AI) is to identify barriers to housing choice and recommend strategies to overcome those barriers. The final rule of the Consolidated Plan requires that all entitlement communities complete an AI. The City's AI and Action Plan were originally adopted by City Council May 27, 2004. An updated AI will be adopted with the new 2011-2015 Consolidated Plan.

The Analysis process included the following:

1. A collection of specific information and statistical data from organizations, associations, agencies, and services providers were compiled. Information was extrapolated from the Strategic Plan, Idaho Vital Statistics, HMDA data and HUD's Complaint Activity Reports. A review was conducted of the data to determine the extent of documented impediments. Interviews were conducted with agencies and organizations whose mission has an impact on fair housing choice. Representatives of consumer groups, service organizations and community leaders were also interviewed. These interviews provided access to other existing reports and information pertinent to the Analysis.
2. Affordable Housing Task Force: A working group was formed in the fall of 1999 of representatives from agencies, commissions, and organizations. There are currently twenty-one members. These individuals share some level of involvement in housing issues and collectively support the Fair Housing Law. The members of this group share responsibilities that impact the provision of housing throughout the City, and were asked to provide direction and support in developing the Analysis. Each member has a different role to play in contributing to fair housing, and each possesses important information and experiences relevant to the study. They meet the first Thursday of the month at the United Way office. During the months of March, April, and May, they provided statistical data and background information to help identify the primary housing issues and barriers that need to be addressed.
3. A Potential Impediments Questionnaire was developed and distributed throughout the community to non-profit organizations, service providers, and special interest groups. Questions relating to public policy, neighborhood conditions, banking, financing, insurance, real estate practices, and socioeconomic conditions were asked. More detailed questions regarding zoning ordinances, comprehensive planning, rental housing, financing for the purchase of a home, adequate availability of housing, and acts of known discrimination were also asked. A total of 36 questionnaires were returned.
4. The draft Analysis and Plan was presented to the public for input throughout a 30-day comment period along with the Strategic Plan.

From the information gathered through the four-step process, the following barriers were identified:

1. There is a lack of understanding by potential home renters, buyers, and the general public about the requirements of the Fair Housing Act.
2. There continues to be a need for pre-housing counseling so that renters or buyers understand the costs and responsibilities of buying or renting a home.
3. Percentage of income that can be used for housing rental/purchase payments is very limited among low-and moderate-income families. Down payment, closing, utility hook-up and deposit costs are beyond the reach of many would-be renters and homeowners.
4. There is a continuing need for vouchers under the Section 8 Rental Assistance Program.
5. The general public and service providers need a better understanding of the Public Housing Authorities' requirements.
6. Cost of housing continues to rise—Affordability for low-income families are now in the \$80,000-\$90,000 range.
7. There is a lack of understanding by developers and landlords about housing accessibility requirements under the Americans with Disabilities Act (ADA) and which standards apply.

The overall goal of the recommended actions is to increase fair housing choice and the availability of affordable housing, both rentals and sales, to all citizens in Idaho Falls by:

- expanding opportunities through education and counseling, information technology, media communications, and community involvement;
- supporting the efforts of the Affordable Housing Task Force;
- fostering conditions in which individuals of similar income levels, regardless of race, color, national origin, disability, etc., have the same opportunity to purchase or rent in the same housing market areas.

To accomplish the goals, the City will:

- Utilize the Community Development Block Grant Program to assure that responsibilities to affirmatively further fair housing are met and to increase the understanding and awareness of the Fair Housing Act.
- Promote education and outreach to the general public that will increase the level of understanding of costs pertaining to renters and buyers.
- Continue to support the Affordable Housing Task Force as a forum to allow communication and coordination among the various agencies. The CDBG Administrator will continue to be an active member of the Affordable Housing Task Force to increase coordination among the various agencies and to identify joint projects.
- Increase understanding of the procedures, processes, terminology, resources and requirements of obtaining housing.
- Increase understanding of the ADA as it pertains to fair housing opportunities.

### **SECTION 3**

Section 3 of the Housing and Urban Development Act of 1968 states: “To ensure that employment and other economic opportunities generated by certain HUD financial assistance, shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low and very-low income persons.”

The City of Idaho Falls makes Section 3 a part of all contracts the City enters into which a contractor received CDBG funds from the City. The contractor is required to document their good faith efforts to comply with the terms of Section 3.

# **PART SEVEN: PRIORITIES, OBJECTIVES, AND STRATEGIES**

# PRIORITIES, OBJECTIVES, STRATEGIES, AND PERFORMANCE MEASUREMENTS

---

The City of Idaho Falls' 2011-2015 Five-Year Consolidated Plan is a comprehensive planning document identifying the community's needs for low- and moderate-income persons. It is the primary objective of this Plan to provide decent housing, a suitable living environment and expanded economic opportunities for individuals and families benefitting from the Community Development Block Grant funds.

Through an extensive process the City established priorities in **Community Development, Economic Development, Housing, and Public Services**. Within each priority area objectives were established identifying what the City plans to achieve. Strategies were outlined as to what actions will be taken to accomplish these objectives. Performance measures were then identified that will help evaluate the progress of these efforts.

Working with community partners, the City will be able to bring together federal, state, and local funding resources together to address the following priorities.

## **Community Development Priority**

**Support neighborhood revitalization activities that promote public health, safety and welfare.**

### **Objective One**

Reduce deterioration of neighborhoods through proactive code enforcement in designated LMI Census Tracts by working with residents to enforce property maintenance, zoning and other ordinances affecting buildings, lot appearance, and safety.

### **Strategies**

1. Utilize CDBG funds to continue support of code enforcement activities which address overgrown weeds and inoperable vehicles; junk/litter/debris; open/vacant buildings; illegally parked vehicles; and graffiti.

### **Performance Measurement**

Track the number of neighborhood clean up campaigns inspections and activities undertaken with residents to resolve problems for each program year 2011 through 2015.

2. Continue support and coordination of public safety officers in providing crime prevention through graffiti removal programs.

### **Performance Measurement**

Document the number of graffiti cleanups and number of hours spent in graffiti removal.

## **Objective Two**

Ensure that public owned facilities and services are accessible to all citizens and in compliance with the Americans with Disabilities Act.

### **Strategies**

1. Support renovation activities that bring public owned buildings and city parks into ADA accessibility compliance.

### **Performance Measurement**

Track improvements made to the city buildings, parks and recreation facilities including the basketball court, playground, pathways, parking and signage, and improvements made to infrastructure such as curb cuts and sidewalk improvements.

### **Performance Measurement**

Track improvements made to parks, public facilities, and other facilities for each program year 2011 through 2015.

## **Economic Development Priority**

**Improve economic conditions throughout the community, principally for Low to Moderate Income (LMI) persons.**

### **Objective One**

Help increase the availability of and access to job opportunities for low to moderate income individuals by increasing the availability of affordable transportation.

### **Strategies:**

Provide support to transportation agencies to increase the number of public transportation routes in the City, especially in low to moderate income areas.

**Performance Measurement**

- Document the number of routes and any increases during the 2011-2015 planning period
- Document ridership of public transportation.

**Objective Two**

Help to create a strong and vital downtown thus opening up opportunities for existing and new business development.

**Strategies:**

Provide financial support to the Downtown Development Corporation to undertake economic development initiatives and prevent and eliminate slum and blight.

**Performance Measurement**

Support activities that address building codes, help preserve historic properties, and assist property owners with a facade improvement program.

**Performance Measurement**

- Document projects that bring older buildings into compliance with current building codes. Document projects that address historic preservation and facade improvements in program years 2011-2015.

**Performance Measurement**

Track the number of facade improvements and public infrastructure improvements during the program years.

**Objective Three**

Identify commercial revitalization districts for targeted treatment utilizing public and private funds.

**Strategies:**

1. Support projects which will enhance business development, create jobs, and improve the quality of life for area residents.

#### **Performance Measurement**

Document the improvements completed. Track the number of new jobs created in program years 2011-2015.

2. Encourage the development of business and industry in proximity to low-income residential housing which could supply the workers for these businesses.

#### **Performance Measurement**

Document the improvements completed in LMI Census Tracts. Record the number of new jobs created in program year 2011-2015.

### **Objective Four**

Work with economic development and non-profit agencies to undertake strategies that will result in job training and employment opportunities for lower income households

#### **Strategies:**

1. Eliminating barriers to employment by working in partnership with numerous community stakeholders (such as employers, educational institutions, transportation providers, community health organizations and other governmental agencies) by supporting Job Fairs and Job Placement, Adult Education, and G.E.D. training.

#### **Performance Measurement**

Support at least two efforts per year 2011-2015. Document all activities by type, date, location and audience reached.

### **Housing Development Priority**

**Encourage the development of new, affordable single-, multi-family, and special needs housing in the community through private developers and non-profits.**

**Objective One** Provide homeownership opportunities to first-time home buyers, particularly for low-income families with children.

#### **Strategies**

1. Support home buyer counseling offered through the Greater Idaho Falls Association of Realtors, Inc.

### **Performance Measurement**

Track the dates, location and attendance of classes/counseling sessions offered for each program year 2011 through 2015 (approximately 20-25 classes per year).

2. Provide information and referral to programs that provide down payment and closing cost assistance, i.e. Idaho Housing and Finance Association—HUD Programs.

### **Performance Measurement**

Maintain and provide current information/handout materials on programs offered for homeownership assistance for each program year 2011 through 2015 (approximately 100 handouts per year).

3. Support the efforts of non-profit groups in new home construction, i.e. Habitat for Humanity, Eastern Idaho Community Action Partnership.

### **Performance Measurement**

Attend monthly Affordable Housing Task Force meetings to coordinate information, and maintain records that provide support for new construction efforts for each program year 2011 through 2015.

**Objective Two** Provide quality, affordable rental housing opportunities to low- and moderate-income households.

### **Strategies**

1. Encourage the utilization of available funding sources including tax credits, tax-exempt bonds and other government funds.

### **Performance Measurement**

Attend monthly Affordable Housing Task Force meetings to coordinate information, and maintain records that provide support for affordable rental housing for each program year 2011 through 2015.

**Objective Three** Provide assisted rental housing opportunities (rental subsidies) to low income elderly, families, homeless persons and other persons with special needs.

### **Strategies**

1. Support applications for all housing assistance programs that meet the City's needs and policies.

### **Performance Measurement**

Attend monthly Affordable Housing Task Force meetings to coordinate information and maintain records that provide support for assisted rental housing for each program year 2011 through 2015.

2. Encourage the preservation of publicly owned assisted housing.

### **Performance Measurement**

Attend monthly Affordable Housing Task Force meetings to coordinate information and maintain records that provide support for publicly owned assisted housing for each program year 2011 through 2015.

### **Objective Four**

Promote supportive services and facilities for frail elderly, disabled persons, low-income families (renters), or other persons with special needs.

#### **Strategies**

1. Provide technical assistance to nonprofits to better compete for limited federal, state, local, and private resources for supportive housing operations.

### **Performance Measurement**

Attend monthly Affordable Housing Task Force meetings and maintain records that provide support for supportive services and facilities for special needs populations for each program year 2011 through 2015.

2. Promote the formation of cooperative efforts to create the necessary facilities and services that will effectively transition persons who are homeless to appropriate permanent housing settings.

### **Performance Measurement**

Attend monthly Affordable Housing Task Force meetings to coordinate information and maintain records that provide support for facilities and services for the homeless for each program year 2010 through 2015.

### **Objective Five**

Increase involvement by community leaders, businesses, organizations and service providers in planning, developing and implementation of all housing activities.

## Strategies

1. Supporting activities that increase the awareness of fair housing in the community and the housing disparities of protected classes such as minorities and the disabled.

### Performance Measurement

Sponsor at least one fair housing outreach/education activity per year 2011 through 2015. Track participation levels, media resources utilized for campaign and estimate number of persons reached.

2. Participate with the Affordable Housing Task Force which brings together organizations to address affordable housing issues of common concerns to lenders, realtors, home owners, renters, homeless, and service providers.

### Performance Measurement

Attend monthly Affordable Housing Task Force meetings each year 2011-2015 to coordinate information and maintain records of coordinated activities.

## Objective Six

Preserve and improve existing housing stock through rehabilitation.

### Strategies

**A. Structural alterations and reconstruction** (e.g., repair or replacement of structural damage, chimney repair, additions to the structure, installation of an additional bath(s), skylights, finished attics and/or basements, repair of termite damage and the treatment against termites or other insect infestation, etc.).

**B. Changes for improved functions and modernization** (e.g., remodeled bathrooms and kitchens, including permanently installed appliances, i.e., built-in range and/or oven, range hood, microwave, dishwasher).

**C. Elimination of health and safety hazards** (including the resolution of defective paint surfaces or lead-based paint problems on homes built prior to 1978).

**D. Changes for aesthetic appeal and elimination of obsolescence** (e.g., new exterior siding, adding a second story to the home, covered porch, stair railings, attached carport).

**E. Reconditioning or replacement of plumbing** (including connecting to public water and/or sewer system), heating, air conditioning and electrical systems. Installation of new plumbing fixtures is acceptable, including interior whirlpool bathtubs.

**F. Installation of well and/or septic system.** The well or septic system must be installed or repaired prior to beginning any other repairs to the property. A property less than 1/2 acre with a separate well or septic system is not acceptable; also, a property less than 1 acre with both a well and a septic system is unacceptable. Lots smaller than these sizes, usually have problems in the future; however, the local HUD Field Office can approve smaller lot size requirements where the local health authority can justify smaller lots. The installation of a new well or the repair of an existing well (used for the primary water source to the property) can be allowed provided there is adequate documentation to show there is reason to believe the well will produce a sufficient amount of potable water for the occupants. (A well log of surrounding properties from the local health authority is acceptable documentation.) Refer to HUD Handbook 4910.1, Appendix K, for additional information.

**G. Roofing, gutters and downspouts.**

**H. Flooring, tiling and carpeting.**

**I. Energy conservation improvements** (e.g., new double pane windows, steel insulated exterior doors, insulation, solar domestic hot water systems, caulking and weather stripping, etc.).

**J. Major landscape work and site improvement** (e.g., patios, decks and terraces that improve the value of the property equal to the dollar amount spent on the improvements or required to preserve the property from erosion). The correction of grading and drainage problems is also acceptable. Tree removal is acceptable if the tree is a safety hazard to the property. Repair of existing walks and driveway is acceptable if it may affect the safety of the property. (Fencing, new walks and driveways, and general landscape work (i.e., trees, shrubs, seeding or sodding) cannot be in the first \$5000 requirement.)

**K. Improvements for accessibility to a disabled person** (e.g., remodeling kitchens and baths for wheelchair bound Persons)

## **Public Service Priority**

**Encourage social service providers, faith-based groups, private businesses, school districts, non-profit agencies and community leaders to work together to comprehensively meet the needs of families in poverty.**

### **Objective One**

Strengthen the ability of community organizations to help plan and carry out programs for their targeted clientele.

**Strategies:**

1. Address key social and human service needs, especially those related to youth development, family support, child care, senior services, homelessness support services, financial counseling, victims of domestic violence, transportation, educational, and employment training.

**Performance Measurement**

Track the number of individuals served and services provided for each program year 2011 through 2015.

## **PART EIGHT: 2011 ACTION PLAN**

# 2011 Annual Action Plan

---

## ***EXECUTIVE SUMMARY***

In 2004, the City of Idaho Falls became an “entitlement city” in the U.S. Department of Housing and Urban Development’s (HUD) Community Development Block Grant (CDBG) Program. This status entitles the city to annual grant funding from HUD. To utilize these funds the City adopts a five year strategy with annual implementing action plans. The City of Idaho Falls submitted their second Five Year Plan referred to as the *2011-2015 Five Year Consolidated Plan* as well as their *FY2011 Annual Action Plan* for Housing and Community Development. Both draft Plans were submitted to HUD on January 31, 2011.

The *2011-2015 Five Year Consolidated Plan* is a comprehensive planning document identifying the City’s needs in housing, community development, and economic development. The Plan presents a profile of identified community development needs and priorities. Generally those priorities are: improving ageing neighborhoods, revitalizing historic downtown, and supporting public services for low and moderate income families.

The *FY2011 Annual Action Plan* describes the projects and programs submitted by application for FY2011 funding. FY2011 applications received included: utilizing CDBG funds as match for purchase of a bus/route for public transportation, crisis intervention housing, crisis intervention training, legal assistance for grandparents raising grandchildren, homemaker services, weatherization, minor home repairs, downtown improvements, Senior Center kitchen improvements, LMI neighborhood code enforcement, ADA accessibility with ramps and bathroom modifications for LMI Clientele, sidewalk replacement, public facility improvements, and land acquisition.

In the seven years of CDBG allocations, projects and programs have helped to provide viable urban communities, prevent slum/blight, and meet urgent community needs that primarily benefit LMI cliental. Some of the projects and programs that have been initiated and/or completed include: Neighborhood cleanup, housing rehab, implementation of a downtown facade improvement program, completion of a street paving project and a downtown parking lot. Public services have been initiated to provide a community/training center for a homeless shelter, a crisis intervention program to provide first responder training, a homeless prevention program, and increased public transportation for LMI clientele.

## ***CITIZEN PARTICIPATION***

The process for allocating and selecting potential programs and activities for FY 2011 CDBG funding included the following:

Public Notice for the *2011-2015 Five Year Consolidated Plan* and the *FY 2011 Annual Action Plan* and public hearing was sent to the *Post-Register* on November 10, 2010. Public hearing notices were published on November 21 and 28, 2010. The City Council public hearing was held December 9, 2010 at 7:30 pm. Both draft Plans were available for comment and review on the City website or by hard copy upon request. The 30-day public comment period was extended to

January 10, 2011. No comments were received on the City website, email, by phone, or at the City building. The City Council work session was held on January 11, 2011 where projects and activities were selected and both the *FY 2011 Annual Action Plan* and the *2011-2015 Five Year Consolidated Plan* were discussed. The City Council reached a final decision regarding funding selection of projects and activities and a resolution of the City of Idaho Falls to approve the *FY 2011 Annual Action Plan* and the *2011-2015 Five Year Consolidated Plan* was adopted by the Mayor and City Council on January 27, 2011.

The City of Idaho Falls submitted the draft *FY 2011 Annual Action Plan* and the draft *2011-2015 Five Year Consolidated Plan* to the U.S. Department of Housing and Urban Development (HUD) on January 31, 2011.

Shortly after submitting the council approved FY2011 CDBG allocation request to the Housing and Urban Development (HUD) many federal domestic spending programs were reduced and the Housing and Urban Development (HUD) program for Community Development Block grants was decreased by 16.5%. The City made adjustments to the original estimate and resubmitted to HUD for approval. The 10% difference in the new estimate required a council work session, public hearing (held May 26, 2011) and a 30 day public comment period. No comments were received and the Council reached a Resolution on June 30, 2011.

***Refer to page 6 for table reflecting new allocation from HUD for \$369,546.***

## ***CONSULTATION PROCESS***

Solicitation of project proposals are initiated by letter, e-mail, phone calls, and publication announcement in the local newspaper to city council members, non-profit agencies, city departments and interested groups that have expressed an interest in CDBG funding for their needs. Other groups, such as United Way, who serve low and moderate income persons, are also informed that project applications are being accepted.

The Affordable Housing Task Force also consulted and advised of the application process. The task force is made up of social service providers, homeless services, Health and Welfare, Idaho Housing, Legal Aid and others. Based on experience in assisting individuals in need, the Task Force has a better understanding of the specific needs and issues of the individuals they serve.

Applications for funding are submitted to the Grant Administrator and reviewed for eligibility and national objectives. This review includes consultation with our HUD Field Representative. Proposals are then submitted to the Mayor and Council and the public hearing is held. Applicants are personally informed of the hearing so that they may make a statement for the record. Most take advantage of the hearing to present their request and answer questions from City Council members. During the 30 day comment period, City Council, in a work session, discuss the programs, activities, strategic goals, and projects to be funded and included in the Annual Plan. At the end of the comment period, the Council considers the comments, considers new information, makes amendments, and adopts the Annual Plan.

## ***RESOURCES***

The *FY 2011 Annual Action Plan* is the first year of the *2011-2015 Five Year Consolidated Plan*. Congress has not yet passed the FY 2011 HUD budget. Based on past allocations for Idaho Falls, our estimate for FY 2011 is \$440,000. The highest allocation was \$491,000 received in FY 2004.

The City of Idaho Falls normally receives only the CDBG funds. It does not receive any other HUD programs directly. The exception is the HUD Neighborhood Stabilization Program stimulus funding. This one time funding allows for the purchase of foreclosed homes. The City has sub-granted the funds to non-profits to buy and hold the properties.

The other HUD programs: HOME funding, Homeless Assistance Section 8 and the Low Income Tax Credits are managed by the Idaho Housing and Finance Association on a statewide basis. The City does not fund nor manage housing for its own housing programs. The City Electrical Department manages the Energy Star Program which conducts energy audits for homeowners and collects donations for emergency payments for utility bills.

Several sources that match CDBG funds include: Weatherization funding applicable to the Housing Rehab program; Habitat for Humanity funding, Federal Transit Administration (FTA) funding, and Fair Housing funding for accessibility. CDBG funds may be paired with agencies that have a match ratio requirement in order to assist with securing additional funding in order to serve the needs of low and moderate income persons.

### ***Sources of Funds and Federal Resources***

There are many financial resources available to communities and to non-profits that assist in the provision of affordable housing and social services. The major sources of funding are from the U.S. Department of Housing and Urban Development. The City of Idaho Falls receives only the Community Development Block Grant funding directly; the other funding sources listed here are managed by the Idaho Housing and Finance Association and are available to developers and non-profits.

### **Community Development Block Grant (CDBG)**

Each year the City of Idaho Falls is entitled to receive an annual allocation of CDBG funds. The City Council is able to direct these funds for the construction of water, sewer and street, provide access for persons with disabilities, expand social services for low and moderate income persons, assist with repairs to homes, and assist with the development of affordable housing.

### *HOME Block Grant Program*

The HUD HOME Program is a block grant funding made available to The Idaho Housing and Finance Association (IHFA). It is designed to encourage partnerships between federal, state and local governments, housing developers, and nonprofit service agencies to expand the supply of decent, safe, sanitary and affordable housing. This is accomplished through down payment and closing cost assistance, acquisition, construction and rehabilitation of a single-family and multi-family affordable housing for low-income families across Idaho.

Through a competitive application process, IHFA provides successful applicants with low-interest rate loans and in some cases recoverable grants to help finance affordable housing projects. The Projects funded by HOME have strict requirements for rent controls, income eligibility of tenants and home owners, housing development costs, and long-term affordability requirements.

### **HOPWA - Housing Opportunities for Persons with AIDS**

Idaho Housing and Finance Association (IHFA) currently have 8 contracted HOPWA service providers throughout the State of Idaho.

### **Emergency Shelter Grant Program Funds (ESG)**

Idaho Housing and Finance Association (IHFA) manage the funds for Emergency Shelter Grant Program Funds (ESG) as authorized by Title IV of the Stewart B. McKinney Homeless Assistance Act. The funds are distributed on a competitive basis to homeless shelters.

Eligible activities under the ESG program regulations are:

- Rehabilitation/renovation/conversion of emergency shelters
- Essential services provided in conjunction with emergency shelters
- Operations and/or maintenance of emergency shelters
- Homeless prevention

### **Supportive Housing Program**

Idaho Housing and Finance Association (IHFA) have the Supportive Housing Program which provides housing and services only to persons who are chronically homeless. Families or single parents with children cannot be served. The program funds are used to lease additional housing units for chronically homeless persons.

### *Section 8 Rental Assistance*

Under contract with HUD, IHFA administers federal rental assistance programs that help low-income families and elderly or disabled individuals obtain decent, affordable rental housing.

To be eligible for rental assistance, tenants must qualify under HUD income limits and other eligibility criteria. Tenants under these programs pay 30 percent of their adjusted gross monthly income for rent and utilities. As a tenant's income changes, the tenant's rent share changes proportionately.

The demand for rental assistance far exceeds the supply. Persons requiring rental assistance can apply at the IHFA Branch Office in Idaho Falls.

### *Housing Tax Credits*

The Low-Income Housing Tax Credit, established under the 1986 Tax Reform Act, provides an incentive to developers to build affordable rental housing. As Idaho's designated Housing Tax Credit administrator, IHFA receives an annual Housing Tax Credit authority on behalf of the state. This annual credit authority is allocated through a competitive application process.

### *IHFA Loan*

IHFA has the ability and lending expertise to offer affordable housing developers a full array of financing alternatives. These range from standalone construction and/or permanent loan financing, to a more complex financing structure which combines both the construction and permanent loans into a single "one-stop" financing transaction.

### **Use of these Resources**

The housing and social service providers in the city make continual use of these funding sources. The Eastern Idaho Community Action Partnership (EICAP) has developed housing projects using some of these programs and CLUB Inc. uses several of these programs to purchase housing and manage its affordable housing programs. The City of Refuge shelter receives emergency shelter funding. Habitat for Humanity's local affiliate uses HUD funding to match local funding to purchase land for its projects.

Several of the privately owned affordable housing developments in the city were supported by these programs for the initial development. In past years a new development on the west side of Idaho Falls was financed with IHFA programs.

In Idaho Falls there are six Section 8 housing projects built over the years. There are five HOME or Housing Tax Credit financed projects and one currently under construction. There are also three Transitional Housing projects and four Emergency Shelters. The agencies: EICAP, CLUB, Inc., FAITH, and City of Refuge own most of these projects.

### ***Allocation Amount - reflecting required budget cut of 16%***

Shortly after submitting the Council approved FY2011 CDBG allocation request to the Housing and Urban Development (HUD) many federal domestic spending programs were reduced and the Housing and Urban Development (HUD) program for Community Development Block grants was decreased by 16.5%. The City submitted requested adjustments and the allocation was

approved by HUD in early June. The 10% difference in the allocation required a council work session, public hearing, (May 26, 2011), and a 30 day public comment period. No comments were received and Resolution was Council approved and signed on June 30, 2011.

*Provided is the New Estimate for the FY2011 Annual Action Plan reflecting a 16% reduction.*

***FY 2011 Projects, Priorities, Objectives***  
Allocation for funding of FY2011 Projects/Activities

<b>FY2011 CDBG</b>		<b><u>New Estimate</u></b> <b>\$369,546</b>		
<i>Applicant</i>	<i>Description</i>	<b>Amount</b>	<b>Code of Federal Regulation (CFR)</b>	<b>National Objective</b>
<b>TRPTA</b>	<b>Bus Purchase match</b>	<b>\$ 14,000</b>	570.201(e) <b>Public Service</b> (O5E)	LMI Clientele
<b>EICAP</b>	<b>Grandparents legal aid</b>	<b>\$ 10,000</b>	570.201(e) <b>Public Service</b> (O5C)	LMI Clientele
<b>CLUB, Inc.</b>	<b>Crisis Intervention Housing</b>	<b>\$ 26,000</b>	570.201(e) <b>Public Service</b> (O5S)	LMI Housing
<b>Planning Department</b>	<b>Code Enforcement Full time Program</b>	<b>\$ 25,546</b>	570.202(c) <b>Code Enforcement</b> (15)	LMI Area
<b>IFDDC</b>	<b>Shoup/A Intersection Improvement</b>	<b>\$ 80,000</b>	570.201(c) <b>Public Facility</b> (O3K)	<b>*Slum/Blight 30% max</b>
<b>LIFE, Inc.</b>	<b>Homeowner handicapped access</b>	<b>\$ 38,000</b>	570.202(a)(1) <b>Housing Rehab</b> (14A)	LMI Housing
<b>EICAP</b>	<b>Weatherization/ Minor Home Repair</b>	<b>\$ 16,000</b>	570.202(a)(1) <b>Housing Rehab</b> (14A)	LMI Housing
<b>Idaho Falls Community Pathways (IFCP)</b>	<b>Sidewalk Replacement Numbered</b>	<b>\$ 7,000</b>	570.201(c) <b>Public Facility</b> (O3L)	LMI Clientele

	Streets			
Family Care Center	Replace galvanized piping -Ruth House	\$ 27,000	570.201(c) Public Facility (O3C)	LMI Clientele
YMCA	Improvements	\$ 8,000	570.201(c) Public Facility (O3D)	LMI Clientele
Senior Center	Improvements	\$ 35,000	570.201(c) Public Facility (O3A)	LMI Clientele
Administration	20% of allocation (estimate 369,000)	\$ 83,000	570.206 Administration (21A)	20% off the top
	<b>Total</b>	<b>\$ 369,546</b>		

369,546

-83,000 Admin (20% max)

286,546

131,000

LMI (Min 70%)

25,546

Code Enf. (Program for LMI)

50,000

Public Service for LMI (15% max)

206,000 for LMI

80,000

Slum/Blight (30% max)

*-CDBG funding starts in possibly in June*

*-General Budget Funds start in October*

*-Code Enforcement is a 12 month budget: General Funds to cover \$30,000 and CDBG to cover \$25,546*

**Updated 5-02-11**

***FY 2011 Projects, Priorities, Objectives, and Outcomes***

<b>FY2011 CDBG Applicant Description</b>	<b>Specific Objectives</b>	<b>Estimate of individuals or accomplishments</b>	<b>Proposed General Objective:</b> <i>Decent Housing, Suitable Living Environment, Economic Opportunity</i>  <b>General outcome:</b> <i>Availability Accessibility, Affordability, Sustainability</i>	<b>Proposed accomplishments with (1) year goals for the categories listed</b>
<b>TRPTA - Targhee</b> Regional Public Transportation Authority Local public transportation provider. Match for bus Purchase/route expansion	Transportation for individuals to access housing, jobs, medical, and education needs	30 individuals	Suitable living environment  Accessibility	Expand (1) route to connect LMI individuals to services
<b>EICAP Eastern Idaho Community Action Partners Grandparents Raising Grandchildren - Legal aid</b>	Affordable access to Legal aid services for Grandparents or Legal Guardians under the age of 60 who are raising their grandchildren	4-6 GRG	Suitable living environment  Affordability	Assist EICAP with legal assistance for (6) GRG
<b>EICAP Weatherization/Mi nor Home Repair for LMI homeowners</b>	Affordable and accessible weatherization and minor home repairs to help with heating electrical cost	4-5 homes	Suitable living environment  Affordability	Assist EICAP Weatherization Program with audit and energy saving repairs for (4) homes of LMI clientele
<b>CLUB, Inc. Crisis Intervention Housing</b>	Provide decent affordable housing to individuals in crisis.	8 assists	Decent housing  Sustainability	Attend (8) Affordable Housing Task Force meetings Support CLUB, Inc. assist (8) individuals in crisis access housing
<b>City of Idaho Falls Planning Dept. Code Enforcement</b>	Code Enforcement activities.	2 Cleanup activities Continue providing education and	Suitable living environment	Partner with City resources and provide (2) neighborhood cleanup

Full time Program for LMI neighborhoods	Neighborhood cleanup efforts, resources, education and enforcement of City ordinances	outreach resources	Availability	Events Continue providing resources, education and enforcement of City ordinances
<b>Idaho Falls Downtown Development Corp. (IFDDC)</b> Intersection Improvement to Shoup/A	Prevent Slum/blight to historic downtown Idaho Falls by improving intersection and ADA accessibility	1 intersection	Economic opportunity  Accessibility	Partner with the City Public Works Dept. to improve (1) major intersection of downtown Idaho Falls and improve ADA accessibility
<b>LIFE, Inc.</b> Improve ADA access for homeowners	Modify homes to improve ADA accessibility	7-10 homes	Suitable living environment  Accessibility	Bathroom modifications or ramps to benefit (7) LMI homeowners
<b>Idaho Falls Community Pathways (IFCP)</b> Replace sidewalks for LMI area	Improve connectibility and accessibility for LMI Clientele.	20-30 property owners	Suitable living environment  Accessibility	Improve access and connectivity for (20) LMI area homeowners
<b>Family Care Center Ruth House</b> Replace galvanized piping	Improve living conditions in shelter for women by replacing old galvanized piping.	Provide shelter for 6-8 single women	Suitable living environment  Availability	Continue providing temporary shelter for (6) single women so they may continue to become self-reliant
<b>YMCA</b> Exterior maintenance and improvements	Improve access to the building and maintain the exterior portions of the building.	1 exterior improvement project	Suitable living environment  Sustainability	Provide (1) improvement to exterior to allow safe access to daycare, before/after school programs and recreational activities to LMI area neighborhood

<p><b>Senior Center</b> Equipment and building maintenance</p>	<p>Improve Idaho Falls Senior Community Center to continue serving and delivering meals to homebound individuals.</p>	<p>17,000 served at center annually. 52,000 meals delivered annually</p>	<p>Suitable living environment  Accessibility</p>	<p>Continue to provide access to decent meals for seniors and disabled. Prepare home delivered meals to individuals in need. Serve 17,000 at center annually. Deliver 52,000 meals annually.</p>
<p><b>Administration</b> Full time individual to administer CDBG program and meet the National Objective</p>	<p>Encourage nonprofit organizations to apply for CDBG funding for projects and activities that benefit the LMI Clientele/Area or prevent slum/blight.</p>	<p>10 projects and/or activities</p>	<p>Decent housing Suitable living environment Economic opportunity  Accessibility</p>	<p>Initiate and/or complete (10) FY2011 Annual Action Plan Projects/Activities, FY2010 CAPER, Section 3 Report, Refer to Five Year Plan to address needs, and work with HUD to improve the process</p>

**Initial FY2011 Council approved allocation submitted to HUD January 31, 2011**  
**SPECIFIC ANNUAL OBJECTIVES**

The city's proposed projects for FY11 will carry out its objectives in the Community Development, Economic Development, Housing and Public Service priorities that are described in the *2011-2015 Five Year Consolidated Plan*. The following tables identify the projects and how they carry out the specific priorities and objectives of the five year plan.

**ESTIMATE for FY2011**

FY10                      \$3,990,000,000.00    \$441,751.00                      \$0.00011071

FY11                      3,990,000,000.00    \$440,000.00                      **FY11 Estimate**  
                                 Senate Approved

**Formula for Project categories**

<b>FY11 Estimate</b>	<b>\$440,000.00</b>				
<b>Formula allocated</b>	<b>Category</b>	<b>Requested</b>	<b>Over/under formula</b>	<b>\$</b>	<b>Includes</b>
\$ 186,000.00	LMI 70% Min	\$ 430,952	(244,952.00)		Code Enfc.
\$ 105,600.00	S&B 30% Max Public Service	\$ 100,000	5,600.00		
\$ 66,000.00	15% *	\$ 209,782	(143,782.00)		
<u>\$ 88,000.00</u>	Admin 20%	<u>\$ 88,000</u>	0		
\$ 440,000.00	Total	828,734	(388,734.00)	\$	

**\*Included in the  
LMI 70%**

- Federal Law sets the percentages for the different categories.
- The LMI category is the remainder once others are deducted.

***FY 2011 Projects, Priorities, Objectives and Outcomes***  
**Initial Estimate** for funding of FY2011 Projects/Activities

<b>FY2011 CDBG</b>		<b><u>Estimate</u></b> <b><u>\$440,000</u></b>		
<i>Applicant</i>	<i>Description</i>	<b>Amount</b>	<b>Code of Federal Regulation (CFR)</b>	<b>National Objective</b>
<b>TRPTA</b>	<b>Bus Purchase match</b>	<b>\$ 14,000</b>	<b>570.201(e) Public Service</b>	LMI Clientele
<b>EICAP</b>	<b>Grandparents legal aid</b>	<b>\$ 10,000</b>	<b>570.201(e) Public Service</b>	LMI Clientele
<b>EICAP</b>	<b>Homemaker Services</b>	<b>\$ -</b>	<b>570.201(e) Public Service</b>	LMI Clientele
<b>EICAP</b>	<b>Weatherization/ Minor Home Repair</b>	<b>\$ 16,000</b>	<b>570.201(e) Public Service</b>	LMI Clientele
<b>CLUB, Inc.</b>	<b>Crisis Intervention Housing</b>	<b>\$ 26,000</b>	<b>570.201(e) Public Service</b>	LMI Clientele
<b>CLUB, Inc.</b>	<b>Crisis Intervention Training</b>	<b>\$ -</b>	<b>570.201(e) Public Service</b>	LMI Clientele
<b>Community Outreach Center</b>	<b>Improvements</b>	<b>\$ -</b>	<b>570.201(e) Public Service</b>	LMI Clientele
<b>Planning Department</b>	<b>Code Enforcement Full time Program</b>	<b>\$ 30,000</b>	<b>570.202(c) Code Enforcement</b>	LMI Area
<b>IFDDC</b>	<b>Shoup/A Intersection Improvement</b>	<b>\$ 80,000</b>	<b>570.202(a)(3) Commercial Rehab</b>	<b>*Slum/Blight 30% max</b>
<b>LIFE, Inc.</b>	<b>Homeowner handicapped access</b>	<b>\$ 50,000</b>	<b>570.202(a)(1) Housing Rehabilitation</b>	LMI Clientele

<b>Idaho Falls Community Pathways (IFCP)</b>	<b>Sidewalk Replacement Numbered Streets</b>	<b>\$ 35,966</b>	570.202(a)(1) Housing Rehabilitation	LMI Clientele
<b>Habitat for Humanity</b>	<b>Land Acquisition</b>	<b>\$ -</b>	570.201(c) Land Acquisition	LMI Clientele
<b>Family Care Center</b>	<b>Replace galvanized piping -Ruth House</b>	<b>\$ 26,500</b>	570.201(c) Public Facility	LMI Clientele
<b>Community Council of Idaho</b>	<b>Insulated siding, flooring, electrical upgrade</b>	<b>\$ -</b>	570.201(c) Public Facility	LMI Clientele
<b>YMCA</b>	<b>Improvements</b>	<b>\$ 11,581</b>	570.201(c) Public Facility	LMI Clientele
<b>Senior Center</b>	<b>Improvements</b>	<b>\$ 46,953</b>	570.201(c) Public Facility	LMI Clientele
<b>Administration</b>	<b>20% of allocation (estimate \$441,751)</b>	<b>\$ 88,000</b>	<b>570.206 Administration</b>	<b>20% off the top</b>
	<b>Total</b>	<b>\$ 435,000</b>		

### Notes

- For Public Service Category: Funding **under** estimate deducted from EICAP and/or TRPTA
- For Public Service Category: Funding **over** estimate goes to CLUB, Inc.
- CDBG funding starts in April
- General Budget Funds start in October
- Code Enforcement is a 12 month budget: General Funds to cover \$30,000 and CDBG to cover \$30,000
- Float \$5,000 until final allocation from HUD

## Community Development Act

**According to the Community Development Act and the implementing of HUD regulations, CDBG funds may be used in over twenty different activities. Common projects include: Public Services, Grant program administration, Public Facility construction or improvements, Acquisition of real property, Housing Rehab or business loan programs.**

Because the U.S. Congress requires the projects funded to create a documented benefit, projects must be able to create benefits in one of the following National Objective categories:

**Benefit to low and moderate income persons or Prevention or elimination of conditions of Slums or Blight.**

Potential projects were solicited by letter to potentially interested organizations and discussions with United Way, Affordable Housing Task Force, City Council contacts, and City Departments. Program publicity with local newspaper and City website were also utilized.

Over \$828,000.00 in CDBG applications were included in the list of projects for City Council consideration.

## Allocation Priorities

The *2011 Annual Action Plan* will detail the programs/activities the City will assist with FY 2011 Community Development Block Grant (CDBG) funds. The projects considered for FY11 funding held a public hearing on December 9, 2010, followed by a 30-day comment period ending January 10, 2011. No comments were received. Project selections, and both the *FY2011 Annual Action Plan* and the *Five Year Plan/Consolidated Plan 2012-2015* were discussed at the City Council work session on January 11, 2011 and a Resolution to approve the projects and activities, the *FY2011 Annual Action Plan*, and the *Five Year Plan/Consolidated Plan 2012-2015* was signed on January 27, 2011.

The City Council selected projects for FY2011 funding because each one meets a National Objective, is an Eligible Activity and carries out a priority and objective of the *Five Year Plan/Consolidated Plan FY2011-2015*. The needs identified in the *Five Year Plan* revealed the priorities as housing, transportation, ADA accessibility and facility upgrades. In addition, the

target areas for the use of the funds is the older aging neighborhoods that generally comprise the three Census Tracts 9707, 9711, 9712, each of which contain more than 51% low and moderate income individuals. Over 50% of the FY11 funding will be spent directly in this target area. In addition, City Council prefers projects and activities that improve aging neighborhoods, assist non-profit organizations in serving their clients, that improve hard assets and, that assist in filling the gaps in services that are not being met within the LMI community.

New Census Tract data was not available at the time the *FY2011 Action Plan* was written and will be used in the *FY2012 Action Plan*.

Once Congress passes the HUD budget for FY11, detailed allocation priorities will be updated. As provided, the City used the FY2010 allocation of \$440,000 for estimates and will update the FY2011 Action Plan once the HUD budget is passed and approved.

## **OTHER MATCHING RESOURCES**

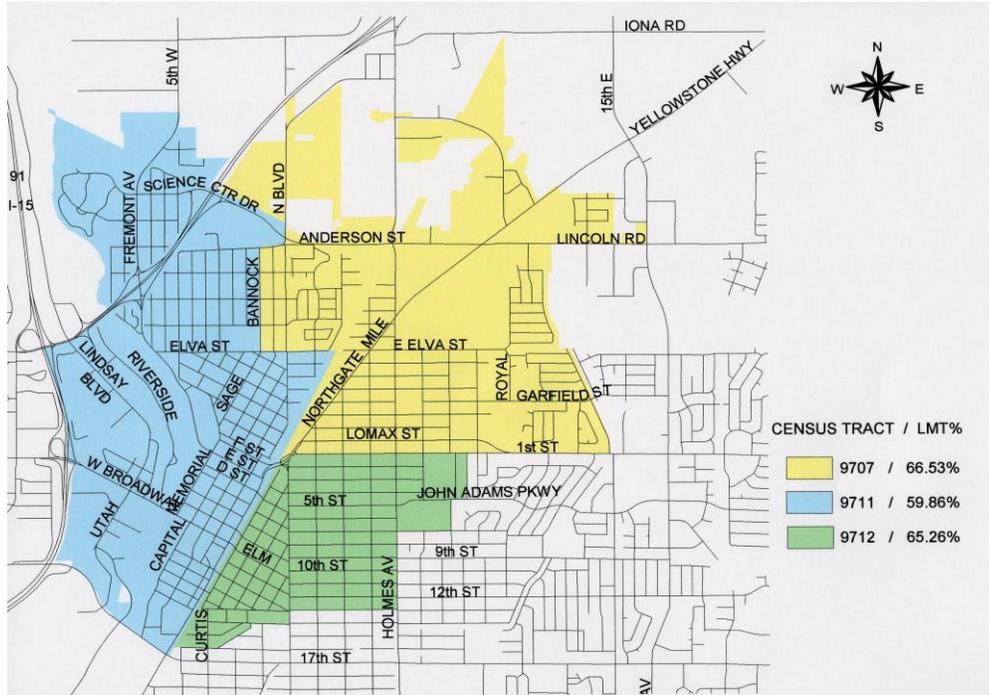
The Downtown Facade grant program matches business investments (depending on the mix of grants). In the past, \$17,000 in cash match was committed.

The three housing/shelter projects will find match from private, state and federal sources to round out their project budgets. The funding has come from private fund raising (for the Haven), from the Idaho Housing and Finance Association, and from the Department of Health and Welfare. Previous total match was approximately \$351,280. Matching resource information is an on-going challenge for most nonprofit service type agencies. Given the state of the economy and programs being reduced, or removed; many organizations/agencies have struggled to meet the minimum match in order to access additional funding to sustain their programs/services. This is an area where allocations of CDBG funds (on a local level) could have a direct benefit for public service projects/activities that assist LMI clientele.

## **GEOGRAPHIC DISTRIBUTION**

The TRPTA Bus/Route test program, sidewalk replacement program, Code Enforcement activities, Family Care Center galvanized piping replacement, improvements to the YMCA, and the downtown façade program will all occur within the three low and moderate income Census tracts: 9707, 9711, and 9712. These projects comprise over 50% of the FY11 CDBG funds committed to these aging neighborhoods which are the target areas for the funds. These neighborhoods started the original town site and early subdivisions. City Council is committed to preserving and improving these neighborhoods.

# LMI neighborhoods



## ***DESCRIPTION OF PROJECTS***

The descriptions of projects and activities are provided along with the priorities from the *Five Year Consolidated Plan 2011-2015* to better understand the relationship between the project/activity and the City's plans, goals and objectives.

- *Five Year Consolidated Plan 2011-2015* is provided in **Bold Face**
- Project description is provided in a box

Priorities have been established in Community Development, Economic Development, Housing Development and Public Service. For more detail regarding the priorities, refer to the *Five Year Consolidated Plan 2011-2015* available in the Planning and Building Department or on the City website at [www.idahofallsidaho.gov](http://www.idahofallsidaho.gov).

**Community Development Priority**

**Support neighborhood revitalization activities that promote public health, safety and welfare.**

**Sidewalk Replacement** - The over 50 year old sidewalks around the neighborhood are deteriorated and becoming hazardous. The neighborhood association will solicit applications and set priorities for replacement of sidewalk sections that focus on improving connectivity. The grant administrator will check for LMI status of homeowners. A project description will be developed and reviewed by city engineering, city tree committee and public works. A city contractor will install the new sidewalk sections.

**Senior Center** - The kitchen is in need of equipment repair/replacement such including: walk in cooler replacement, repair to the rain gutter, replacement of an air conditioning unit and facility repairs to ensure center may prepare, serve and/or deliver meals to individuals.

**YMCA** - Exterior portions of the building are in need of repairs that include concrete work to stairs and patio receiving area.

**Code Enforcement** - Efforts in the city combines neighborhood cleanup campaigns with code enforcement. This full time position operates in the three LMI census tracts.

**Economic Development Priority**

**Improve economic conditions throughout the community, principally for Low to Moderate Income (LMI) persons.**

**Downtown Facade Loan/Grant Program** - This activity will continue a program for matching grants for business signs, awnings and minor facade restoration to improve the appearance and attractiveness of business facades in the historic downtown of Idaho Falls. The program for FY2011 will focus on improved ADA access to the Shoup/A intersection and serve as a model intersection for the downtown. This program will prevent the deterioration of business properties; begin creating compatibility of building appearance and restoring the historic attractiveness of the business properties.

The maximum assistance per project (**other than the Shoup/A intersection**) will be thirty thousand dollars. This will accomplish up to 3 properties being improved.

**Housing Development Priority**

**Encourage the development of new, affordable single-, multi-family, and special needs housing in the community through private developers and non-profits.**

**LIFE, Inc.** has a handicapped access improvement program to modify bathrooms, construct ramps and additional accessibility features in homes. This funding will allow the agency to assist additional homeowners improve the existing affordable housing options within the city. This will help stabilize older neighborhoods and improve the livability of affordable housing. This amount should benefit 7 to 10 homes this year.

**Crisis Intervention Housing (CIT) - CLUB, Inc.** is the result of Housing Task Force coordination of information, referrals and assistance to individuals in crisis. CIT provides decent affordable housing by coordinating with social service and housing providers. Currently the only options are jail or the emergency room. Crisis housing also provides staff for observation, counseling and security.

**Ruth House** fills a gap for homeless single women. Funding will improve living conditions in the shelter for women by replacing old galvanized piping.

**Public Service Priority**

**Encourage social service providers, faith-based groups, private businesses, school districts, non-profit agencies and community leaders to work together to comprehensively meet the needs of families in poverty.**

**Grand Parents Legal Aid** is a program of EICAP to provide legal assistance to grandparents (under age 60) who are raising grandchildren. Legal issues arise during a crisis situation and can involve custody, medical attention, and school enrolment issues. The program serves 12 to 18 families per year.

**Weatherization/Minor Home Repair** is a program of EICAP to provide weatherization assistance and modifications to qualifying individual to make the home more energy efficient with regards to heat and energy sources. Program will also assist with minor home repairs to low income individuals in proven extreme circumstances.

**Targhee Regional Public Transportation Authority (TRPTA)** provides public transportation to the Idaho Falls urban and rural areas of Idaho Falls. TRPTA is funded mainly by Federal Transit Authority (FTA) dollars with a match ratio of 83% FTA and 17% local funding for specific funding allocations. By providing the 17% match for 1 bus and 1 route, TRPTA will be able to provide services to LMI individuals trying to access social service agencies within the LMI community that include information and resources for food, housing, medical, and job search. The funding is intended to be used as a pilot bus/route. This program will also consider the recommendations provided in the *Five Year Transit Plan 2007-2012*.

### **CDBG Administration/Fair Housing/Planning Activities**

Within the Planning and Building Department is the staff position to administer the Community Development Block Grant funds. Funds will be used to pay for the salary and benefits for this position as well as travel, training costs, printing, legal notices, mailing costs, supplies, and other items deemed necessary in the management of the grant.

As identified in the Plan, many agencies and entities both locally and statewide are providing housing services and economic development support within the City. The CDBG grant administrator will be available to provide information, support and assist in coordinating services to these groups.

In the past, the city and the local Realtors have held a regional **Fair Housing training**. Should the training become an annual event, the City will continue to participate and allocate applicable funds (if available) and approved by HUD.

### **TIMETABLE**

Unless otherwise noted in the project descriptions, all projects will have start dates consistent with the start of the FY 2011 program year, which has been extended due to federal budget delays. Unless otherwise noted, or approved by the City, all projects are to be completed by May 30, 2012. Timeliness will be emphasized with all subrecipients and City-sponsored projects. Projects not on schedule may be subject to decreases in award amounts or other actions designed to prevent the City becoming untimely with its CDBG grant expenditure ratio.

### **AFFORDABLE HOUSING**

With FY11 funds the city will again support housing rehab thru LIFE, Inc.'s accessibility retro fit program for persons with disabilities. The organization assists persons with disabilities with training and personal services. When available, fair housing conciliation funds are used to retro fit homes for accessibility. This FY2011 CDBG funding will assist 7-10 persons or families with improvements to accommodate a disability.

With FY06 funding a housing rehab program was established at the Eastern Idaho Community Action Partnership. The main target area for these funds is the ageing neighborhoods. It was again funded in FY2011.

***In the City there are:***

Six Section 8 projects, five Tax Credit projects, three Transitional projects and five shelters. This is over 450 units and over 79 beds of affordable housing and shelter.

Two of the Shelters have had improvements funded with the city's CDBG funding.

There is not a housing authority in the city however, in 2009, the City partnered with CLUB, Inc. and EICAP in support of the Neighborhood Stabilization Program (NSP). The City purchased five reclaimed properties and partnered with CLUB, Inc. and EICAP to renovate the properties and provide decent and affordable housing for families in need. The City works with Idaho Housing and Finance (IFHA), NSP, and local service agencies on a support basis to help fill an increasing gap in service.

**Affordable Housing and Specific Needs**

***Regarding Homelessness, Chronic Homelessness, and Special Needs:***

EICAP, LIFE, Inc. The Family Care Center, Department of Health and Welfare, Idaho Housing and Finance, District 7 Health Department, HUD Boise Office, faith based organizations, and CLUB, Inc., all serve on the Affordable Housing Task Force Committee and share information, resources and education with regards to unmet housing needs within the community. The Committee meets once per month and coordinates an annual homeless count in Jan/Feb. Many of the Task Force members have applied and have been awarded CDBG funding as well as NSP funding. The Committee operates as a partnership to help serve a variety of housing needs within the community. The City participates and supports the efforts by promoting and encouraging awareness. Each year the Mayor delivers a Fair Housing Proclamation showing the City's commitment for equal opportunity in accessing decent, affordable housing. The City supports Fair Housing Month with administrative services by: funding educational brochures/flyers, working with agencies/organizations to better understand the unmet needs, and encouraging agencies to apply for CDBG funding. The Task Force is a network of individuals, organizations, and agencies that address the unmet housing needs of the community.

***Addressing Special Needs:*** The Senior Center and TRPTA both provide services to individuals with special needs. All TRPTA buses are ADA accessible and provide Para transit services. The Senior Center delivers meals to individuals who are homebound. EICAP partners with the community to provide a variety of services to individuals in need such as: homemaker services, weatherization, energy assistance, information and resources to elderly/disabled, adult protection, head start, and housing rehab.

EICAP completed the Haven Community Center to provide a facility on location to assist residents with education, daycare, and life skill training. CDBG funds were used to help complete the facility and landscaping of the building so an occupancy permit could be issued. CDBG funds continue to be used to provide funding to maintain qualifying buildings and structures.

## **NEEDS OF PUBLIC HOUSING**

There is always a need for additional housing assistance for lower income families and individuals. The waiting list for housing assistance in any of the several local programs exceeds the available housing.

The Idaho Housing and Finance Association have the responsibility for public housing programs in Idaho Falls and Bonneville County through a local office. They administer the Housing Choice Vouchers, Special Needs Vouchers, Shelter Plus Care Vouchers, Mainstream Vouchers, SRO Mod Rehab Units, and manage the Family Self Sufficiency Program.

The City does not have a separate Public Housing Authority. The City's Planning and Building Department staff will continue to work closely with IHFA, CLUB, Inc., and EICAP to identify housing projects in order to maximize and increase the number of affordable housing units available to very low and extremely low-income families.

## **ANTI-POVERTY STRATEGY**

In January of 2004, the Partners for Prosperity Strategic Plan for Poverty Reduction (P4P) in Eastern Idaho were awarded a grant by the Northwest Area Foundation as a Community Ventures Partner with funding of \$10 million during a 10-year period. P4P is a regional organization based on the principles of inclusiveness and consensus building. The organization serves 16 counties of Eastern Idaho and the Fort Hall Indian Reservation and is dedicated to reducing poverty and increasing prosperity. The 10- year strategic plan reflects a strong commitment to prevent and diminish poverty.

The City of Idaho Falls is a substantial partner in these efforts and is serving as a member of the Regional Prosperity Task Force (RPTF). Over the 10 years, concerted efforts will be expended within the City to reduce the poverty level by providing education, employment, support systems and empowerment. Program strategies focus on the creation, growth, and preservation of prosperity.

P4P will create opportunities for prosperity by strengthening existing resources and helping to develop new and innovative programs such as Individual Development Accounts and entrepreneurship programs. These programs empower people in the lowest economic quartile to build wealth and maximize their potential.

At the Haven, P4P conducts classes for the GED program for tenants and others to complete their High School degree. It is a very successful program that meshes well with the life changing counseling the Haven provides.

Idaho State University serves as the grant administrator because of its regional presence and expertise, and infrastructure. They have established a local office in the City through a partnership with LIFE, Inc. a nonprofit agency that works to help disadvantaged populations live independently.

## **LEAD BASED PAINT HAZARDS**

The City of Idaho Falls, the Idaho Housing and Finance Association, Region VII District Health, Affordable Housing Task Force, and EICAP have provided information on lead-based paint hazards, precautions and symptoms to all homeowners, renters, and landlords involved in housing services and rehabilitation. All rehabilitation projects will follow the new regulations. These entities will continue to obtain training and information/resources for contractors and program staff on lead hazard evaluation and reduction.

## **OTHER ACTIONS**

The City has one full time grant administrator to manage the CDBG program, funds, and guide the City in meeting the priorities for Community Development, Economic Development, Housing, and Public Services. This individual provides information and support to department Directors in implementing programs/activities and collaborates with health, education, employment, and social service agencies to implement the City's anti-poverty strategies.

Responsibilities for this position are to strengthen and build relationships throughout the network of service providers assisting low-income individuals and special populations. This individual actively works with housing organizations and service providers to address obstacles to meeting underserved needs, foster and maintain affordable housing, and remove barriers to affordable housing.

Participation with Affordable Housing Task Force members provides a monthly forum to address affordable housing, homelessness, and training issues, as well as address obstacles and opportunities for meeting the needs of people in crisis. Very often, additional meetings occur among members to discuss clients, special projects, funding opportunities which are confidential or of limited interest to all Task Force members.

## **REMOVING PUBLIC POLICY BARRIERS to AFFORDABLE HOUSING**

The City is committed to removing public policy barriers to affordable housing and supports the community by preparing and presenting the Fair Housing Proclamation. The City will continue to participate in Affordable Housing Task Force efforts and support their efforts.

## **DEVELOPING INSTITUTIONAL STRUCTURE**

The City continues to coordinate with local agencies and other units of local government in developing institutional structure by supporting and participating in the Affordable Housing Task Force. Committee members are a diverse group of individuals from nonprofit organizations and government/non-government agencies. The Task Force encourages and promotes coordination with local agencies to increase awareness of needs by creating, providing, and distributing resources, information, and educational outreach brochures with regards to underserved housing needs.

## **DISCHARGE POLICY**

The City coordinates and participates with Affordable Housing Task Force members and utilizes a referral process applicable to service agencies in order to prevent discharge immediately resulting in homelessness.

## **MONITORING**

The City has adopted a Monitoring Plan, the details of the monitoring standards and procedures can be found in the *2011-2015 Five Year Consolidated Plan Part Six*.

The City monitors sub recipients to ensure projects are being completed on schedule and within the scope of work as defined in a signed agreement between the City and sub recipient.

For FY2011, the City will monitor the TRPTA Bus/Route Expansion to make sure it is connecting LMI individuals with the services they need.

The City would also consider monitoring Grandparents Raising Grandchildren (GRG) as time permits.

**PART NINE: ANALYSIS OF  
IMPEDIMENTS TO FAIR HOUSING**

# Analysis of Impediments to Fair Housing

## Chapter 1

### Executive Summary

#### A. Purpose

The purpose of the Analysis of Impediments to Fair Housing (AI) is

- (a) To identify barriers to housing choice
- (b) Recommend local strategies to overcome those barriers.

The final rule of the Consolidated Plan requires that all entitlement communities complete this Analysis.

The Analysis and the recommended actions should identify local area impediments that might prevent individuals of similar income levels in like housing market areas from having identical choices in housing, regardless of protected class status. The AI and its implementation also serve as a means to carry out the mandate of Section 808(e) (S) of the Fair Housing Act, and ensure positive outreach and informational efforts to those who are least likely to know about basic housing rights.

The City of Idaho Falls, Planning and Building Division has the responsibility for administering the Community Development Block Grant Program (CDBG). The Division has developed the Citizens Participation Plan, 2011-2015 Strategic Plan, Annual Action Plan, and this Analysis.

#### B. Background

The Federal Fair Housing Act, as amended in 1988,

- (a) Prohibits discrimination in marketing sale, rental, or financing of dwellings or in the provision of other services related to housing
- (b) On the basis of race, color, religion, sex, handicap, familial status or national origin. *Since every person can be identified by almost every category everybody is protected by the Fair Housing Act.*

Section 808(e) (S) of this law mandates that the U. S. Department of Housing and Urban Development (HUD) administer its programs in a manner to affirmatively further fair housing. The 1988 amendment not only extended coverage of the law to persons with disabilities and families with children, but also strengthened the law by adding an administrative and judicial enforcement process for cases where discriminatory housing practices cannot be resolved informally. The amendment also provides monetary penalties in cases where housing discrimination are found. In addition, the 1988 amendment established certain accessible and adaptable design and construction requirements for new construction of residential buildings built for first occupancy after March 13, 1991. It also provided a limited exemption from the nondiscrimination provisions based on familial status.

#### C. Methodology

The Division utilized the guidance contained in HUD's Fair Housing Planning Guide Volume 1 in developing the methodology for the Analysis.

It is important to note that HUD directed entitlements to prepare the AI using existing data and

information sources. As such, the City's AI is limited to those existing housing and demographic studies and reports, ordinances and codes, and other relevant data and information that could be identified during the research phase of the fair housing planning process. Some comparison data about Bonneville County were included where deemed appropriate. Additional sources of pertinent data and information may be available at a later date and will be included in the AI as the Fair Housing Plan is periodically updated with the Strategic Plan. Other data and information may be needed to adequately complete the AI, but may not exist. The data and information needed, but which may not be available, has been identified as an impediment to fair housing and will be listed as an activity to be completed under the Action Plan component.

The Analysis process included the following:

1. A collection of specific information and statistical data from organizations, associations, agencies, and services providers were compiled. Information was extrapolated from the Strategic Plan, Idaho Vital Statistics, HMDA data and HUD's Complaint Activity Reports. A review was conducted of the data to determine the extent of documented impediments. Review of this AI was requested of agencies and organizations whose mission has an impact on fair housing choice. Representatives of consumer groups, service organizations and community leaders were also interviewed. These interviews provided access to other existing reports and information pertinent to the Analysis.
2. Affordable Housing Task Force— a working group was formed in the fall of 1999 of representatives from agencies, commissions, and organizations. There are currently twenty-one members. These individuals share some level of involvement in housing issues, homeless issues and collectively support the Fair Housing Law. The members of this group share responsibilities that impact the provision of housing throughout the City, and were asked to provide direction and support in developing the Analysis. Each member has a different role to play in contributing to fair housing, and each possesses important information and experiences relevant to the study. They meet the first Thursday of the month at the United Way office.
3. A Potential Impediments Questionnaire was developed and distributed throughout the community to non-profit organizations, service providers, and special interest groups. Questions relating to public policy, neighborhood conditions, banking, financing, insurance, real estate practices, and socioeconomic conditions were asked. More detailed questions regarding zoning ordinances, comprehensive planning, rental housing, financing for the purchase of a home, adequate availability of housing, and acts of known discrimination were also asked. A total of thirty-six questionnaires were returned.
4. The draft Analysis and Plan were presented to the public for input throughout a 30-day comment period along with the 2011-2015 Strategic Plan in December, 2010. The Affordable Housing Task Force assisted with the drafting of this plan, public input was considered before submitting a final version to the City Council for approval. Copies of the Analysis and Plan are available at the Grand Administrator's office within the Planning and Building Division.

#### **D. Areas of the Analysis**

The following issues were researched to determine potential impediments to fair housing:

- Demographic Data Including Income and Employment
- Housing Statistics
- Fair Housing Activities
- Public and Private Sector Involvement Including:  
Public Policies and Housing

Affordable Housing  
Accessible Housing  
Zoning and Land Use Policy  
Building Codes  
Demolition and Displacement  
Lending Practices  
Sales and Rental Practices  
Appraisals  
Insurance Practices  
Transportation

**E. General Identified Impediments**

From the information gathered through the three-step process, the following barriers were identified:

8. There is a lack of understanding by potential home renters, buyers, and the general public about the requirements of the Fair Housing Act.
  - A. There continues to be a need for pre-housing counseling so that renters or buyers understand the costs and responsibilities of buying or renting a home.
  - B. As the sub prime housing bubble collapse has demonstrated, the costs and responsibilities of buying or renting and residence is not well understood and not factored into decision making.
  - C. Obviously, low and moderate income persons or families have limited resources to obtain housing. Housing and land professionals should be helpful to clients advising them of choices that will match their financial abilities.
9. There is a continuing need for vouchers under the Section 8 Rental Assistance Program. Many people cannot afford housing without a subsidy. Cost of housing continues to rise—the housing available for low-income families now starts in the \$80,000-\$90,000 range.
10. There continues to be a lack of understanding by developers and landlords about housing accessibility requirements under the Americans with Disabilities Act (ADA) and the Building Codes standards that apply.
11. This imposes a greater burden on Realtors, Lenders, Property managers, etc to explain and analyses a persons' abilities. Knowledge and financial- to manage housing decisions. Housing counseling programs or requirements may be a good idea.

**F. Conclusion**

Fair housing choice means having equal and open access to those affordable residential opportunities that are fundamental to meeting individual and family needs. Because housing choice is so important to individual and community well-being, government officials, business leaders, and private citizens must strive for the goal of fair housing if equality of opportunity is to be achieved.

**G. Summary of Actions to Address the Identified Impediments**

The overall goal of the recommended actions is to increase the understanding of fair housing by:

- A. expanding opportunities through education and counseling, information technology, media communications, and community involvement;
- B. supporting the efforts of the Affordable Housing Task Force;
- C. fostering conditions in which individuals of similar income levels, regardless of race, color, national origin, disability, etc., have the same opportunity to purchase or rent in the same housing market areas.
- D. Supporting the Idaho Fair Housing Forum.

To accomplish the goals, the City will:

- Utilize the Community Development Block Grant Program to assure that responsibilities to affirmatively further fair housing are met and to increase the understanding and awareness of the Fair Housing Act.
- Promote education and outreach to the general public that will increase the level of understanding of costs pertaining to renters and buyers.
- Continue to support the local Affordable Housing Task Force and statewide Idaho Fair Housing Forum as a forum to allow communication and coordination among the various agencies.
- Increase understanding of the procedures, processes, terminology, resources and requirements of fair housing.

## Chapter 2

### Introduction to the Analysis Process

#### A. Requirements for the Analysis

The Fair Housing Act not only bans discrimination in private housing markets, but also calls upon the Secretary of HUD to administer programs and activities relating to housing and community development in a manner that *affirmatively* promotes the basic tenets of the Act.

HUD is committed to eliminating racial and ethnic segregation and other discriminatory practices in housing, and will use all of its programmatic and enforcement tools to achieve this goal. The fundamental goal of the HUD fair housing policy is to make housing choice a reality through Fair Housing Planning.

Provisions to affirmatively further fair housing are principal and long-standing components of HUD's regulatory requirements for all states that receive federal funds to operate housing and community development programs. These provisions flow from the mandate of Section 42 U.S.C. §3608(e)(5) of the Fair Housing Act that requires the Secretary of HUD administer the Department's housing and community development programs in a manner to affirmatively further fair housing.

Since this section was enacted, both HUD and Congress have consistently required certain recipients of HUD financial assistance to "affirmatively further fair housing." These recipients include participants in the HUD Community Planning and Development Programs: CDBG, HOME, ESG, and HOPWA.

Although the obligation to "affirmatively further fair housing" has never been defined statutorily, HUD defines it as requiring a grantee to: (1) conduct an analysis to identify impediments to fair housing choice within the jurisdiction, (2) take appropriate actions to overcome the effects of any impediments identified through the analysis, and (3) maintain records reflecting the analysis and actions in this regard.

In 1995, HUD published its Consolidated Plan Regulation (24 CFR Part 91). Those regulations consolidated the requirements for the CHAS, the community development plan required for the CDBG program, and the submission and reporting requirements for the four community planning and development programs into a single planning document, the Strategic Plan. As a part of that plan, Idaho Falls is required to submit a certification affirming that they have undertaken fair housing planning through the three actions listed above. One intended outcome of an Analysis is to encourage local entities to work together to develop approaches to removing impediments to fair housing, and to share resources and information.

City staff will use this study as a basis for carrying out planning. The plan will include actions required to affirmatively further fair housing, written as measurable objectives. The Analysis also will be useful to provide "essential and detailed information to policy makers, administrative staff, housing providers, lenders, and fair housing advocates, (and to assist) in building public support for fair housing efforts as envisioned by the City and HUD."

#### B. Definition of Impediments

The definitions and categories serve below as a guide to assist the City in ascertaining what barriers to fair housing choice actually exist.

Impediments to fair housing as defined by HUD are:

- Violations such as any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin that restrict housing choices or the availability of housing choice;
- Barriers such as policies, practices, or procedures that appear neutral at face value, but operate to deny or adversely affect the availability of housing to persons because of race, color, religion, sex, disability, familial status, or national origin.

Impediments to fair housing choice include actions or omissions that:

- Constitute violations, or potential violations, of the Fair Housing Act.
- Are counter-productive to fair housing choice for a protected class.
- Have the effect of restricting housing opportunities for a protected class.

The list below provides more concrete examples of potential violations. It is illegal to do the following based on a person's identity within a protected class:

1. Misrepresent that a house or apartment is unavailable by:
  - providing false or misleading information about a housing opportunity,
  - discouraging a person of a protected class from applying for a rental unit or home making an offer of sale, or
  - Discouraging or refusing to allow a protected class person to inspect available units.
2. Refuse to rent or sell or to negotiate for the rental or sale of a house or apartment or otherwise make unavailable by:
  - failing to effectively communicate or process an offer for the sale or rental of a home,
  - utilizing all non-minority persons to represent a tenant association in reviewing applications from protected class persons, or
  - Advising prospective renters or buyers that they would not assimilated with the existing residents.
3. Discriminate in the terms, conditions or facilities for the rental or sale housing by:
  - using different provisions in leases or contracts for sale,
  - imposing slower or inferior quality maintenance and repair services,
  - Requiring a security deposit (or higher security deposit) of protected class persons but not for others.
  - assigning persons to a specific floor or section of a building, development or neighborhood; or
  - evicting a protected class person but not others for late payments or poor credit;
4. Make, print, publish or post (direct or implied) statements or advertisements that housing is not available to persons of a protected class.
5. Persuade or attempt to persuade people, for profit, to rent or sell their housing due to a person identified by a protected class groups moving into the neighborhood by:
  - Real estate agents notifying existing homeowners in a neighborhood with a listing of the homes recently sold to persons identified by a protected class.
  - Notices that the "neighborhood is changing" and now is a good time to sell or noting the effect of the changing demographics on property values.
6. Deny or make different loan terms for residential loans due to identified in a protected class by:

- using different procedures or criteria to evaluate credit worthiness,
  - purchasing or pooling loans so that loans identified by a protected class are excluded,
  - Applying different procedures (negative impact) for foreclosures on protected class members.
7. Deny persons the use of real estate services.
  8. Intimidate, coerce against a person based upon an identity of a protected class interfere, or retaliate.

The following activities are special violations of Fair Housing law regardless in a person's identity of a protected class:

- Refuse to make or allow reasonable handicap accommodations to persons with disabilities; or
- Retaliation against a person for filing a fair housing complaint.

### **C. Goals and Objectives**

The City as a member of the Affordable Housing Task Force co-sponsor and facilitate information gathering meetings. The Task Force is made up of representatives from various agencies, commissions and organizations that share concerns about fair, affordable housing and homelessness housing, or whose areas of responsibility touch upon housing issues.

As part of the Strategic Plan, the City established three (3) major objectives in completing the intended requirements of the plan:

#### ***Completion of the Analysis of Impediments to Fair Housing Choice:***

The City will conduct the Analysis, to include an Action Plan, and will update the Analysis at least once every five years (as part of the Strategic Plan cycle).

#### ***Implement Fair Housing Planning by Identifying Actions/Steps to Overcome the Effects of Identified Impediments to Include:***

- c. Milestones, timetables, and measurable results and;
- b. Actions to be undertaken by the City following completion/update of the Analysis; and
- a. Strategies to address the impediments identified in the Analysis.

#### ***Maintain records and supporting documentation to support the affirmatively Affirming Fair Housing certification, which includes:***

- a. The Analysis of Impediments.
- b. Actions undertaken to eliminate any identified impediments.
- c. Transcripts of public hearings and citizen comments/input.
- d. Reports which are available for public review.

### **D. Framework of the Analysis**

The framework of the study requires that the following measures be included:

- Use of 2000 Census and the Strategic Plan as the basis for data and information included in the Analysis.
- Utilize and strengthen relationships with community and regional Organizations in the process.

- Review and utilize existing studies.
- Review actions taken in the City that further fair Housing choices.
- Present the issues/impediments and recommendations for removing or Lessening the impact of the impediments.
- Develop the Analysis report.
- Communicate the results.

## **1. General and Specific Procedures in Developing the AI**

General procedures were developed in order to obtain input into the process. The general procedures were intended to:

- Accommodate diverse views and interests.
- Provide for input from persons who have only a limited time to meet, deliberate, review written materials, and any other necessary functions.
- Provide for convenient, accessible meeting places and times.
- Gather information and data (i.e., Census information, other studies, interview agency and service providers).

## **2. Use of the 2000 Census and the Strategic Plan**

The 2000 Census was used to provide information on the numbers of identified classes of people in Idaho Falls. Whenever possible, updated Census data was used to ensure as accurate data as possible.

The Census provides information on such areas as: total population by census tract and blocks, protected classes (i.e., African-Americans, Hispanics, persons with disabilities, etc.), income levels, education levels, and other information necessary for forming the basis of the AI.

The Strategic Plan consolidates into a single document the submission requirements for the CDBG program. The Strategic Plan clearly ties the needs assessment, housing market analysis, and the strategy for addressing needs and achieving housing and community development objectives to the use of the program funds. Many of the fair housing-related problems revolving around the issue of choice in low- and moderate-income housing programs are already addressed in the Strategic Plan.

The Strategic Plan provides data and information used in the Analysis by profiling:

- Affordable housing needs for different categories of residents.
- Homeless needs.
- Public housing needs.
- Lead-based paint removal needs.
- Housing market analysis (housing market characteristics in terms of supply, demand, condition, type, and housing cost).
- Barriers to affordable housing.
- Citizen comments relating to housing and community development.
- Areas of income concentration.
- Areas of minority concentration.
- Identification of special needs populations.

## **3. Utilize and Strengthen Relationships**

It is important to note that an expanded mailing list was used to announce the activities of the Analysis. The Affordable Housing Task Force had already been formed and after being notified, other interested social services providers came forth to participate. Thus, the informational gathering meetings became increasingly valuable in helping to establish consensus and a framework for cooperative action on fair housing issues.

The Task Force members, by their own unique purpose and function, have some level of responsibility to encourage compliance of the law. The group came together with the common interest of supporting equal opportunities in housing and helping to develop a document that accurately reflects the situations in Idaho Falls.

Each entity is aware of the importance of conducting an Analysis and agreed to cooperate in its development. Through discussions of their experiences, this group brought forth helpful information and insights. With their respective responsibilities and experiences, the group members developed the study through a true team effort. There were a number of individuals and/ or organizations that provided technical assistance and valuable time to this process. They include:

Karen Cornwell, United Way of Idaho Falls and City Council Member  
Craig Stoddard, Idaho Housing & Finance Association  
Sue Shadley, Greater Idaho Falls Real Estate Association  
Michael Hinman, Idaho Legal Aid  
Mardee Harper, Ex. Dir, CLUB, INC  
Russ Spain, Ex. Dir, EICAP

#### **4. Review and Use of Existing Studies**

Identifying impediments included remodeling studies that relate to fair housing, access to housing, discriminatory housing patterns or practices and other housing problems. To determine if other studies exist, fair housing and other organizations such as regional councils of governments were contacted.

A number of general and national studies were made available through the HUD USER. As part of this process the City carefully considered the conclusions and recommendations of existing housing studies, dealing with such issues as lead-based paint hazards, cultural barriers, discrimination in housing, barriers to persons with disabilities, lending and insurance, problems with Section 8 housing, and other considerations.

# Chapter 3

## Demographic Data and Housing Profile

### A. Demographic Data – Idaho Falls Population

Idaho Falls and the surrounding Bonneville County is a growing area and will continue to grow, according to projections. The 1990 Census reports that 43,929 citizens lived in the City of Idaho Falls and 72,207 citizens in Bonneville County. In 2000, there were 50,730 people in Idaho Falls and 82,522 people in Bonneville County. 2010 estimates for Idaho Falls population is 58,077 people. This increase can be attributed to a stable agricultural sector with a growing manufacturing, processing and service-sectors, resulting in important changes in the population.

#### Age

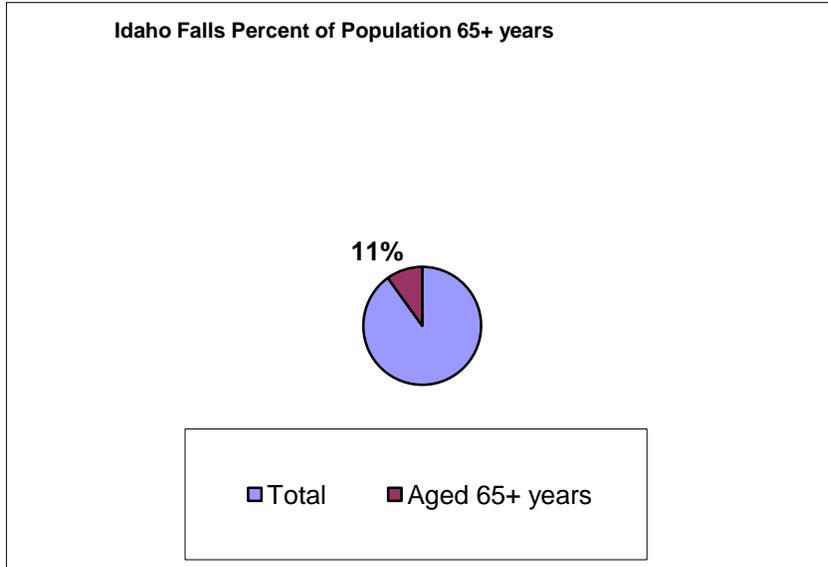
The largest age group in Idaho Falls is between the ages of 18-64; which represents 58.6% of the City's population.

#### Elderly Persons

Of the 50,730 Idaho Falls' citizens in 2000, 6,577 or 13% are 62 and older. Idaho Falls, like the United States as a whole, is experiencing aging, and thus the increase of its elderly population. Since 1980 the number of persons 65 and older has increased by more than 300%. In 1980, 1,803 of the City's population were 65 years of age or older. In 1990, 4,509 persons were 65 years or older. In 2000, this amount increased even more to 5,643 persons 65 or older. There are also a higher number of females in this Age group. Females represent about 60% of the elderly population.

According to the U.S. National Center for Health Statistics, the average life span increased from 70.8 years in 1970 to 75.7 in 1992. By comparing the 1980 and 2000 Census populations, it becomes evident that the City's population is becoming older. This increase in the elderly population spurs the growth in household formation and the need for alternative housing formation. (I.e. non-traditional, assisted living, single resident occupancy).

Idaho Falls is also the nine county region's medical center. This concentration of medical services will attract seniors and attract additional senior housing and services for seniors.

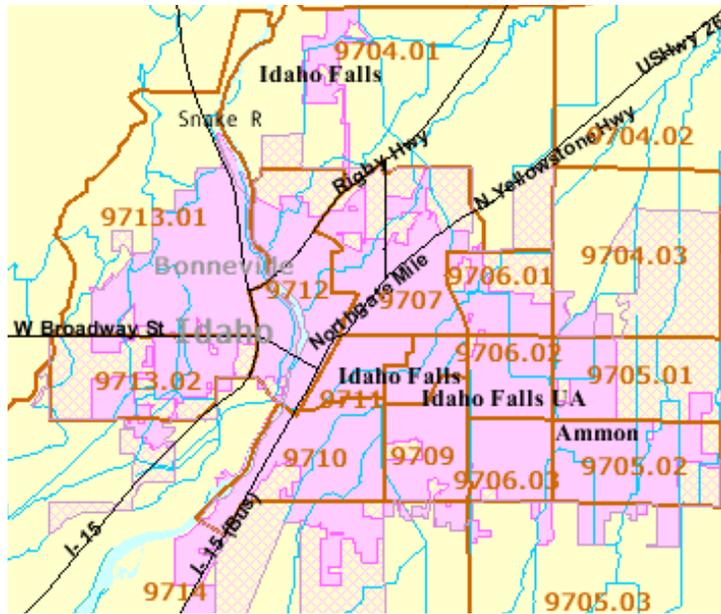


**Race**

Idaho Falls has a small racial minority population with a total of 5,529 or 10.9% citizens who are either one race or in combination with one or more other races. This population category is largely Hispanic, constituting 66% of the group or 7.2% of the overall City’s population (50,730). The remainder of the minority population is 0.6% African American (315), 0.8% American Indian and Alaska Native (385), 1.1% Asian (533), and .01% Native Hawaiian and Other Pacific Islander (32).

Of the reported 3,641 Hispanic population, 76.2% came from Mexico (2,776), 1.6% came from Puerto Rico (58), 0.4% came from Cuban (16) and 21.7% came from other Latin American countries (792).

The Hispanic population seems to be primarily located in three Census Tracts with the percentage of Tract population being of 15% in Tract Code 9704, 12% in Tract Code 9707, and 21% in Tract Code 9712. In each of the other Census Tracts a range of 2-8% were represented. These 3 tracts are the oldest subdivisions in the city and have the lowest family incomes.



## Families

According to the 2000 Census, the household structure of Idaho Falls is predominantly made up of families. Of the 18,805 households, 13,188 or 70% are families, and 5,617 or 30% are non-family households.

Of the 13,188 families, 10,616 (80%) are married couple families, and 1,937 (15%) are female householders with no husband present.

## Marital Status

The 2000 Census reports that of the population 15 years old and older in Idaho Falls (38,238), 22.1% (8,453) never married, 58.5% (22,356) are now married, 1.1% (412) is separated, 5.6% (2,125) are widowed, and 12.8% (4,892) are divorced.

## People with Disabilities

According to the 2000 Census, there were 506 children between the ages of 5 and 15 who recorded disabilities. A total of 4,885 individuals between the ages of 16-64, or 15% of the City's population, have disabilities that impact their ability to work and live independently. Of this group, aged 16-64, 6.3% (2,433) of the males reported disabilities; 6.4% (2,452) of women also reported disabilities.

Of the two types of disabilities, physical and mental, physical disabilities represented the highest number 2,822 with mental disabilities totaling 1,602. According to the 2000 census 2,177 or 5.6% of the citizens over the age of 65 recorded a disability. Of this group, 864 (40%) were male and 1,313 (60%) were female.

### **Labor Force Participation by Persons with Disabilities**

There are 4,381 working age residents (21 to 64) with disabilities in Idaho Falls. Only 2,497 or 57.9% of these disabled residents participate in the labor force. Of the 2,497 in the labor force, (1,410 or 56%) are men. However, 1,105 (44%) women with disabilities are in the labor force.

### **Race and Disability**

Of the City's 445 African-American citizens, approximately 24% (105) reported disabilities. Of the City's 3,641 Hispanic citizens, approximately 27% (967) reported disabilities. Of the City's 46,717 White only citizens, approximately 28% (13,004) reported disabilities.

### **Veteran Status**

Of the total residents over the age of 18 in Idaho Falls (35,349), 5,091 are veterans. Of the total number of veterans, 804 or 15.8% served in the Persian Gulf War era, 1,635 or 32.1% served in the Vietnam era, 746 or 14.7% served in the Korean War and 1,045 or 20.5% served in World War II.

### **B. Income Data**

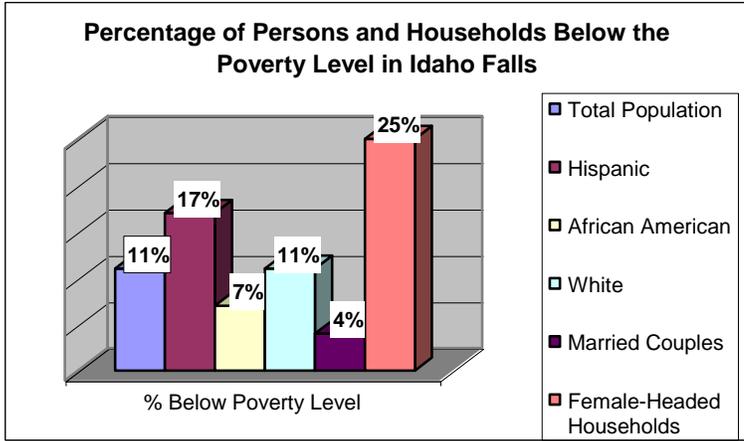
**Per Capita Income:** The annual per capita income in 1999 for white people living in Idaho Falls is \$19,334 per year, compared to \$11,982 for African Americans, and \$10,380 for Hispanics.

The median income for all households in Idaho Falls is \$40,512 while the mean income is \$50,101. The median income for married couple families was \$53,570 while the median income for female householders with no husband present was \$24,906. Approximately 21% of the total population make between \$60,000 -- \$99,000 annually.

Census data shows that approximately 11% of the persons in Idaho Falls live below poverty level. Of this percentage, 5% or 30 persons are African-American, 63% or 4,879 persons are white, and 7% or 590 persons are Hispanics.

Poverty among married couples within Idaho Falls is 4% while 25% of female-headed households live below the poverty level.

Of the 19 Census Tracts, 4 have the highest concentration of poverty at 74%. The 4 tracts are the low and moderate income tracts. 20% of the people in poverty lived in 9711, 19% live in tract 9707, 18% live in tract 9706.02, and 17% live in tract 9712. The remaining 26% of the population that lives in poverty is spread out among the other 15 census tracts.



**Employment**

According to the 2000 Census, 23,528 or 66.6% of the 37,435 people in the City over the age of 16 were employed. Of the total employed, 12,880 persons were male, and 10,648 were female. Seventy-one (71%) percent of the total employed citizens worked for private for-profit wage and salary companies.

The number of employed citizens in Bonneville County in 2000 was 40,685. Of this number, 39,482 were non-farm employees and 1,203 were farm employed. The highest number of employed citizens (13,272) works in services and misc., and in wholesale and retail trade (12,617). The rest of the employees were spread out among government and construction type industries.

The largest employers in Bonneville County are Battelle Energy Alliance, with 3,800 persons employed, the Idaho Falls School District with 1,700, CH2M Hill WG, LLC with 1,700 employees, Eastern Idaho Regional Medical Center with 1,311, and Melaleuca, Inc. with 1,300.

**Unemployment**

The unemployment rate in Idaho Falls area in August 2010, although much higher than previous years, was still low compared to the high unemployment rate in the rest of the country. The Bonneville County unemployment rate was 6.5% at this time compared with 9.6% nationally. The Idaho Falls area continues to have one of the lowest unemployment rates in the country..

**C. Education**

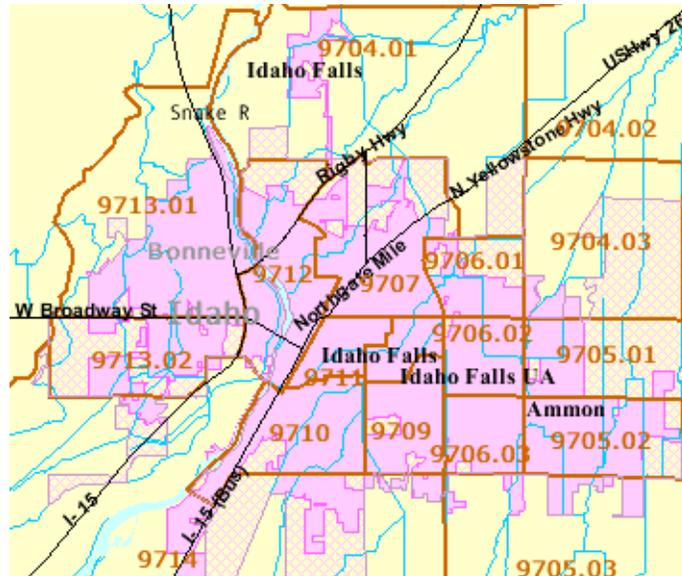
Of the population age 25 and older 87.7% are high school graduates or higher, 28.2% of this group have a bachelor’s degree or higher. Only 12.3% over the age of 25 have less than a 12<sup>th</sup> grade education. Of this population with college degrees, over 7.9% have an associate’s degree, 18.4% have a bachelor’s degree, and 9.9% have a graduate or professional degree.

**D. Housing Profile**

**Availability**

The Census Bureau recorded that the number of housing units in Idaho Falls increased from 16,845 units in 1990 to 19,771 units in 2000. By 2000, 18,793 of these units were occupied. Of the total 18,793 occupied households, 94% (17,712) were white, 4.8% (895) were Hispanic households, 0.5% (91) was African-American, and 1.1% (201) was Asian.

Of the occupied units 68% (12,830) were owner occupied and 32% (5,963) were renter occupied. Census Tract 9706.02 had a 48% ownership rate and a 48% rental rate. Census Tract 9711 had a 45% ownership rate and a 46% rental rate, and Census Tract 9712 had a 44% ownership rate and a 48% rental rate. These are the highest rental occupied percentages in the City. The rest of the Census Tracts had mostly owner occupied housing units.



### Average Household Size

Of the total owner occupied housing units (12,830), 35.5% were a two-person household, and 19.4% (2,495) were a one-person household. The percentages for 3, 4, 5, 6 and more in a household slowly diminished from 15% to 2% between 1990 and 2000. Of the total renter occupied housing units (5,963), 38% (2,264) were a one-person household while 26.2% (1,564) were a two-person household. The percentages slowly decreased with additional persons in the household.

### Age of Householders

Twenty (20) percent (3,757) of the total occupied housing units (18,793) are occupied by people aged 65 and older, 20% (3,799) are occupied by persons aged 45-54 years, and 17% (3,261) are occupied by persons aged 25-34.

Of the total owner occupied housing units (12,830), 24% were aged 65 or older. Of the total renter occupied housing units (5,963), 27.9% the average age was 25-34 followed by the age group 35-44 (20.3%).

### Substandard Housing

According to the 2000 Census, there are 282 housing units that lack complete kitchen facilities, and 60 that lack complete plumbing. Complete plumbing facilities are defined as hot and cold piped water, a bath- tub or shower, and a flush toilet. In earlier censuses, these facilities must have been for exclusive use of a housing unit's inhabitants; this requirement was dropped in 1990.

# Chapter 4

## Source Documentation

### A. Potential Impediments Questionnaire

A questionnaire instrument was developed to help obtain information on potential impediments. (See Exhibit A) The questionnaire was hand distributed to non-profit organizations, service providers, and special interest groups, along with community leaders. An explanation as to the purpose of the questionnaire and an educational piece on the Fair Housing Act was provided.

A total of thirty-six questionnaires were returned. From the responses, it is clear that “affordable” and “fair” tend to be synonymous as do “renters” and “low income”. This is a common problem in discussing Fair Housing.

### B. Fair Housing Activities

There are seven major entities that play a vital role in addressing the Fair Housing Act. They are Idaho Housing and Finance Association, Idaho Legal Aid Services, Intermountain Fair Housing Council, Idaho Commission on Human Rights, the Greater Idaho Falls Association of Realtors and HUD.

#### Idaho Legal Aid Services

Idaho Legal Aid Services presents local educational workshops to underserved consumers throughout the State and workshops for housing providers. All education and outreach efforts will be done in coordination with the primary enforcement agency, the Intermountain Fair Housing Council. The underserved consumers targeted are protected classes in rural areas, new immigrants, and persons with disabilities. A statewide outreach and education campaign will reach the targeted consumer populations through Idaho Legal Aid Services and key governmental and grassroots organizations that provide services to the targeted populations.

Idaho Legal Aid Web site, [www.idaholegalaid.org](http://www.idaholegalaid.org) gives our community better access to laws, legal services, and advocate agencies. The site offers informative brochures and pamphlets that can be viewed online, downloaded, or printed; links to other sites; contact information for other helpful groups; information in Spanish; and information about our services.

Idaho Falls Legal Aid Services will continue to offer fair housing training for various groups. They represent tenants and other consumers in complaint cases.

#### Intermountain Fair Housing Council

The Council offers targeted training on request for advocates, providers and consumer groups. In addition, housing providers may contract with the Council to conduct “self-testing” of its programs or facilities. In this case, the Council provides professional testers to evaluate compliance in policies and procedures. The Council agrees to a “grace period” within which it holds the client harmless for any areas of non-compliance discovered during self-testing. Clients may use this period to address violations. The Council does not disclose testing information and is unable to report on these activities. Contact can be made at 1-800-717-0695 or [www.ihfa.org/research\\_fairhousing.asp](http://www.ihfa.org/research_fairhousing.asp).

Intermountain Fair Housing Council's mission is to ensure that all Idahoans have a full choice in

housing opportunities. Their efforts rely on the twin strategies of education about and enforcement of State and Federal fair housing laws, and reaches out to those unserved and underserved rural areas, many of which have communities with less than 20,000 inhabitants. Limited English speaking Latinos, Native Americans, and recent or new immigrants from Eastern Europe, Southeast Asia, Africa, and the Middle East, plus those with physical and mental disabilities, will benefit from the statewide consumer outreach and education that is planned. In partnership with local governments, businesses, and social service agencies, the statewide toll-free hotline and referrals of all meritorious complaints to HUD will continue.

The grants are awarded by HUD's Fair Housing office to groups that will use the funds to investigate allegations of housing discrimination, educate the public and housing industry about housing discrimination laws, and work to promote fair housing.

The Council conducted several Fair Housing trainings in 2009 as requested by private landlords, realtors and management companies. April 23, 2009, the Fair Housing Council conducted a Fair Housing for the city of Idaho Falls. This event was sponsored by the City of Idaho Falls.

A total of twelve complaints were on file with the Council in FY 2009. Of those complaints the following protected classes were included.

**Case Summaries** (Does not represent totals, only numbers of categories filed under).

	<u>Familiar Status</u>	<u>Disability</u>
FY 2009	3	7

(After investigating, only one was referred to HUD. The others were either mediated or determined not to be supported.)

### **Idaho Commission on Human Rights**

The Idaho Commission on Human Rights is a state agency that also responds to fair housing issues. Their purpose is:

- To secure for all individuals within the state freedom from discrimination because of race, color, religion, national origin, sex, age (40 and over) and disability.
- To investigate complaints by any persons claiming to be aggrieved by a discriminatory practice in the areas of employment, housing, education and public accommodations
- To provide for execution within the state of the policies embodied in federal Civil Rights laws.

A total of twelve complaints were filed with the Commission in the year 2009.

The most common fair housing complaints currently being reported involve national origin and disability. These two areas may be the least-commonly understood of all the protected classes. National Origin is often mistaken as race discrimination other than the nation an individual has originated from. Hispanic is not a race but is national origin.

Design and construction requirements for disabilities vary depending on the space involved and the source of development funding, and are best interpreted and implemented by experienced professionals.

While there are no guaranteed methods for avoiding complaints, the best course of action for housing providers is to educate all property or site management staff who comes into contact with tenants, prospective tenants, their agents or the general public. New hires should receive training at the earliest opportunity, and regular education should be offered to all staff.

## **Greater Idaho Falls Association of Realtors**

The Greater Idaho Falls Association of Realtors, through its Fair Housing Affirmative Marketing Committee is instrumental in providing ongoing education to area Realtors. Each year, three to four orientation sessions are conducted for new Realtors, which include section on the Fair Housing Law. These training efforts and other activities of the Committee have been so successful that they won a HUD Best Practices Award in 2000.

Idaho Falls hosted a free Bearing Point/Fair Housing First! training in Idaho Falls in July 2009. Day One featured a presentation of the Fair Housing Act and its requirements for Realtors, property managers, developers, lenders and other providers. Day Two focused on technical design and construction requirements, and target architects, engineers, building professionals and inspectors.

The Fair Housing Committee Chair was also certified as an instructor for the National Association of Realtors' AT HOME WITH DIVERSITY classes. She has done a Fair Housing presentation for the REAL CHOICES Project in Idaho Falls. Local Realtors also are encouraged to take additional available courses on Fair Housing at state, national and franchise conventions. The Continuing Education Core Class mandated for Idaho real estate licensees also includes updates on Fair Housing laws. Local Realtors are not only well versed on the law but also strive to model the intent of the law as they list, show, sell and manage properties for the public.

### **Idaho Housing and Finance Association**

Education and outreach are provided through the Association's Web site <http://www.ihfa.org/> and many printed pamphlets and brochures, i.e. The Fair Housing Act Protects you, the Fair Housing Act and Landlords, Accessibility Improvements Program, Rent Sense, and Cornerstones.

### **HUD**

The U. S. Department of Housing and Urban Development (HUD) through its Seattle Fair Housing Office investigates fair housing complaints. HUD's process begins when an aggrieved person files a complaint with HUD within one year of the date of the alleged discriminatory housing or lending practice.

The complaint must be submitted in writing to HUD. However, this process can be initiated by a phone call. HUD will complete a complaint form, also known as a 903, and mail it to the complainant to sign. The complaint must contain the name and address of the complainant and respondent, address and description of the housing involved, and a concise statement of the facts including the date of the occurrence and the complainant's affirmed signature. Upon filing, HUD is obligated to investigate, attempt conciliation, and resolve the case within 100 days.

Resolution can be a dismissal, withdrawal, settlement or conciliation, or a determination as to a cause sufficient to file a formal suit.

In addition to prohibiting certain discriminatory acts, the Act places no limit on the amount of recovery and imposes substantial fines. The fine for the first offense can be up to \$10,000; the second offense, up to \$25,000; and the third offense, up to \$50,000.

#### **D. HMDA Data**

Fair lending is more difficult to detect and to prove. However, there are laws other than the Fair housing Law to assist some communities in aggressively scrutinizing fair lending activity. One such law is the Home Mortgage Disclosure Act (HMDA) that requires banks to publish a record of their lending activities annually. Frequently, fair housing enforcement agencies and nonprofits will use this data to help substantiate a discrimination claim or to determine a bank's racial diversification of loans. HMDA data show the location and dollar amount of reporting lender's loans by census tract. These data also contain racial and ethnic information for borrowers. The Federal Reserve Board provides computerized

HMDA reports to designated Federal depository institutions and mortgage banking institutions subject to HMDA in central Metropolitan Statistical Areas (MSAs). This process makes the data highly accessible to interested persons and organizations at the local level. HMDA reporting requirements do not apply to financial institutions located outside MSAs. Unfortunately only Boise and Pocatello hold MSA status in Idaho. HMDA data does not provide information about individuals, unsuccessful applicants or successful borrows, nor do they provide information on individual housing units or the reason for lending decisions. HMDA can provide information on the characteristics of census tracts and neighborhoods in relation to the flow of credit to each such area. These data only serves as an indicator of problems, not a full description of them.

Another law frequently utilized by community organizations is the Community Reinvestment Act (CRA). When a bank wants to merge with or buy another bank or establish a new branch, the community has an opportunity to comment. Usually, the CRA commitments made by the bank are analyzed, utilizing other data such as HMDA, to determine adherence. The community may challenge the action if the bank has a poor record. Sometimes agreements can be reached wherein the bank promises a certain level of commitment to the community. Additionally, the Equal Credit Opportunity Act (ECOA) prohibits discrimination in lending.

# Chapter 5

## Identification and Analysis of Impediments

### A. Background

When examining the issues of fair housing choice, the role of economics is an important consideration that influences every housing decision. The decision of where to live depends largely on income. The majority of housing in Idaho Falls is supplied through the private housing market giving home buyers the opportunity to select housing within their income means.

Personal choice is a second important consideration in the examination of fair housing issues. Every household regardless of race, disability, or other characteristic is free to choose where to reside. For housing laws and regulations are intended to enlarge the housing opportunities available, not mandate the choice. The concentration of minority or majority groups in certain neighborhoods or location may reflect that choice.

An analysis examining fair housing issues must yield to the importance of income and personal choice factors in every individual's housing decision. The purpose of Fair Housing Law extends beyond these two basic issues to consider whether discrimination is reflected within the housing delivery system. The goal is to minimize the housing choice available within a household's economic means.

### B. Public Sector

#### 1. Public Policies and Housing

The Idaho Housing and Finance Association (IHFA) is a key partner to the City. IHFA operates low-rent public housing, manages the Section 8 Rental Assistance and Family Self-Sufficiency Program, and offers homebuyer education, down payment assistance and residential mortgage loans. The Section 8 Certificate Rental Voucher Program is designed to give low-income families more choice in locating decent, safe, and sanitary rental housing. Having the freedom and mobility to live where they choose allows individuals and families a greater access to increased employment options, choice in schools, increased personal and property safety. IHFA has placed a total of 1,135 families under the Section 8 Program, yet there is a current waiting list containing more than 2,390 names. In 2008 the waiting list contained only 1,701 families.

The Housing Information and Resource Center (HIRC) was created in 1998 as a statewide free service for housing consumers, providers and advocates. It serves as a centralized clearinghouse for housing information. The HIRC's purpose is twofold. First, to provide information on housing options and availability as well as referrals to advocates and housing. This may include homeless service providers, rental assistance, first-time home buyer options, low-cost apartments, multifamily development financing and other resources. Second, based on data collected through the service, better defined housing needs can be identified. This information can be used by public, private and nonprofit sectors to help target resources for those areas in greatest need.

Idaho Falls is a partner with IHFA to implement the Finally Home! Home Buyer Education Program. The program covers all the steps involved in making that big investment, from qualifying for a mortgage and choosing a Realtor, to making an offer and closing costs. Participants who successfully complete Finally Home! may be eligible for the following incentives:

- Down payment and closing cost assistance.
- Programs that accept higher debt ratios.
- "Gifted funds" used at closing.

More than 9,300 students statewide have been educated through the program since its inception

in 1999. Approximately 200 classes are offered each year through regional training partners. The Greater Idaho Falls Association of Realtors® is scheduled to conduct twenty-one training sessions in 2009 at the Eastern Idaho Technical College. They have been most successful during the last three years in graduating students from the program and into homeownership. The classes are marketed by area lenders and Realtors.

## **2. Affordable Housing**

There could be owners and renters who pay more than 30 percent of their income towards rent or mortgage payments. HUD considers a household to be cost-burdened if it pays more than 30 percent of its monthly income for rent or a mortgage payment, thus making it difficult to fulfill other financial obligations such as including food, clothing, transportation and medical care. Utility fees and permits fees on a \$100,000 new home are only 3% of the cost of the house.

There are numerous minor factors that might make it difficult for private developers and builders to construct moderately priced units. However, those do not appear to be an issue in Idaho Falls zoning standards. Lot sizes and density for single-family detached housing are adequate to allow development of affordable housing. New development can be restricted because there is an adequate amount of land zoned for multi-family and other affordable housing within the City limits. Site and land development also can represent areas of cost in the production of housing. The standards for such items as width of streets curb and gutter requirements, sidewalks, landscaping, parking, right-of-way widths, water supply and service requirements are imposed to meet health, safety and environmental standards.

Basic infrastructure must be in place for land to be used for housing. The cost of providing infrastructure can have an impact on the production of affordable housing units. All new annexed areas are eligible for City utilities. All these standards provide for safety livable affordable housing.

The major costs of labor, materials, insurance, bonding and fees make the final determining factor as to affordability. Supply and demand continues to dictate the price of rentals and homeownership.

## **3. Accessible Housing**

The Fair Housing Act, as amended, defines a disability (handicap) as a physical or mental impairment that substantially limits one or more major life activities, a record of having such an impairment, or being regarded as having such an impairment, but not including illegal use of, or addiction to, a controlled substance. [42 U.S.C. S3602(h)] Although the Rehabilitation Act offers people with disabilities some protection with respect to housing involving federal financial assistance, it was not until the passage of the Fair Housing Amendments Act in 1988 that discrimination in housing on the basis of disability was recognized as a civil rights issue and specifically prohibited.

The Fair Housing Act does not require units of local government to amend their building codes to conform to the Federal Law. However, all federally assisted programs covered under FHA, Section 504, and ADA and, if it is public housing or housing developed with CDBG or HOME funds, are also covered under the Architectural Barriers Act of 1968. The City does not use its CDBG funds to develop new housing.

Both renters and home owners in Idaho Falls are eligible to apply to the Idaho Housing and Finance Association for HUD grant funding to help make their accommodations accessible, based upon their disability needs and income eligibility. A description of the work to be completed and estimate of costs involved also are part of the application. The maximum grant is \$5,000. Upon certification by the local independent living center that the work has been completed satisfactorily, funds will be issued for payment to the contractors.

The city also provides CDBG funds for accessibility rehab of homes. From the questionnaire, it appears there is insufficient knowledge of the requirements of the various laws. A renewed marketing of

the Accessibility Improvements Program could also prove beneficial.

#### **4. Zoning and Land Use Policy**

The City's zoning regulations allow for a wide range of development types and address manufactured housing, assisted living, and group homes. Items in the code that allow for affordable and fair housing include the following:

- **THE ZONING ORDINANCE ALLOWS AND HAD ALLOWED PRIOR TO STATE LAW MANUFACTURED HOUSING ON A PERMANENT FOUNDATION IN ANY LOCATION WHERE SITE BUILT HOMES ARE PERMITTED. THIS PROVISION INCLUDES SINGLE-WIDE MANUFACTURED HOUSING.**
- **IN 1992, THE MINIMUM LOT WIDTH FOR SINGLE-FAMILY HOMES IN THE MOST PREVALENT RESIDENTIAL ZONE WAS REDUCED TO FIFTY FEET TO DIMINISH THE COST OF HOUSING.**
- **IN 1992, ROAD AND BRIDGE ARTERIAL FEES WERE REDUCED FOR SINGLE-FAMILY DEVELOPMENTS WHERE HIGHER-DENSITY ZONING AND LESSER SETBACKS WERE USED BY DEVELOPERS TO LOWER HOUSING COSTS.**
- **RETIREMENT FACILITIES, ASSISTED LIVING FACILITIES, AND GROUP HOMES FOR MORE THAN EIGHT CLIENTS ARE USES BY RIGHT IN THREE HIGHER DENSITY ZONES. THEY ARE NOT CONDITIONAL USE PERMITS IN ANY ZONE.**
- **UNDER STATE LAW, GROUP HOMES FOR EIGHT OR LESS ELDERLY, MENTALLY OR PHYSICALLY HANDICAPPED INDIVIDUALS ARE CONSIDERED SINGLE-FAMILY HOMES AND ARE USE-BY-RIGHT IN RESIDENTIAL ZONES.**
- **RESIDENTIAL USES ON UPPER FLOORS ARE A PERMITTED USE IN THE DOWNTOWN AREA. APARTMENT BUILDINGS ARE ALSO PERMITTED IN THE DOWNTOWN AREA.**

Zoning and land use policies originate with the Idaho Falls Planning Commission. The Commission is made up of eleven members representing various backgrounds and expertise: engineers, local business owners, architects, public employee, school board members, landlords, and property owners. Each serves for a five-year term. They meet the first Tuesday of the month and at other times deemed necessary. The Commission has jurisdiction to review and approve preliminary plats and some conditional use permits. After review and consideration of annexations, final plats, initial zoning, rezoning, planned unit development, and other conditional use permits, it is their responsibility to make recommendations to the City Council.

The Board of Adjustments, with a membership of nine, handles variances, parking, signs, moving of buildings. They meet as needed.

#### **5. Building Codes**

The City has adopted the 2003 International Residential Code and International Building Code. These standards help ensure quality specifications are met in new construction and rehabilitation. The City has been working toward this end for many years. The Building Division is responsible for reviewing plans, and issuing construction permits. Construction inspections occur to insure that the building codes are being met. This ensures all housing is healthy, safe and environmentally compliant.

#### **6. Demolition and Displacement**

In are situations community development activities may involve displacement of individual

households and businesses. Typically these situations include revitalization of neighborhoods, property tax increases, and the construction of roads or other public improvements. All actions at the local level must be taken in accordance with acquisition and relocation requirements.

Local governments using federal funds in these situations are required to provide financial assistance to residents and businesses displaced as a result of the entity's acquisition of land for a public purpose.

When federal funds are used, assistance must be provided in accordance with the "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970" and the "Uniform Relocation Act Amendments of 1987." The City has adopted Anti-Displacement Policies.

**C. Private Sector**

**1. Lending Practices**

A research of the available HMDA data proved to be insufficient to identifying any lending bias patterns. Typical loan application reviews consider credit history, debt to income ratio, insufficient cash and employment history. Banks view the application denial procedures confidential. Additional information would have to be made available to determine if barriers exist in lending practices. While the evaluation of the data covered bank-based lending institutions and ranked them, it did not attribute any impediments to fair housing.

**2. Sales Practices and Rental Practices**

The Greater Idaho Falls Real Estate Association indicated that currently there are approximately 367 Realtors in their Association.

According to Census 2000, Idaho Falls has 19,771 housing units. This is an increase of 2,926 since 1990. Development of housing continued to accelerate until the economic crash of 2008. Statistics from the Census report that 68% of these units are owner occupied, while 32% are occupied by renters. Home ownership is up by 3.5% since 1990.

The City has continued to experience growth in both single- and multi-family units. The chart below represents the number of residential building permits issued by year. During the same period of time, the City has annexed 1,914.4 acres, an average of 212.7 acres per year to accommodate this growth. The City has continued to keep up with the demand of the essential municipal services: water, sewer, electricity, streets, and public transportation.

	<b>RESIDENTIAL BULDING PERMITS</b>									
	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Single-family	186	172	179	220	291	309	314	312	1625	69
Multi-family	32	40	86	24	159	207	143	12	671	0

**GREATER IDAHO FALLS MULTIPLE LISTING COMPARATIVE**

<u>Idaho Falls Metro</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Residential Units Sold	1,627	1,696	1,682	1,232	1,143

The Idaho Governor’s Conference on Housing is held every three years. The next conference is scheduled in 2009.

The yellow pages of the telephone book listed eight property management companies. Each work independently and handle everything from single-family residences to large multi-family complexes. There is no local association for landlords.

The Idaho Housing and Finance Association offer information to landlords through newsletters

and their Web site [www.ihfa.org/](http://www.ihfa.org/) The information is designed to help with tenant screening, lease agreements, rate structures, the Fair Housing Law, and ADA. Although Rent Sense was originated for Section 8 landlords, the services are available to everyone. Fair housing complaints are referred to either Idaho Legal Aid or the Idaho Human Rights Commission, the toll free number for the Intermountain Fair Housing Council is also provided.

It is important for the Affordable Housing Task Force to continue to be vigilant about any fair housing issues that need attention and improvement. Industry providers will be encouraged to continue self-assessment of their roles and performance to affirm fair housing.

### **3. Appraisals**

If discrimination were to occur in appraisals, subsequent actions could have a profound impact on the desirability of a neighborhood, access to mortgage financing, and the availability of insurance. For this reason, fair housing advocates have continued to focus on the issues raised by the appraisal process.

The Bureau of Occupational Licensing governs the Idaho Real Estate Appraisal Board. They are responsible for the application, testing, and licensing of appraisers. Through ongoing certification requirements, appraisers must attend continuing education programs. In instances where complaints are filed and through subsequent investigation, licenses can be revoked.

Prohibitions against racial discrimination have been codified in the Uniform Standards of Professional Appraisal Practices promulgated by the Appraisal Foundation and its Appraisal Standards Board. Idaho Statute, Title 54 Professions, Vocations, and Businesses and Chapter 41 Idaho Real Estate Appraisers Act, is very clear as to the requirements of appraisers. Numerous professional appraisal associations now state as a matter of policy that racial, religious, and ethnic factors are unreliable predictors of value trends or price variance, and that the notion of racial or ethnic homogeneity as a requirement for maximum value is without empirical support.

### **4. Insurance Practices**

The Idaho Department of Insurance ultimately has the responsibility to equitably, effectively and efficiently administer the Idaho Insurance Code and the Uniform Fire Code. The Department fulfills its mission and duties through three regulatory bureaus: **Company Activities, Consumer Services, and State Fire Marshal.**

They monitor the financial condition of all insurance entities conducting business in the state of Idaho to assure that each complies with Idaho law and that the financial obligations of the company to its policyholders will be met. They also review insurance policy rates and forms, collect and audit all insurance premium tax and fee returns and collect the arson, fire and fraud assessment used to fund the State Fire Marshal's Office.

The bureaus license and administer the applicable continuing education program for insurance agents, brokers, insurance counselors, third party administrators, adjusters and managing general agents. They analyze consumer and industry complaints and provide assistance to consumers, the insurance industry and other law enforcement agencies on matters involving insurance contracts and potential violations of the Insurance Code. Information, counseling and assistance are provided to **Idaho's senior citizens** through a network of more than 300 senior citizen volunteers and a toll free 800 number. A growing number of personal auto and homeowners insurance companies have begun looking at consumer credit information to decide whether to issue or renew policies, or to decide what premiums to charge for those policies. Some insurance companies believe there is a direct statistical relationship between financial stability and losses. They believe that, as a group, consumers who show more financial responsibility, have fewer and less costly losses, therefore should pay less for their insurance.

Conversely, they believe that, as a group, consumers who show less financial responsibility have more and costlier losses and, therefore, should pay more for their insurance.

A federal law, the Fair Credit Reporting Act (FCRA), states that insurance companies have a "permissible purpose" to receive general credit information that does not identify your relationship or experience with a particular creditor without your permission. Insurance companies must also comply with state insurance laws when using credit information in the underwriting and rating process.

Insurers that use credit and entities that have developed credit scoring models state that there is no difference in credit scores among different income levels because there are just as many financially responsible low-income consumers as there are financially responsible high-income consumers. In addition, those companies warrant that factors such as income, gender, marital status, religion, nationality, age, and location of property are not used in their credit scoring models. The Office of Consumer Services is being steered in dual directions--educating consumers in the field of insurance while simultaneously continuing their efforts to defend consumer rights against unfair and questionable insurance practices. Statistical information was not available to determine what barriers if any exist in these practices.

## **5. Transportation**

Transportation systems facilitating access to employment, shopping, and services are crucial to the economic and social well-being of all residents.

The Bonneville Metropolitan Planning Organization (BMPO) uses a transportation model to project future traffic volumes. LOS (level of service) is a term used to describe the degree of congestion by assigning categories from A to F to reflect the characteristics of traffic flow. LOS A represents free flow while F represents failure. The goal of local roadways is to maintain a LOS of C.

Public transportation services include the Public Transit Authority, Teton Stage Lines, Eagle Rock Transport, Easy Way Taxi and Delivery and SOS Transportation, Inc.

The bus system operates Monday through Friday from 7:00 a.m. to 6:00 p.m. Monthly passes are available, children ride free, discounted fares are offered to seniors, students and disabled. The community also has initiated vanpool and carpool services primarily to deal with transportation to and from work. These services are helping to accommodate lower-income workers who may not have a vehicle.

The City has developed a Bikeway Plan and has been aggressive in its implementation. The objective of the plan is to connect employment centers, schools and parks, shopping areas, and residential neighborhoods with bikeways. Many of the recommended routes were based on input received at citizen participation events as well as programs sponsored by the BMPO.

Although transportation itself does not appear to be an impediment to housing, it is clearly an important issue in considering housing options, especially for those who cannot drive an automobile such as low- and moderate-income families, the elderly and persons with disabilities. When some form of affordable transportation (public or private) is not available, then these classes are somewhat limited in their choice of housing and economic opportunities.

### **D. Impediments**

Based on the reviewed Public and Private Sector policies and practices, the following impediments have been identified:

1. There is a general lack of knowledge by potential home renters, buyers, and the general public about the requirements of the Fair Housing Act.
2. There continues to be a need for pre-housing counseling so that renters or buyers understand the

costs and responsibilities of buying or renting a home.

3. The percentage of income that can be used for housing rental/purchase payments is very limited among low- and moderate-income families. Down payment, closing, utility hook-up and deposit costs are beyond the reach of many would-be low income renters and homeowners.
4. There is a continuing need for vouchers under the Section 8 Rental Assistance Program.
5. Cost of housing continues to rise—Affordability for low-income families is currently in the \$80,000-\$90,000 range.
6. There is a lack of understanding by developers and landlords about housing accessibility requirements under the Fair Housing Act and which standards apply.

According to Intermountain Fair Housing from January of 2009 to September 2009 there have been 12 complaints that in Idaho Falls have been resolved and found the owners to be in violation. 6 pending cases are also under review. 90% of those complaints against landlords or owners come from the disabled who do not have some type of accommodation provided to them by the property owner. This is a major problem and need to be addressed.

# Chapter 6

## Fair Housing Action Plan

The following Action Plan identifies six prioritized impediments to fair housing choice in Idaho Falls, and the action goals and objectives for mitigating and/or eliminating them. The impediments were identified in Chapter V, Identification and Analysis of Impediments. The Plan also identifies the schedule by which progress will be achieved and supporting roles in implementing the actions planned. Lastly, the Plan identifies the monitoring and evaluation criteria to be used in assessing progress.

### A. Short- and Long-Term Goals

1. Impediment: There is a lack of understanding by potential home renters and buyers, and the general public about the requirements of the Fair Housing Act.

Action Goal: Promote education and outreach to the general public that will increase the level of awareness of the Fair Housing Act

Action Objective(s): Distribute informational pamphlets and other outreach materials to convey an understanding of the Act. The City Web site may also be utilized in marketing efforts. Work with the Greater Idaho Falls Association of Realtors, Idaho Legal Aid Services, Intermountain Fair Housing Council and the Affordable Housing Task Force (Fair Housing Partners) to develop, organize, and co-sponsor training and educational programs for the general public, Realtors, developers, lenders, appraisers, insurers, housing providers and others about the provisions of the Act. Provide technical assistance to help community leaders understand the range of appropriate, effective actions that might be taken to increase awareness.

The HUD funded programs will continue to provide training and technical assistance for the subrecipient requirements of the Federal Fair Housing Act.

Progress Schedule: Discuss and coordinate proposed activities with Fair Housing Partners at least twice a year (fall and spring). Partnership to provide endorsement and financial resources for conferences, seminars, and workshops planned each year. Establish an ongoing relationship with the entities sponsoring events as well as with various publications to assure an ongoing program of fair housing outreach and education.

Monitoring and Evaluation: Annual Action Plan performance review and assessment of progress by the Affordable Housing Task Force. Monitoring site visits by the U. S. Department of Housing and Urban Development. Track complaint data and protected class to see if there are changes to existing trends.

2. Impediment: There is a general lack of pre-housing counseling so that renters or buyers understand the costs and responsibilities of buying or renting a home.

Action Goal: Increase understanding among renters and new home buyers of the procedures, processes, terminology, resources and requirements of obtaining housing.

Action Objective(s): Work with local banks, mortgage companies and consumer credit counseling offices to provide informational materials that would be distributed to libraries,

financial institutions, and non-profits. Support the provision of housing counseling services Finally Home! Home Buyer Education through the Greater Idaho Falls Association of Realtors hosted at the Eastern Idaho Technical College.

Progress Schedule: Help to advertise the class schedules each year. Provide information and referral to all subrecipients of these ongoing activities.

Monitoring and Evaluation: Ongoing program monitoring and technical assistance will be conducted.

3. Impediment: Percentage of income that can be used for housing rental/ purchase payments is very limited among low-and moderate-income families. Down payment, closing, utility hook-up and deposit costs are beyond the reach of many would-be homeowners.

Action Goal: Help educate financial institutions and the general public about the state and federal programs designed to help low-and moderate-income borrowers. Continue to support the provision of housing counseling services Finally Home! Home Buyer Education through the Greater Idaho Falls Association of Realtors. Help support Idaho Housing and Finance Association, public housing efforts promote the Family Self-Sufficiency Program. Assist renters and borrowers with information about security deposits, down payments, insurance requirements, budgeting, debt management, etc.

Action Objective(s): Provide educational materials explaining assistance programs and encouraging participation.

Progress Schedule: Discuss proposed activities and coordinate implementation at the Affordable Housing Task Force meetings twice a year (fall and spring).

Monitoring and Evaluation: Annual Action Plan performance review and assessment of progress will be conducted by the Affordable Housing Task Force. Any meetings held in conjunction with the Strategic Plan and performance will be used to discuss actions.

4. Impediment: There is a continuing need for vouchers under the Section 8 Rental Assistance Program.

Action Goal: Increase the number of affordable rental units in the area.

Action Objective(s): Establish a closer working relationship with Idaho Housing and Finance Association's management of the City's public housing units to explore areas of concern. Support applications for Low-income housing tax credits such as for the Parkwood Meadows Apartments.

Progress Schedule: Review each Annual Public Housing Authority Plan for an assessment of identified needs. Meet with IHFA at least twice a year to ascertain areas where the City can provide support for increasing affordable rental units.

Monitoring and Evaluation: Track the number of families being served by Section 8 Vouchers and the numbers still on the waiting list each year. Document the increase in affordable rental units yearly. Reassess the data to determine what additional activities need to be implemented.

5. Impediment: Cost of housing continues to rise—affordability for low-income families is now in the \$80,000-\$90,000 range.

Action Goal: Increase the affordability of homeownership to low-income families.

Action Objective(s): Offer assistance to Eastern Idaho Special Services, Community Housing Development Organization (CHDO) in projects involving the HOME Program. Build a partnership with Habitat for Humanity as they engage in building and renovating affordable housing. Continue the support of the Affordable Housing Task Force and their activities in making homeownership a reality.

Progress Schedule: Be available on an ongoing basis to support and endorse HOME Program applications submitted by the CHDO. Attend the monthly Affordable Housing Task Force meetings. Meet with the Habitat for Humanity to determine needs how the City might be able to assist.

Monitoring and Evaluation: Track the number of families served by federal, state and non-profit homeownership programs.

6. Impediment: There is a lack of understanding by developers and landlords about housing accessibility requirements under the Americans with Disabilities Act and which standards apply.

Action Goal: Increase understanding of the ADA as it pertains to fair housing opportunities.

Action Objective(s): Work with recipients of federal grant funds to ensure that Section 504/ADA requirements are implemented.

Provide guidance to the building department in their review of building plans for compliance with all applicable accessibility laws prior to issuing building permits (including the Fair Housing Act's new construction requirements and ADA).

Progress Schedule: Conduct annual training sessions to advise subrecipients and others about the requirements of the Americans with Disabilities Act.

Monitoring and Evaluation: Ongoing monitoring of subrecipient's activities will be conducted.

#### **Fair Housing Resource Agency List**

**City of Idaho Falls**  
Community Development  
Planning and Building Division  
380 Constitution Way  
Idaho Falls, ID 83402  
208-612-8323

**Idaho Housing and Finance Association**  
390 W. Sunnyside  
Idaho Falls, ID 83402  
208-522-6002

**Idaho Falls Legal Aid Services**  
482 Constitution Way  
Idaho Falls, ID 83402  
208-524-3660

**Greater Idaho Falls Assoc. of Realtors**  
1388 Cambridge Drive  
Idaho Falls, ID 83401  
208-523-1477

**Intermountain Fair Housing Council**  
P. O. Box 1947  
Boise, ID 83701  
1-800-717-0695

**Life, Inc.**  
2110 S. Rollandet Ave.  
Idaho Falls, ID 83402  
208-529-8610



# **PART TEN: CERTIFICATIONS**



# **PART ELEVEN: APPENDIX**

