

Housing Diversity: Supporting Community and Economic Stability

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What you need to know about housing

Homes make communities possible. To be sustainable* housing must be affordable, available and accessible to all residents—first responders, seniors or retirees, families, professionals, and people living with disabilities. *Healthy housing infrastructure reflects the needs and incomes of real people.*

The aim is to support *community housing choice*† within reach of people who:

- *work for a living—at all wage levels***
- *provide essential community services;*
- *engage in community and civic activities; and/or*
- *spend their retirement years and incomes locally*

“Idaho needs more homes within reach of our workforce, families, and friends.”

Economic development role. Housing affordability supports sustainable economic development in many ways. *Employers* benefit from diverse housing types and price points near employment centers. They know a stable labor force supports planning, productivity, and competitiveness, and long commute times or financial strain can impact performance and reliability. *Economic development professionals* recognize housing as *critical infrastructure*—like schools, broadband or health care—essential to recruiting and retaining outside investment, good-paying jobs and dynamic *workforce development*. *Economists* know *local housing control* keeps wages circulating in the local economy.

Fair housing choice = economic opportunity. †Fair housing laws give us all the right to live where we choose and can afford. ‘Housing choice’ affects access to essential community assets such as health care, education and employment. Policies that distribute housing types and prices across neighborhoods and communities support HUD’s Affirmatively Furthering Fair Housing Rule, designed to mitigate decades of *de jure* discrimination described in Segregated by Design. The resulting housing equity supports community and economic resilience. Always include the voices of diverse populations when evaluating comprehensive plans, zoning ordinances or development. See more at IHFA’s YouTube channel and the 2022 APA Idaho presentation NIMBY, Equity and Liability for Communities.

Inclusive design gets customers in the door. Residential construction that reflects basic visitability standards reaches a broader market and lets us all age in place. This reduces overall housing costs, saves tax dollars and improves community cohesion and quality of life. Learn more: inclusivedesign

**sustainable* used here means enduring forever—just like Idaho’s state motto esto perpetua

***70% of Idaho jobs pay under \$20/hour and support rents less than \$1,040/mo; an FTE at \$12/hr can afford less than \$624/mo; a minimum-wage worker can afford less than \$377/mo.* See reports.nlihc.org/oor/idaho and the housingidaho.com rent calculator

Affordability = stability. Since the National Housing Act of 1937, housing costs below 30% of household income have been considered *affordable*. When costs exceed 30%, households are *cost burdened*; if they exceed 50%, households are *severely cost burdened*. This puts households at risk with negative consequences for families and communities. Alternately, we measure *residual income*—household resources available for housing after other essential costs are met.



Public subsidy to private equity. Residential speculation and inflation means a rise in *foregone spending*—money lost to our economy and tax base owing to *housing cost burden*—**an estimated \$971M loss for Idaho in 2020**. Housing displacement and instability caused by inflation have triggered a wave of *first-time homelessness*, with significant individual and social costs. Acknowledging externalized costs is key to sound policy.

Diverse housing markets benefit everyone. When working households, retirees and others can comfortably meet basic costs associated with local housing, they have more time, money and energy to invest locally. Communities benefit from less traffic, more stability, and engaged residents. School and job attendance go up, while public costs tied to community health and safety go down. Stable households in socioeconomically diverse communities are better able to build *social capital and cultivate supportive networks essential to economic mobility and opportunity*, which in turn *reduces* their overall reliance on social (i.e., taxpayer-funded) assistance.

NIMBY opposition to affordability or density can increase costs and often has a *'disparate impact'* on protected classes, perpetuating the effects of *discriminatory redlining*. Developers have *successfully sued communities* that reject *otherwise compliant developments* when discriminatory permitting policies or practices are evident.

"Stable housing lets each of us build the 'social capital' needed to reach our full potential."

T.R.U.V. Index. Housing is made affordable by increasing wages to compensate for housing inflation or lowering the *TRUV Index*, where *Transportation + Rent + Utilities + Visitability = the net costs of housing location, ownership, condition, efficiency and design*. Sustainable housing reflects all these factors to reduce life-cycle and household costs. Utilities costs vary significantly in homes built when energy and efficiency were undervalued.

Local needs require local partners and solutions. A sustainable and diverse range of housing options starts with understanding housing's role in economic and community development; it also requires teamwork among interested parties. These include housing, community and economic development professionals, policy makers, building officials, planners and developers, people with disabilities, seniors (and seniors in training), along with business, corporate, neighborhood, and community leaders who identify local needs and define the scope and direction of planning efforts. *Local control of housing and community assets = accountability and stability.*

"Employers know that housing is where jobs go to sleep at night."

Idaho's housing crisis limits workforce development. Employers throughout Idaho say the lack of housing options means they can't recruit or retain the essential workers they need—from hospitals, education or retail, to construction workers, care providers or first responders. *We're all affected.*

Takeaways:

1. Healthy housing markets are like ecosystems—diversity equals resilience and durability
2. Speculative investors and NIMBYs have fueled our housing crisis and cost burdens.
3. *Workers provide a subsidy to employers and customers* by commuting long distances or living in substandard housing to provide services—at a price we consider affordable
4. Housing that accommodates essential workers, students, retirees, seniors or persons living with disability helps families, knowledge and incomes stay put
5. We can make housing "affordable" one of two ways:
 - **Increase wages indefinitely** to keep pace w real estate speculation and inflation
 - **Subsidize employers/consumer prices** w project- or tenant-based supports (using taxes)

Preserving and Expanding Housing Diversity

Conservation and preservation matter. We all know the most cost-effective energy investment is in *negawatts*—energy saved through conservation. Likewise, every community has what's called *naturally occurring* or *legacy* affordability. Legacy housing typically has limited or no debt, reflects lower construction costs, and contains significant *embodied energy*. Preserving existing affordability is like patching the holes in a leaky bucket before trying to fill it. Communities that fail to preserve affordability will bear increasingly higher social costs.

Conversion, gentrification and speculation erode affordability. Converting legacy housing to investment property, luxury units or short-term rentals erodes affordability and further limits housing choices. New ownership means new financing costs and higher rents, and—like house flipping—simply puts more holes in the bucket.

New construction costs, supply or demand. Labor, material, financing and NIMBY costs are part of the housing equation as are high land prices in areas served by public investment and infrastructure. This means we can't simply build our way out of a housing shortage. The [laws of supply and demand don't apply equally to housing and corn](#), so building high-cost housing in one spot may increase overall supply, but—without market saturation or reduced broad buyer spending capacity—that doesn't mean overall housing costs will fall. Again, new housing should be [visitable](#) to meet demand for inclusive and equitable neighborhoods for people of all abilities.



Sample Strategies

Land banking. [Local government, school and highway districts](#), churches and private employers should proactively inventory, protect, acquire and designate key parcels for mixed-used and workforce/affordable residential development. Establish a community fund to purchase tax-delinquent properties each year to support a local housing strategy. Land near transit hubs, employment centers and services is an essential asset.

Remove land costs from the equation. [Community land trusts—or housing trusts](#)—hold land in trust via a public or nonprofit entity. Land is leased to qualifying homeowners, who own the improvements and build equity. Alternately, the trust may develop rental housing for households with specific income ranges or essential community workers, preserving long-term affordability. [Learn more.](#)

Impact and crowd investment. Federal funds involve legal and regulatory requirements that can inflate the cost per unit and require large developments. Impact or [crowd investing](#) can yield positive, measurable impacts alongside a financial return. This market-based approach to financing *missing middle* or *neighborhood-friendly* residential development can reduce costs and invite local investment. Distributing smaller-footprint projects across communities can also reduce opposition. Models: [Small Change](#), [Guerrilla Development](#), or [Sister City](#)

Engage local employers. Remember that diverse housing types and price points represent both a perpetual income boost to workers and valuable recruitment and retention tool for local public and private employers. *Workforce development* and productivity depend on an adequate supply of *workforce housing*—where *workforce* includes all who work for a wage. Employers can partner with other stakeholders to finance and develop housing units that meet the needs of key staff positions and wages.

Cooperative tenant ownership. [Housing cooperatives](#) reflect a value for housing stability in many countries and states. Tenants form cooperatives and acquire government-backed or private financing to secure housing with a mix of private and shared space. Like [resident-owned communities](#), this expands local ownership opportunities and builds equity for households, while offering flexible living arrangements and preserving residential capacity.

Re-think residential codes. Revise minimum lot size and square foot rules—along with fees, occupancy limits and household definitions—to support '[Gentle Density](#)' or 'Neighborhood-friendly development.' Think Tiny Homes, ADUs, and conditional density bonuses to reduce costs and increase housing diversity. These strategies serve the health, welfare and safety of communities best when they preserve local control over housing. Outside institutional investors and NIMBYs can undermine local interests and increase taxpayer and community burdens.

Local Housing Solutions. A great online housing explainer is at [localhousingsolutions.org](#). From basics to understanding and shaping policy, this site presents clear, simple and practical videos and summaries.

2021 Rural Housing Considerations. (see [Housing Challenges and Strategies](#) and [Whose Home on The Range?](#))

Housing Market Realities: Where We Are and How We Got Here

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Key Factors, Trends, and Consequences:

Shifting Priorities. After WWII, federal housing finance and urban renewal policy aimed to raise living standards for urban dwellers through ‘bigger, better’ housing. The feds—and private lenders—shifted support from downtown residential and mixed-use to suburbs. Freeways steadily displaced urban neighborhoods as race-based redlining and associated R-1 zoning ordinances evolved.

Larger suburban homes separated from employment centers led to increased traffic and commuting costs. See ‘Housing Transportation Affordability Index.’ htaindex.cnt.org

Housing as a Human Right. Article 25 of the Universal Declaration of Human Rights—*Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care...*

Housing inflation drivers. There is no single factor in housing inflation; several things contribute to our current crisis:

- Tax policy and investment patterns treat housing as an ‘asset class,’ not a human right. Commodification and speculation detach housing costs from wages or incomes.
- Institutional, foreign and other investors use housing to [launder money](#) or generate profits—without adding value to communities. And [remote control of residential markets](#) undermines local accountability, exports wages and incomes from local economies, and shifts costs to locals.
- [Rising prices triggered a new wave of ‘flipping.’](#) Windermere Chief Economist Matthew Gardner calls flipping a ‘precursor and contributor to a housing bubble.’ —10/10/17 Economic Summit, JUMP

Density. Distributing housing diversity and density across all neighborhoods is essential to address the [legacy of redlining and de jure segregation and discrimination](#). Ideally, density is paired with [conditions that ensure long-term community benefits or accountability](#) that maximize its effectiveness.

6/2022. [Apartheid by Another Name: How Zoning Regulations Perpetuate Segregation](#). Exclusionary zoning restricts access to opportunity and concentrates poverty

10/2022. [NIMBY, Equity and Liability for Communities](#). This APA Idaho session describes the costs and risk communities incur as a result of opposition to affordability and density.

12/2022. [Institutional Investors in Housing](#) HUD describes how large equity investors limit homeownership options for first-time homebuyers and increase racial wealth gaps.

2/2023. [NIMBY opposition’s impact on the housing crisis](#) amplifies and extends harms caused by real estate speculation; institutional investors now rely on NIMBY to restrict new construction, which is keeping supply low and rents high.

Rental Vacancy Rates (RVRs)

The percentage of residential property available for rent. A ‘healthy’ RVR is 5–7%, balancing supply and demand. Pre-recession RVRs in Treasure Valley markets were in the low-to mid teens. Since 2015, these and other markets have been consistently below 1%. This drives up rents and limits housing choices for full-time workers earning less than \$20/hour, seniors and Idahoans with disabilities. **Context:** Idaho’s statewide RVR* declined from 5.47% in Q4 2011 to 0.45% in July 2021 and is slowly increasing.

County	Available Units	Total Units	RVR*
Ada	2	5944	0.03
Adams	0	38	0
Bannock	3	437	0.69
Bear Lake	4	169	2.37
Benewah	0	38	0
Bingham	2	537	0.37
Blaine	1	414	0.24
Boise	0	25	0
Bonner	4	357	1.12
Bonneville	3	1769	0.17
Boundary	0	16	0
Butte	0	29	0
Camas	0	2	0
Canyon	71	2454	2.89
Caribou	2	60	3.33
Cassia	1	323	0.31
Clearwater	0	32	0
Custer	5	57	8.77
Elmore	0	324	0
Franklin	0	49	0
Fremont	0	53	0
Gem	0	111	0
Gooding	0	125	0
Idaho	3	94	3.19
Jefferson	0	190	0
Jerome	0	353	0
Kootenai	28	2065	1.36
Latah	5	541	0.92
Lemhi	0	74	0
Lewis	0	8	0
Lincoln	1	5	20
Madison	2	485	0.41
Minidoka	0	219	0
Nez Perce	0	527	0
Oneida	0	1	0
Owyhee	0	62	0
Payette	0	320	0
Power	0	124	0
Shoshone	0	146	0
Teton	0	111	0
Twin Falls	12	1668	0.72
Valley	3	162	1.85
Washington	0	206	0
*Statewide	152	20724	0.73

*Source: housingidaho.com 3/1/23 (primarily multifamily and affordable to household income equivalents up to \$20/hr FT)