

HOUSING

Community Vision 2028

In response to the question related to community values, survey respondents and Meetings-in-a-Box participants said: "Some of us live in cities and towns, some of us can be found in the countryside. Each of our areas has a distinct character, and we cherish our separate identities. We recognize that others are drawn to the beauty of our area, continuing to expand our population. We place such high value on our natural surroundings; we responsibly plan for, manage, and mitigate the impacts of growth on those surroundings." - Kezziah Watkins Report

The County's continued prosperity requires adequate housing as an integral element of the living environment. Providing housing for all income levels, while maintaining traditional values, is a complex challenge. Our housing stock consists primarily of detached, single-family homes (70%). The next most common housing types in our community are mobile homes (13%) and multi-family units (13%).

Market Analysis

The housing market in The County was very strong from 2003 to 2008, including record numbers of single family residential building permits. This trend has changed, but at that time was primarily the result of the high population increase in the County. Population data made available by the Idaho Department of Commerce in October of 2005 estimates that the population of The County was 122,971, representing a 13% increase in the five years since the 2000 Census. The BBC Research and Consulting Housing Needs Assessment for Coeur d'Alene reported that 34% of the homes on the market in The County in 2002 were priced at \$100,000 or less. This figure dropped to 6% in the first four months of 2007 and is reflected in the fact that the County's median home price (\$204,900) is higher than that of both the state and the nation. According to the Office of Federal Housing Enterprise Oversight (OFHEO), Idaho experienced home price appreciations of 10.3%, 18.6%, 14%, and 2.7% for the years 2004, 2005, 2006, and 2007, respectively. House prices in The

County have increased 89.72% over the five year period from 2002 to June 2007.

The Idaho Department of Commerce and the Idaho Housing and Finance Association (IHFA) produce five-year strategic plans for housing and community development and their 2005 strategic plan for the state reveals that the two most commonly identified housing issues in Idaho are affordable home ownership and rental housing options. The report states that the gap between income and housing costs widened in the 1990s "...and continue[s] to widen as inflation outpaces wage increases in every Idaho county." IHFA reports that "the average disparity between wage and housing cost growth in Idaho counties was 31.5 percent" and uses Sandpoint as an example; the average home sales price there rose from \$129,022 in 2001 to \$201,003 in 2004. There was a similar trend of average home sale price increases in all County municipalities during this same period, with the average home price for the county rising to \$204,900.



New Construction

Another housing market trend is the need for housing for seniors. As our population continues to age and the baby-boom generation begins to reach retirement age, the market for housing specific to their needs will be in greater demand. This trend has already begun, and the senior population has grown by 43% during the 1990s in North Idaho (Barriers to Housing Affordability in Idaho, BBC Associates, 1999). Seniors are known to have special housing needs (low maintenance, accessibility and mobility, proximity to services). Recently developments providing senior housing needs in The County have opened in the larger

cities of Post Falls and Coeur d'Alene, which provides the proximity to essential services that is crucial to those in this transitional period in life.

Housing Locations

The geographic locations of housing are an important planning consideration. Dependent on proximity to public services, natural land features, and existing development, housing location has implications regarding environmental impact, community character and design, cost and quality of public services and facilities, compatibility with existing land uses and resident lifestyles, cost of housing, employment opportunities, and future development rates and patterns.

Residents of The County have expressed a desire to prioritize location of housing developments for close proximity to existing public services and concentrations of development. County residents believe this approach will reduce sprawl, minimize environmental impacts, promote retention of land-based industry, promote retention of rural character, and maximize ability to provide public services, all of which are explicitly expressed priorities of our community.

According to the Institute of Transportation Engineers, a detached single-family residence produces an average of almost 10 vehicle trips on any given day of the week. Therefore, a subdivision with 50 homes could be expected to add approximately 500 vehicle trips per day to the street system. The closer the housing is to concentrations of employment and services, the less fuel is used, the fewer miles of street must be used, the less time it takes to reach destinations, the less time vehicles must occupy the roadway, the less time it takes for emergency services to be provided, and the less money it costs to extend public services such as water and sewers. All these factors influence community character, efficiency, and productivity.

Housing Types

Housing availability and variety typically indicate a diverse and healthy community. Where

the greater the variety of housing options the greater the community's ability to meet the needs and desires of people with different financial means, lifestyles, and household situations. Zoning restrictions and lack of infrastructure are among the reasons there are few multi-family dwelling units in the County's unincorporated areas.

Manufactured homes or mobile homes play a role in providing safe and affordable housing. This type of housing peaked in growth nationally in the 1970s and 1980s. Manufactured home installation has decreased dramatically in recent County history. Permits for manufactured homes on permanent foundations numbered 191 in 1995 and remained at over 100 per year until dropping to 79 in 2000. The lowest growth in the past decade occurred in 2006, with only 49 permits issued.

Manufactured homes constitute 7.6% of all housing in the U.S. and 12.2% in Idaho, according to the 2000 Census. Manufactured and modular homes are the second most common type of housing found in The County. By far, the most common housing type in The County is detached single-family homes (70% of the housing stock in 2000), followed by multi-family units (13%) and mobile homes (13%).



New Development on Rathdrum Prairie

Housing Supply

Housing supply is the total number of housing units and is an indicator of The County's population change and its ability to house its citizens. As the supply of total housing or certain types of housing decreases in relation to demand, market forces inflate the housing prices faster than household income. Using the Census Bureau's 2005 population (122,971 people) and total number of housing unit (53,132 units) estimates and the Census 2000 number of persons per household (2.60), The County had a surplus of 5,835 housing units, which represents 11% of the total number of housing units in the County.

Housing tenure and conditions demonstrate the stability and permanence of a community and its housing supply. In 2000, 74.5% of The County's occupied housing units were owner occupied and 25.5% were renter occupied. This compares with 71% and 29%, respectively, in 1990.

Housing stock condition is one general indicator of a community's overall well being, and the age of housing stock is a good general indicator of its condition. According to Census 2000 figures, 37% of The County's housing stock was constructed in the 1990s. Our community's housing construction in the 1990s through 2007 represents a large increase compared with Idaho and the U.S. in that period.

The 2005 State of Idaho Five-Year Strategic Plan for Housing and Community Development reports that Kootenai County is among the top three counties in the state containing the highest percentage of newer homes (the other two are Teton and Boise).

Housing Demand

The Kootenai Perspectives Subcommittee on Affordable Workforce Housing Report shows a 4% market-rate apartment vacancy rate as of 2007. This is more than 6% lower than the national rate, but similar to that of the region.

Housing demand is closely related to housing needs. In 2004 the Idaho Housing and Finance Association conducted a Housing and Community Development Needs and Assessment Survey highlights of which are reflected in Table 1 below. In the survey, respondents were asked to rate, in order of importance, the categories they felt had the highest need. The selected information represents some of these categories, as derived from the survey, for north Idaho (Region 1 includes Benewah, Bonner, Boundary, Kootenai, and Shoshone Counties) and statewide. The top three categories of need for the selected information in Region 1 are long-term rental assistance, job creation, and affordable home ownership (followed very closely by senior housing). Region 1 possesses a significantly greater need than the state as a whole in senior

housing (14% greater need), long-term rental assistance (9% greater need), and job creation (8% greater need).

Table 1: Idaho Housing and Community Development Needs

Priority	Region 1 Rating	Idaho Rating
Long-term rental assistance	59%	50%
Job creation	59%	51%
Affordable home ownership (down payment)	50%	51%
Housing for seniors	48%	34%
Housing for elderly & other special needs groups	41%	41%
Increased communication & partnerships	34%	32%
Land acquisition for affordable housing	31%	27%

Source: 2004 Idaho Housing and Finance Association Housing and Community Development Needs Assessment Survey & PlanRight, Inc.

Housing Occupancy

The U.S. Census Bureau defines a household as one or more persons occupying a housing unit; a housing unit is an occupied or vacant house, apartment, or single room intended as separate living quarters. At the time of the 2000 Census, there were averages of 2.66 persons per owner-occupied dwelling unit, and 2.40 persons per renter-occupied unit. In the non-household or group quarters population, 928 people resided in institutional settings (correctional facilities, nursing homes, mental hospitals, etc.) and 472 persons in resided in non-institutionalized group quarters (group homes, college dormitories, military barracks, missions, and shelters).

Housing Affordability

The standard adopted by the federal government for affordable housing is that households should pay no more than 30% of their pre-tax income for housing, including utilities.

Those households paying more than 30% of their pre-tax income for housing are considered “housing cost burdened,” and those paying more than 50% are considered “severely cost burdened.” The two most important factors in housing affordability are housing price and household income.

Both nationwide and in our region, recent trends are toward workforce populations not being able to afford housing in the communities in which they work. The OFHEO reported that in 2005, Idaho per capita personal income growth was 3.88%, but home price appreciation was 18.6%.

The Kootenai Perspectives Subcommittee on Affordable Workforce Housing Report defines affordable workforce housing as “housing that is affordable to families whose annual income is in the \$30,000–\$52,000 range.” It shows the 2007 average monthly rent for one and two-bedroom apartments as \$514 and \$568, respectively, in The County. Median home price is reported as \$204,900, which is \$5,100 below that of 2006. The same report cites The County area median family income as \$51,600 and states that “a family in the 80%–120% of the median income will have \$1,032–\$1,550 for all housing costs; which generally equates to homes in the \$120,000–\$190,000 range.”

Alternative Housing, Homeless, and Special Needs

Alternative or special-needs housing may be defined as housing that would not be seen as conventional and is typically of a transitional or temporary nature for its residents. Homeless shelters, crisis centers, and group homes are examples of alternative housing. “Homeless” is a broad term encompassing a wide variety of individuals with special needs or circumstances, including families, runaway youths, veterans, the mentally ill, and people with substance abuse problems.

According to the State of Idaho Five Year Strategic Plan for Housing and Community Development 2000–2004, Region 1 counties have “30 units of transitional housing and 86 beds of

emergency shelter to serve an estimated 22,957 persons at risk of homelessness due to incomes at or below the poverty level.” According to the U.S. Census Bureau’s American Community Survey of 2006, The County had a combined individual and family population of 15,781 below the poverty level, or 12.2% of its total population.

Conclusion

Housing is a basic necessity in our communities. It is one of the most significant purchases made by an individual and plays a significant role in our local economy. The County fully expects and is encouraging a wide variety of housing types to continue to be developed Countywide. Therefore it is the overall goal of this plan to direct a minimum of 70% of the new growth to be located within the cities where the provision of urban services is most appropriate.

GOALS AND POLICIES

The goals and policies in this chapter are intended to articulate the community vision toward the region’s housing and not to be regulatory, but provide specific guidance for the adoption and implementation of development regulations which will ensure conformity with the Plan.

GOAL 1: Adequate housing inventory should be available to meet the housing needs of the existing and projected population, including rental and purchase opportunities for all income levels.

Policies and Implementation Strategies

H-1 A. Development regulations should not prohibit government-assisted housing, housing for low-income families, farm worker housing, single-family housing, manufactured housing, and residential care facilities.

H-1 B. Develop regulations which provide for a variety of housing types in appropriate areas.

H-1 C. Develop regulations which provide for HUD-compliant manufactured housing to be permitted in the same locations and at the same density as other housing.

H-1 D. Evaluate development regulations to determine the effects on housing costs.

Regulations, permit processing, and fees should be consistent, predictable, and fair.

- H-1 E. Work with surrounding cities to accommodate low and moderate income families, recognizing that affordable housing is best located within urban areas for greater accessibility to transportation systems, jobs, support services, shopping, and businesses.

GOAL 2: Encourage where appropriate the provision of housing in a wide range of costs

Policies and Implementation Strategies

- H-2 A. Identify and pursue partnership opportunities with Idaho Housing and Finance Association (IHFA), U.S. Department of Housing and Urban Development (HUD), Idaho Department of Commerce and Idaho Department of Labor, Association of Idaho Counties (IAC), and nonprofit organizations devoted to housing affordability issues.
- H-2 B. Support programs to implement use of land donations, community land trusts, and deed restrictions to facilitate affordable housing development.
- H-2 C. Identify, pursue, or coordinate grant funding to facilitate construction of infrastructure necessary to support housing development.
- H-2 D. Develop regulations which allow and/or promote mixed-use development in areas deemed appropriate.
- H-2 E. Develop regulations that allow accessory dwelling units.

GOAL 3: The provision of housing for the special needs populations in the County should be encouraged.

Policies and Implementation Strategies

- H-3 A. Encourage residential care facilities and other group homes serving special needs populations, including but not limited to the homeless, victims of domestic violence, victims of disaster, seniors, and persons with disabilities.

GOAL 4: The structural integrity of the existing housing stock should be preserved to the extent practicable.

Policies and Implementation Strategies

- H-4 A. Conserve when appropriate existing housing stock in the county through code enforcement, appropriate zoning, and the possible participation in federal, state, and regional rehabilitation programs.
- H-4 B. Encourage the preservation and rehabilitation of historic structures through the cooperation with local historical societies, museums, and other local authorities.