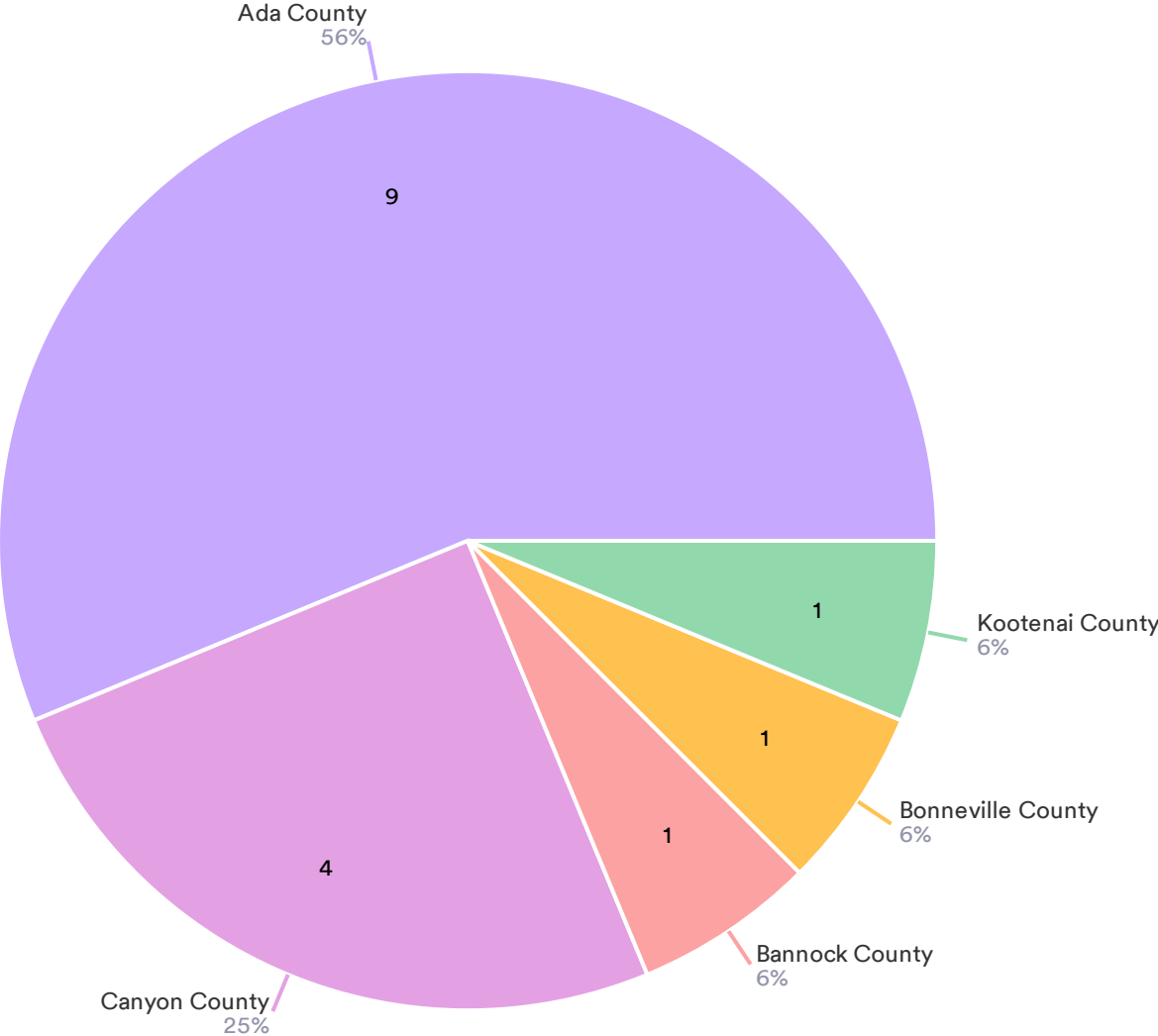


**Idaho Consolidated Plan 2025-2029
Needs Assessment Resident Survey**

Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

1. In which geographic area do you live?

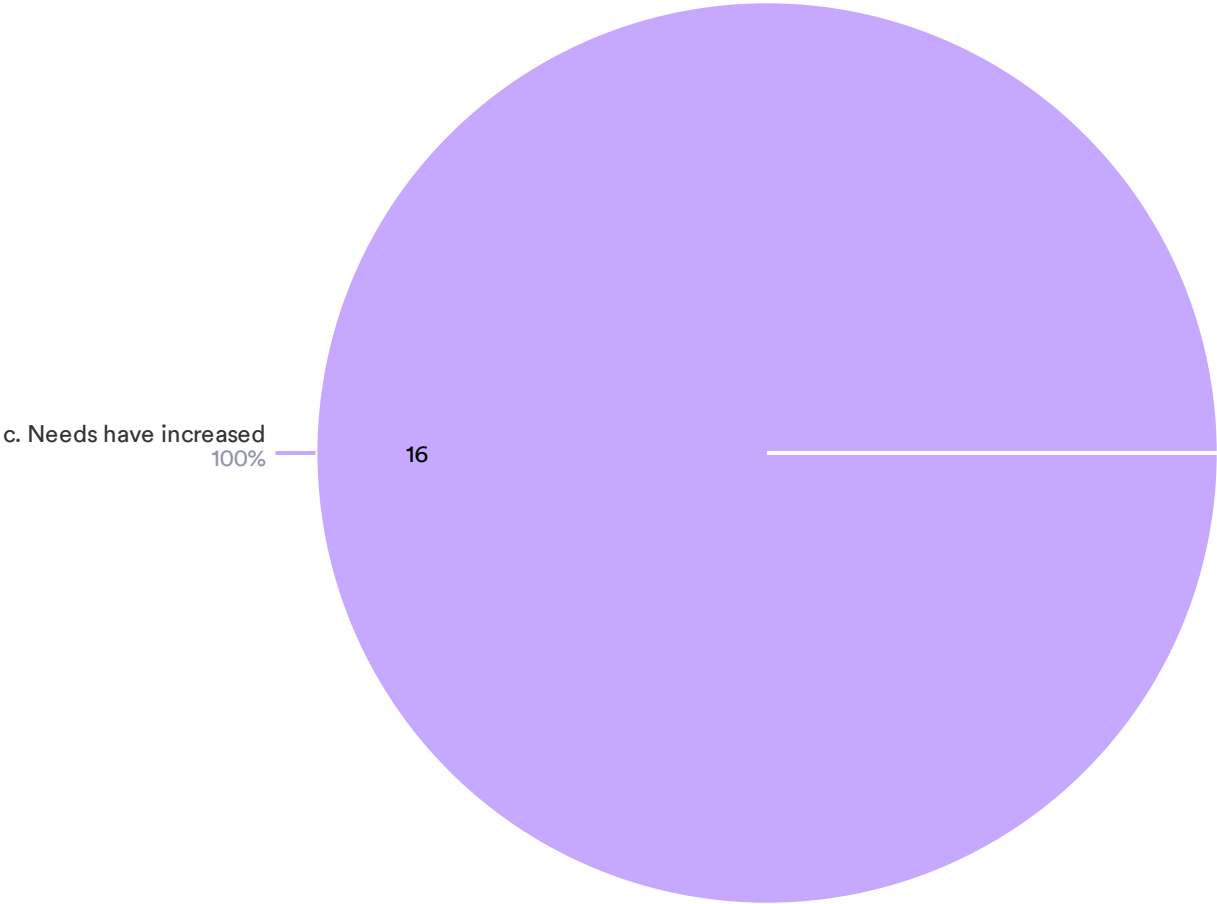
16 Responses



Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

3. Over the last five years, how have affordable housing needs (other than needs of persons who are homeless) changed?

16 Responses

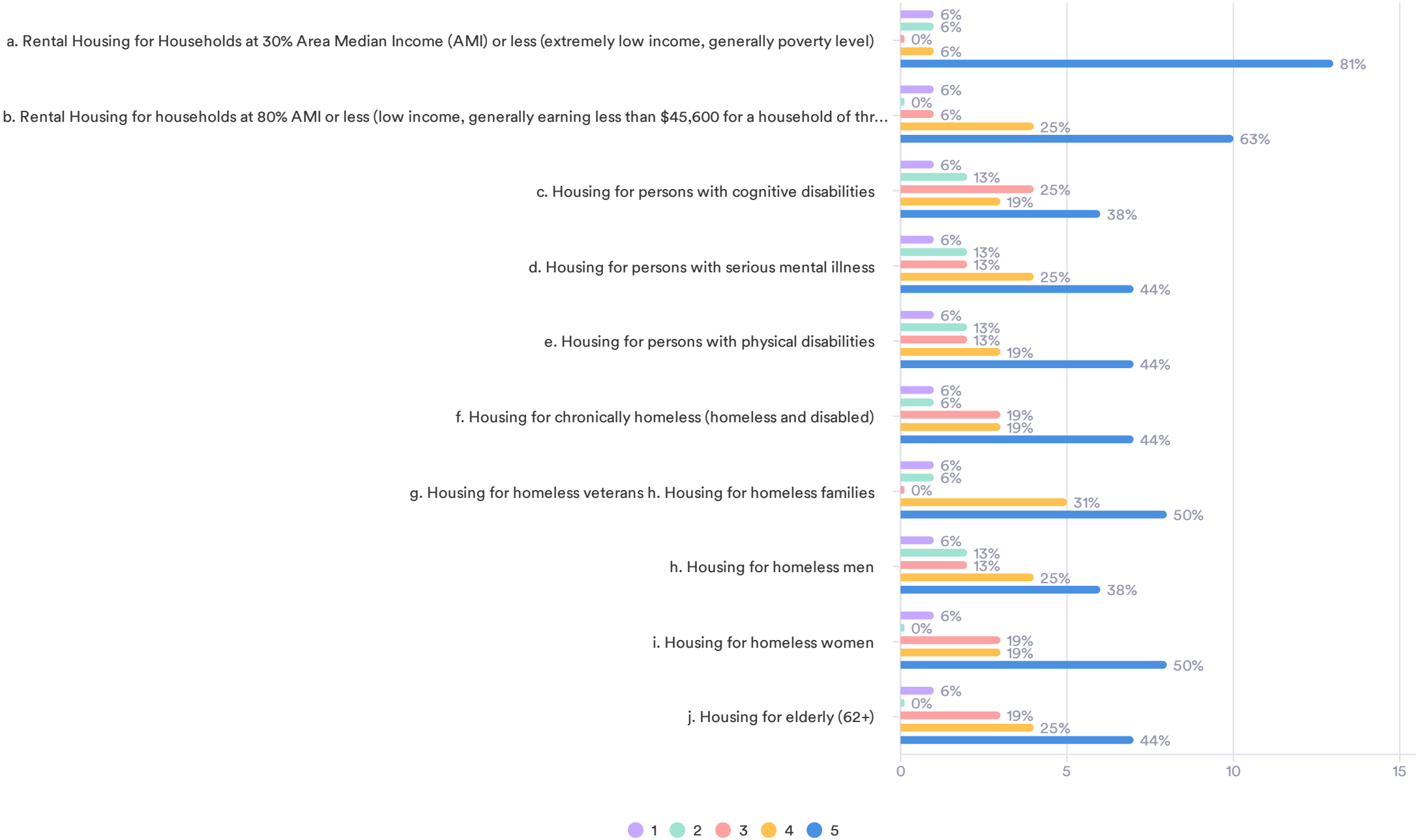


c. Needs have increased

Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

4. Please rate the following housing needs in your area on a scale of 1 = (Low) to 5 = (High).

16 Responses

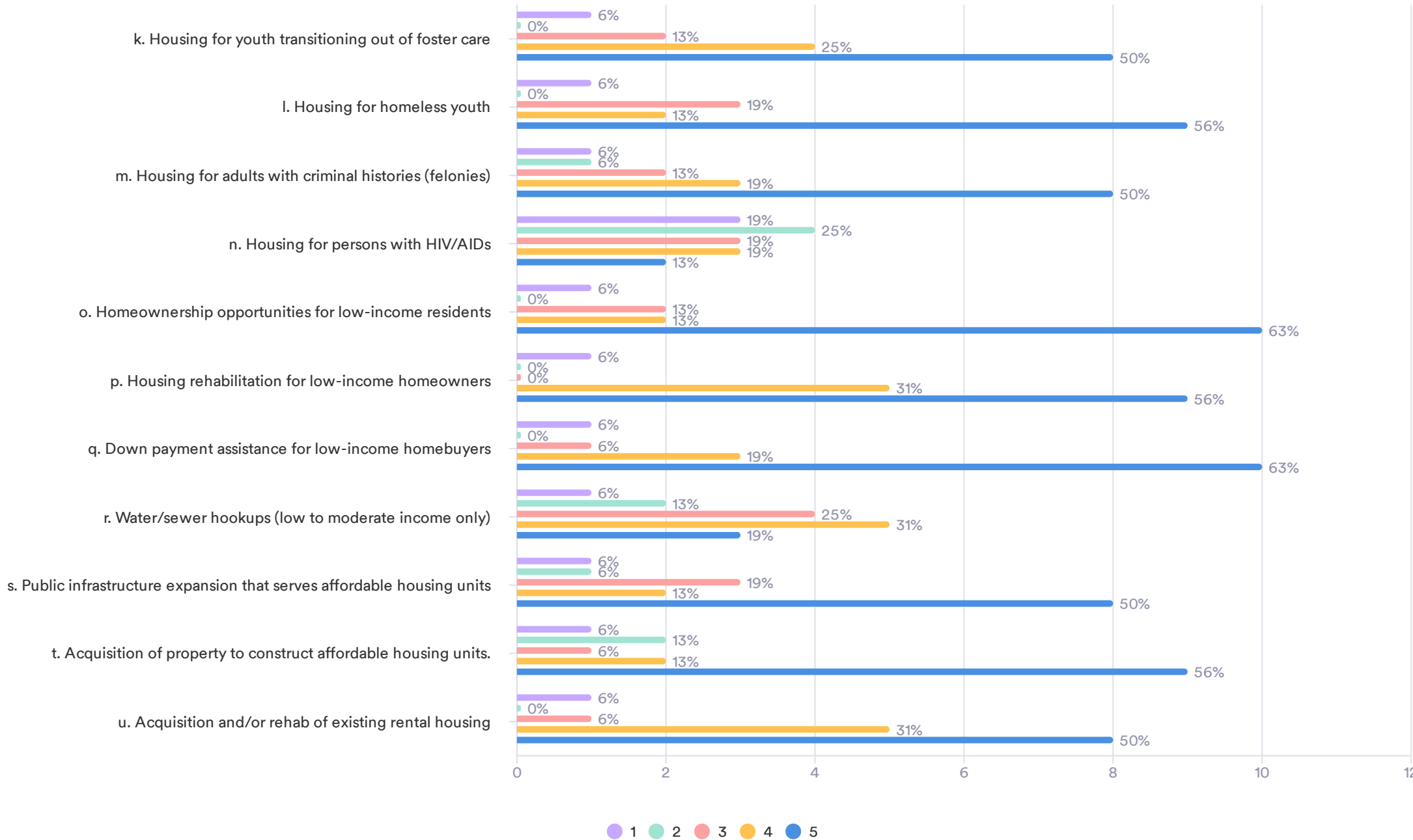


1 2 3 4 5

Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

4. cont. Please rate the following housing needs in your area on a scale of 1 = (Low) to 5 = (High).

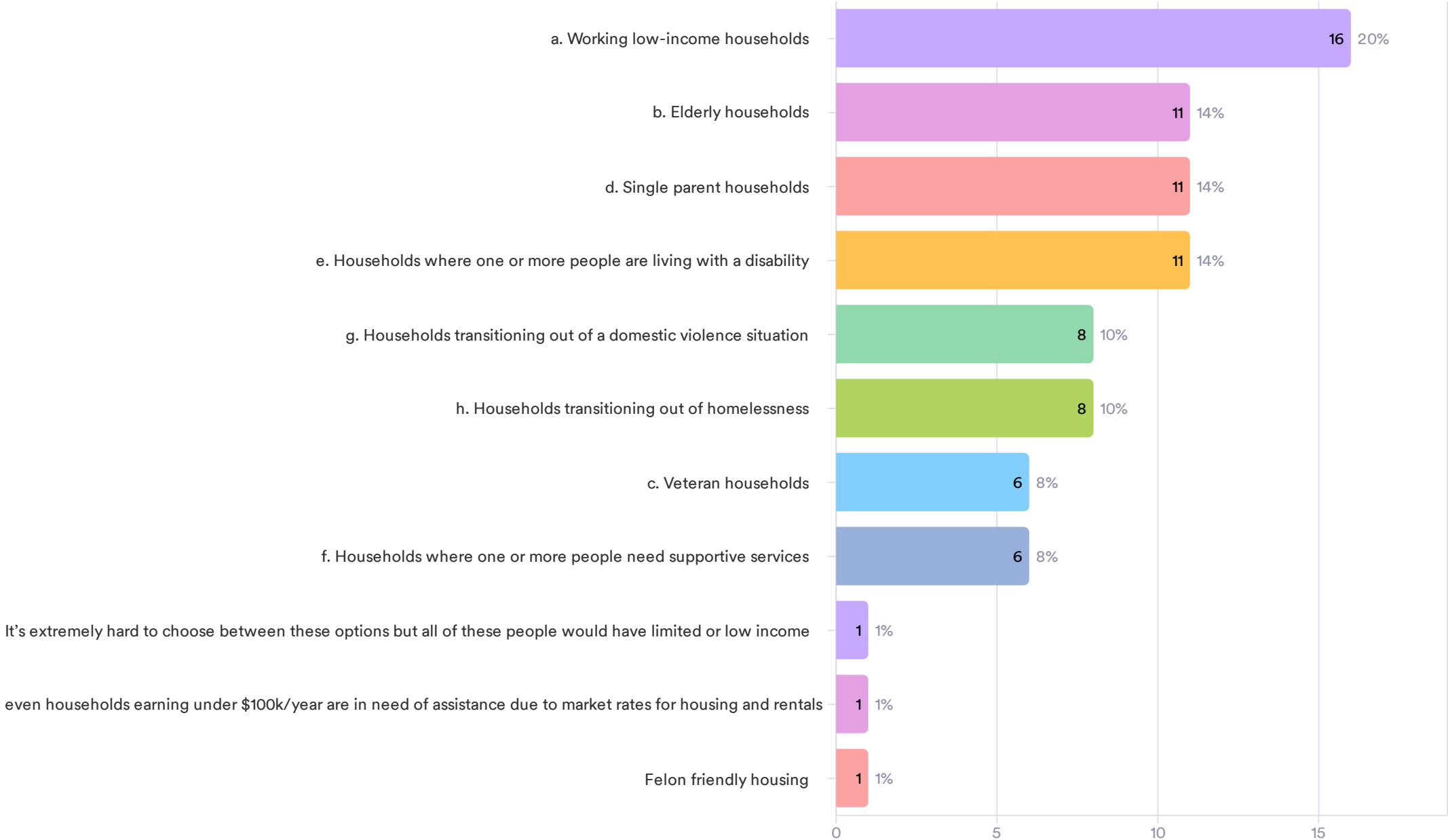
16 Responses



Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

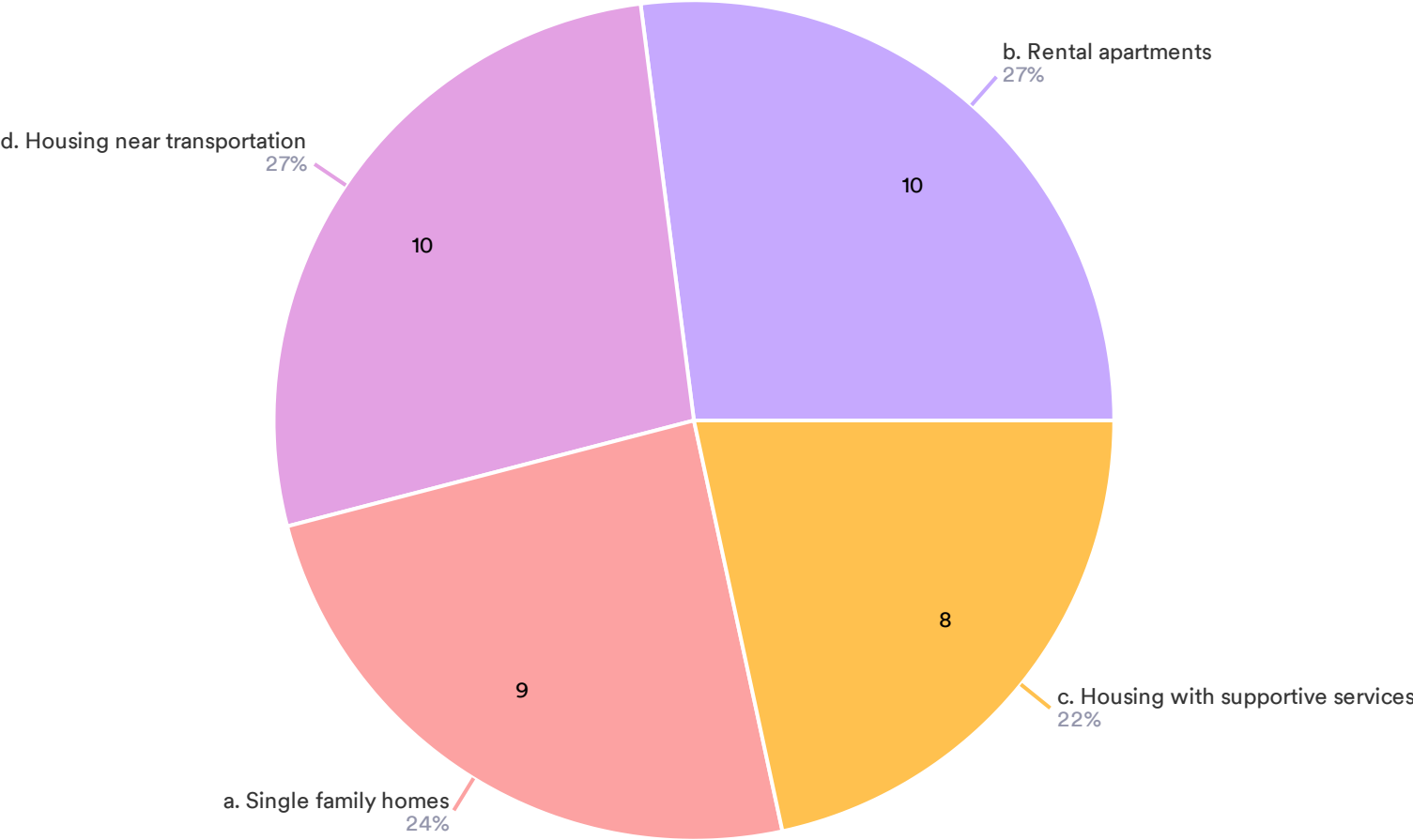
6. Which specific types of households are most in need of housing in your area?

80 Responses



7. What housing types are most needed in your community?

37 Responses



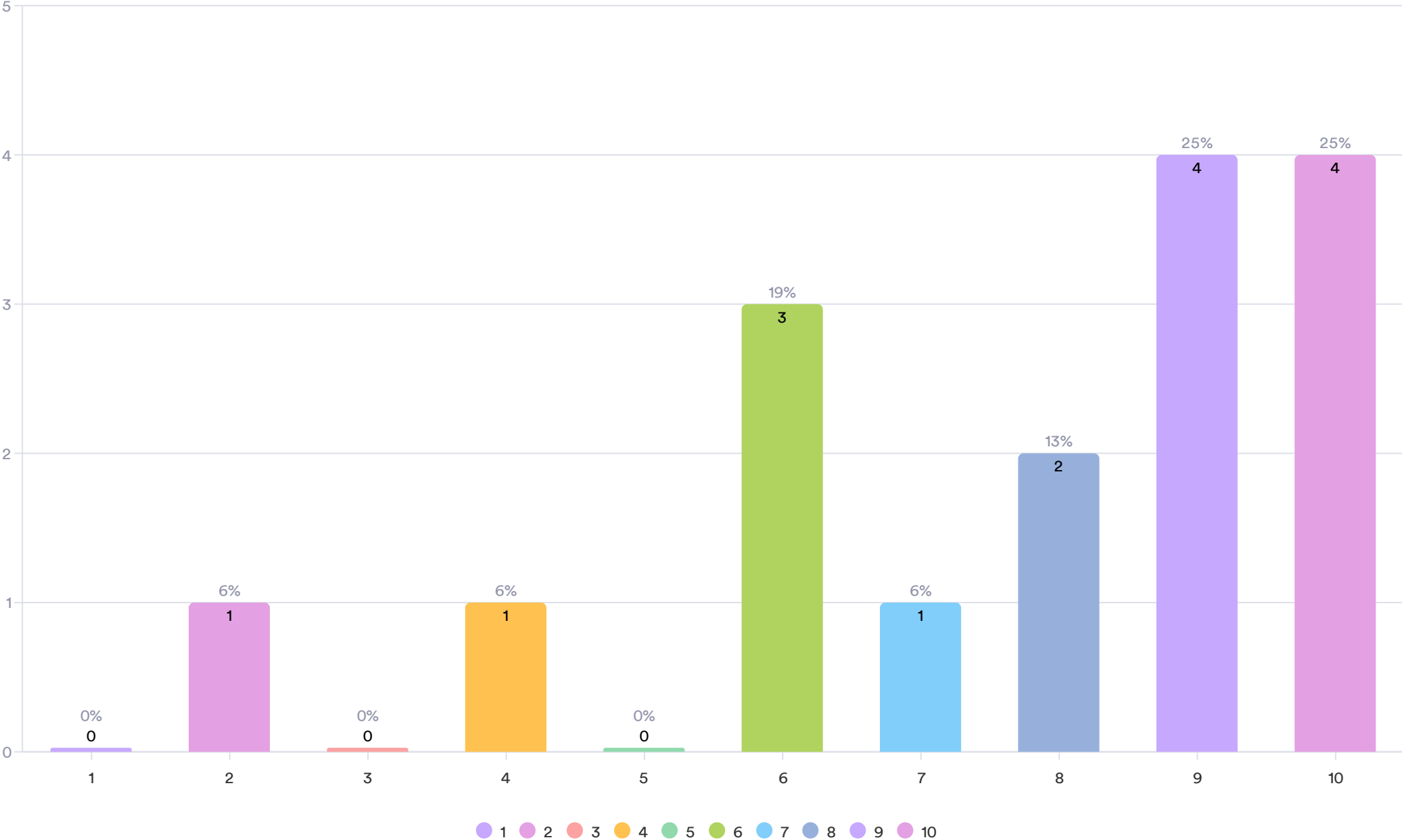
8. What general comments do you have about housing needs in your area?

Data	Responses
We need more low to moderate income housing that is accessible for people with ambulatory disabilities.	1
We don't need more "luxury" apartments. It's transparent that these developments slap decorative finishes in the units so they can charge more rent. We need housing that is economical but designed for comfortable utility. Smart layouts that maximize bedrooms/spaces for small sqft to house families or people looking to maximize their rent with roommates. Housing close to a grocery store and bus stop so disabled people can get their own necessities.	1
Nampa, ID seems to be the stepchild in Canyon County. Council members only want single-family housing when we are in desperate need of multi-family properties, our housing stock is dilapidated and in desperate need of housing preservation. Our infrastructure in our older neighborhoods is lacking sidewalks, and folks are practically living homeless in their own homes. Housing is in desperate need of rehab. When is the last time CDBG/HOME was invested in Nampa, ID for housing, infrastructure etc. from the state? The City of Nampa gets very little CDBG and that can't be used to build housing.	1
I think the fact that developments initially termed as "low-moderate income" housing isn't actually being completed and more often become "luxury" - even if the size and spaces of the units would be sufficient for most people looking to rent, the pricing and amenities are what prevent them from being affordable. Prioritizing infrastructure and location demands (access to transportation, available parking, existing water and septic connections, etc) with the developments are still ideal. While Boise has been doing a good job at identifying and creating multi-residence opportunities and increasing retail on the ground floor in in-fill lots, the costs of developing haven't stabilized causing luxury apartments, condos and townhouses to be built while moderate and lower income rates are being overlooked or outpaced in development.	1
We need more affordable housing options and REAL public transportation.	1
There is a lack of affordable rentals, largely driven by students occupying a large portion of the rental market and rental price increases as properties are converted or sold to larger companies (out of state). In addition, there is limited housing for elderly which prevents transition out of homes that could serve as starter homes. New construction is very expensive making it challenging for first-time home buyers to enter the market as well, perpetuating the need to rent.	1
I am worried about bringing too much density to our community and losing the feel of what Boise is. This special place doesn't need to turn into a big city.	1
Boise has seen an influx of in migration from higher-priced housing markets and outside private equity investment that—combined with increased labor and materials costs and NIMBY—have changed our housing dynamic significantly in the past decade. When out-of-state owners take control of legacy rental properties, they force rents up and locals out, while ignoring maintenance, security, and repairs. Those displaced (and who contacted IHFA's Housing Hotline) included large numbers of single women in their 60s, 70s and 80s. Local housing providers, in turn, saw the increased rents as a green light to raise their own rents. NIMBY attitudes and decades of restrictive zoning have limited our ability to meet demand, and over that time we've seen a steady decline in the Rental Vacancy Rate for units considered 'affordable' to those earning less than \$22/hr for full-time work, essential workers, seniors, and residents with disabilities. Add to this the widening "Visitability gap" between the percentage of Idahoans with mobility-related disability and the percentage of residential units usable by anyone unable to navigate stairs safely or at all. Policy makers should undertake a study of the externalized social/fiscal costs of speculation in and remote-control of local housing infrastructure. When rental housing (or leased commercial space) is controlled by out-of-state interests, we export local wages and incomes each week in the form of rent. According to USA Facts for 2022, Idaho had just under 200,000 occupied rental units (subsidized or unsubsidized). The average rent for a 2-bedroom apartment in 2024 (source: apartments.com rental market trends) is \$1,475. A 2022 article by Margaret Carmel for BoiseDev indicated that as many as 1 in 5 homes in Boise were owned by out-of-state investors who didn't plan to live here, Extrapolating from Boise metrics, an extremely loose estimate is that rents flowing out of our economy mean a loss of \$59M/month, or over \$700B/year. This is money that doesn't circulate in local or state economies, but that goes directly into the accounts of outside investors whose only connection to Idaho is extractive. The costs of displacement and destabilization are borne by local taxpayers, nonprofits, hospitals, school districts, and employers struggling to recruit and retain a reliable, productive workforce.	1
Other entries	2

Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

9. On a scale of 0 to 10, how knowledgeable are you about Fair Housing rights and laws. (1 being the least knowledgeable and 10 being most knowledgeable)?

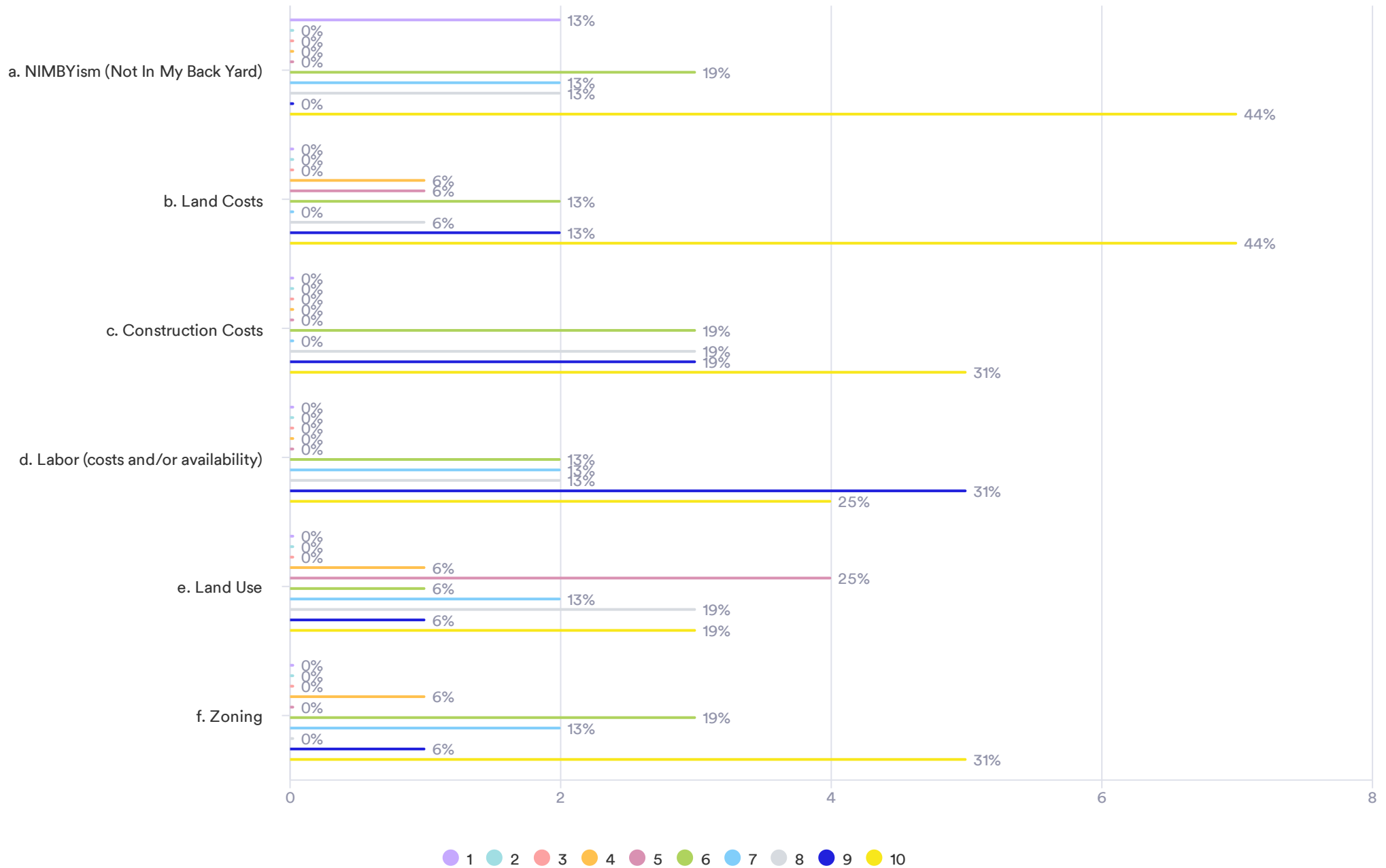
16 Responses



Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

10. On a scale of 1 to 10, how would you describe each of the following barriers to access affordable housing in your area. (1 being the least challenging and 10 being most challenging)?

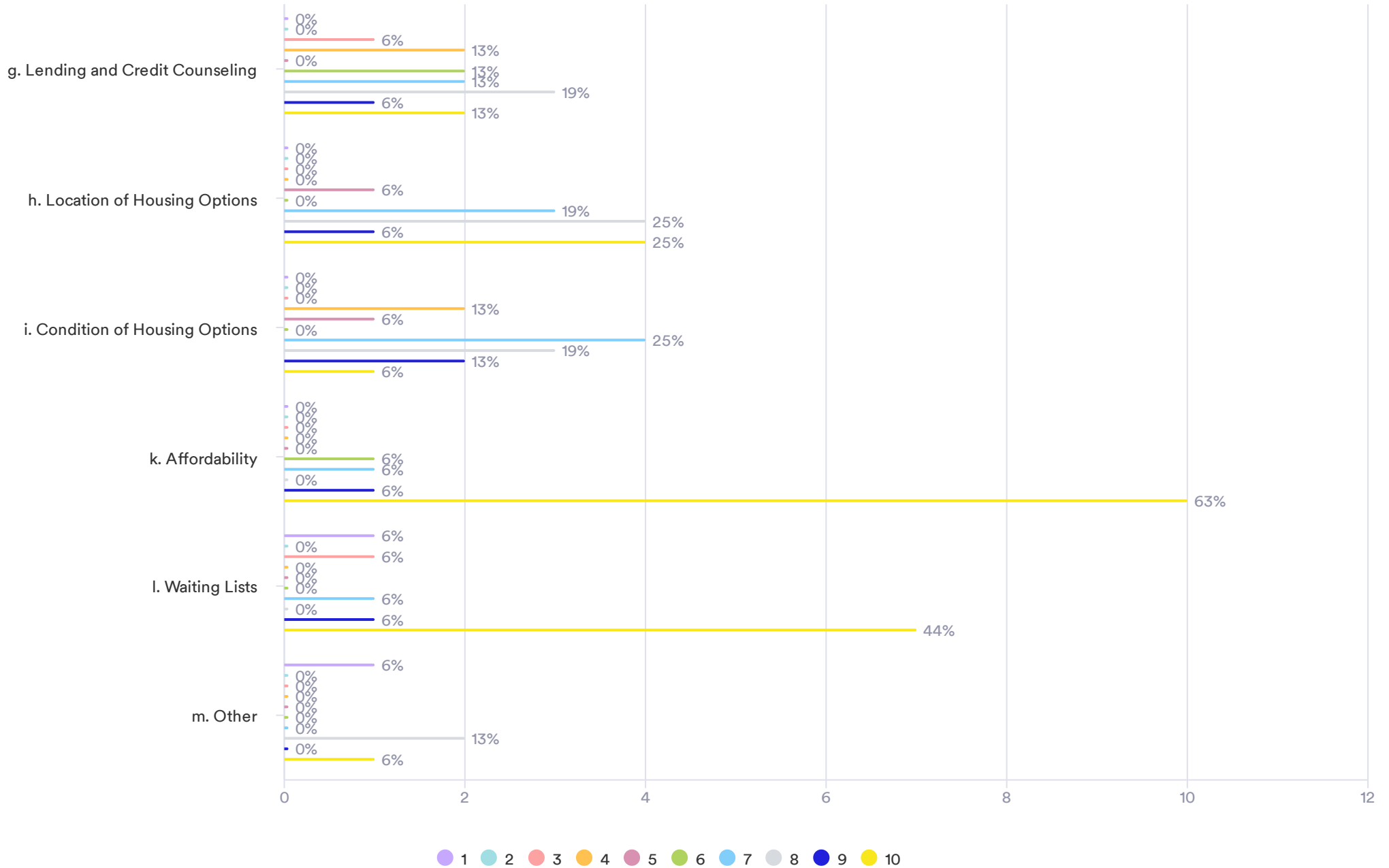
16 Responses



Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

10. cont. On a scale of 1 to 10, how would you describe each of the following barriers to access affordable housing in your area. (1 being the least challenging and 10 being most challenging)?

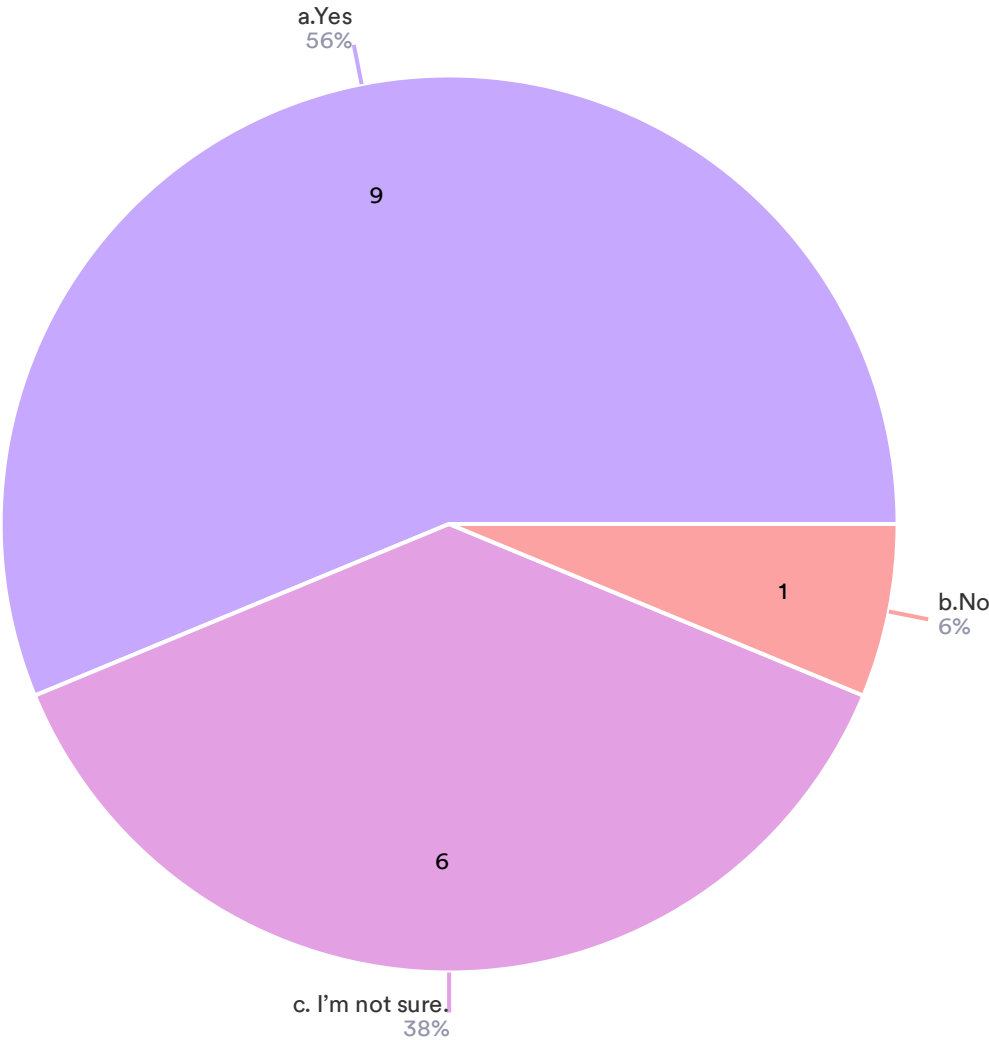
16 Responses



Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

11. Are there opportunities to learn about fair housing protections in your area?

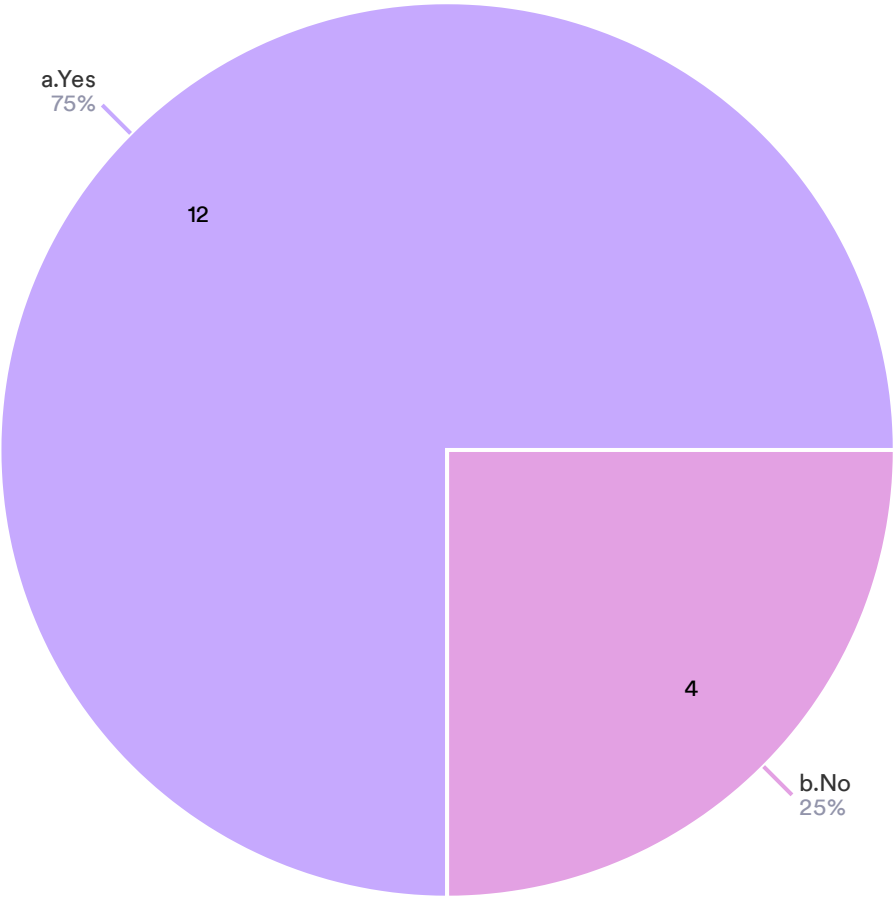
16 Responses



a.Yes c. I'm not sure. b.No

12. Do you know where to report a fair housing complaint?

16 Responses



a.Yes b.No

Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

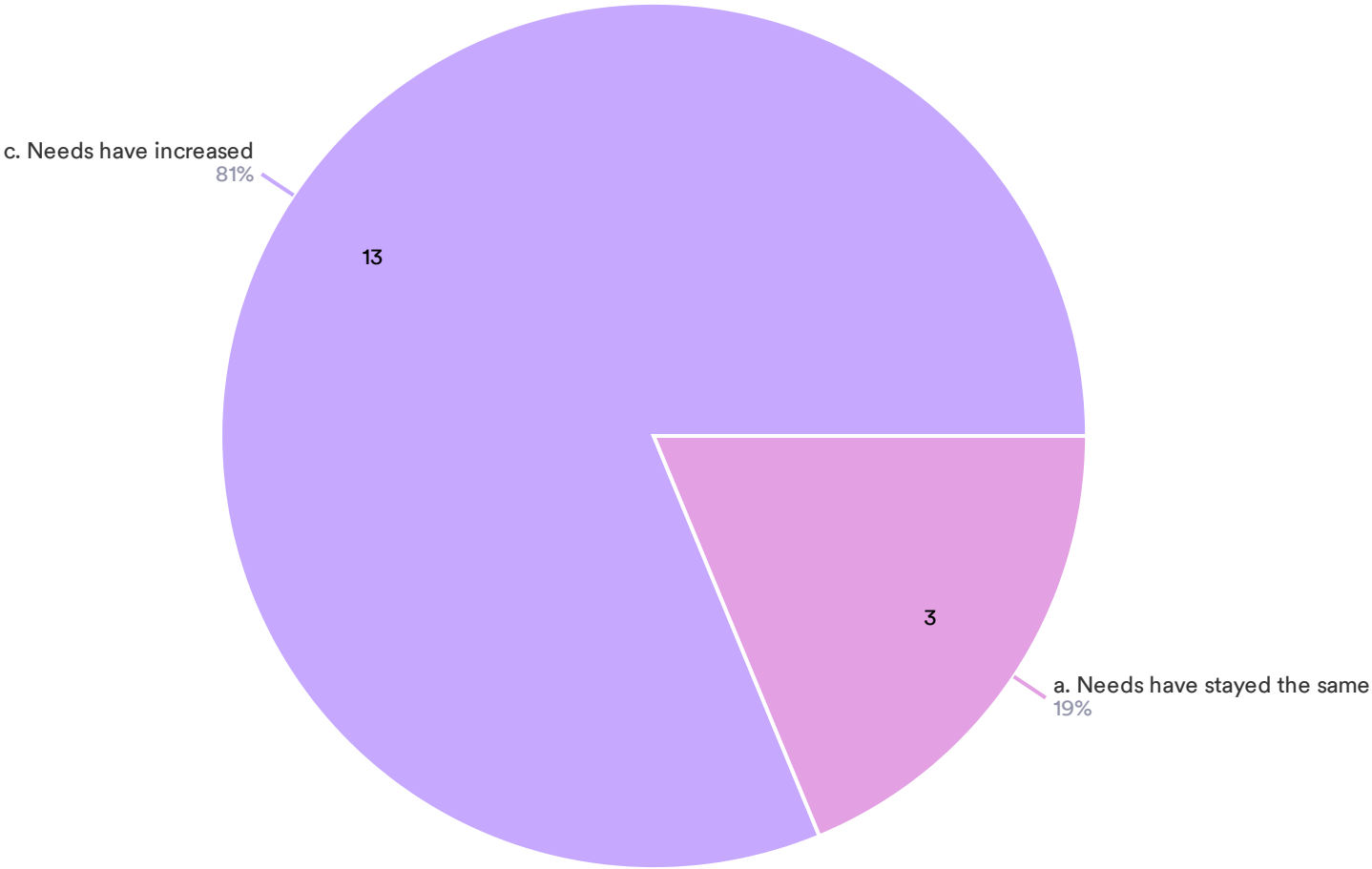
13. What general comments do you have about fair housing needs in your area?

8 Responses- 8 Empty

Data	Responses
<p>Affordable development is always challenged by NIMBYism. People who say, “I don’t want apartments near by!” We’re running out of land for expansive, palatial developments and lot sizes. Moreover, they cater to people moving with large cash funds from out of state who in my experience working in their households, are either A. Retirees, or B. High salary remote workers working for out of state corporations making higher wages than locals. We need housing that supports the working class. These groups complain about a lack of service workers to serve them as they drive the working class out of their neighborhoods and don’t want to understand the problem.</p>	<p>1</p>
<p>Landlords need to be educated and so does Mayor and Council of the City of Nampa.</p>	<p>1</p>
<p>I live in an older neighborhood on the bench where elderly homeowners are getting squeezed out of their homes due to the market rates jacking up interest rates and annual property taxes. If it's possible to empower those homeowners of 10-20-30+ years to get rebates or credits to offset the increasing amount of rate hikes to alleviate higher costs on their likely fixed incomes that were appropriate for the 1990's we wouldn't have to have more long-term homeowners forced out of their homes and neighborhoods due to being priced out of their otherwise stable living conditions.</p>	<p>1</p>
<p>There are definite fair housing needs, particularly as a high percentage of LMI households are a protected class and renters. The City's zoning code has been updated to encourage more housing development but developers are not building housing that fits the need or new construction units are not affordable due to high construction costs which can result in fair housing issues.</p>	<p>1</p>
<p>There is no cap on rents. There also needs to be a cap on how much a house of a certain size should sell for.</p>	<p>1</p>
<p>Our decreasing rental vacancy rates among sliding-scale or subsidized housing units (from 5.47% in Q4/2011 to a low of 0.44% in Q4/2023 Source: housingidaho.com) has erased the competition for tenants needed to moderate rent prices and reduce discriminatory landlord behavior. Discrimination undermines the civil rights and social mobility for all members of protected classes, but the absence of housing useable by those with mobility and sensory disabilities has the effect of perpetuating poverty and instability. Myths and misinformation around multifamily/affordable housing, density and diversity have also fueled persistent and pervasive NIMBY opposition to much-needed residential development. The rise of misinformation seems to have (coincidentally) grown after the appearance of the Idaho Apartment Association. At the state level, there has also been a marked increase in generalized and overtly discriminatory behavior since the 2016 election. It's important to demonstrate the correlation between housing equity (i.e., fair housing choice) and the economic opportunity needed to expand and sustain productivity, financial independence, and overall economic and community strength, health and stability.</p>	<p>1</p>
<p>Access by people who are limited English proficient is lacking. Assisted housing providers don't realize the full depth/breadth of their responsibilities.</p>	<p>1</p>
<p>i think few are aware of the requirements or protections.</p>	<p>1</p>

14. Over the last five years, how have homeless needs changed?

16 Responses

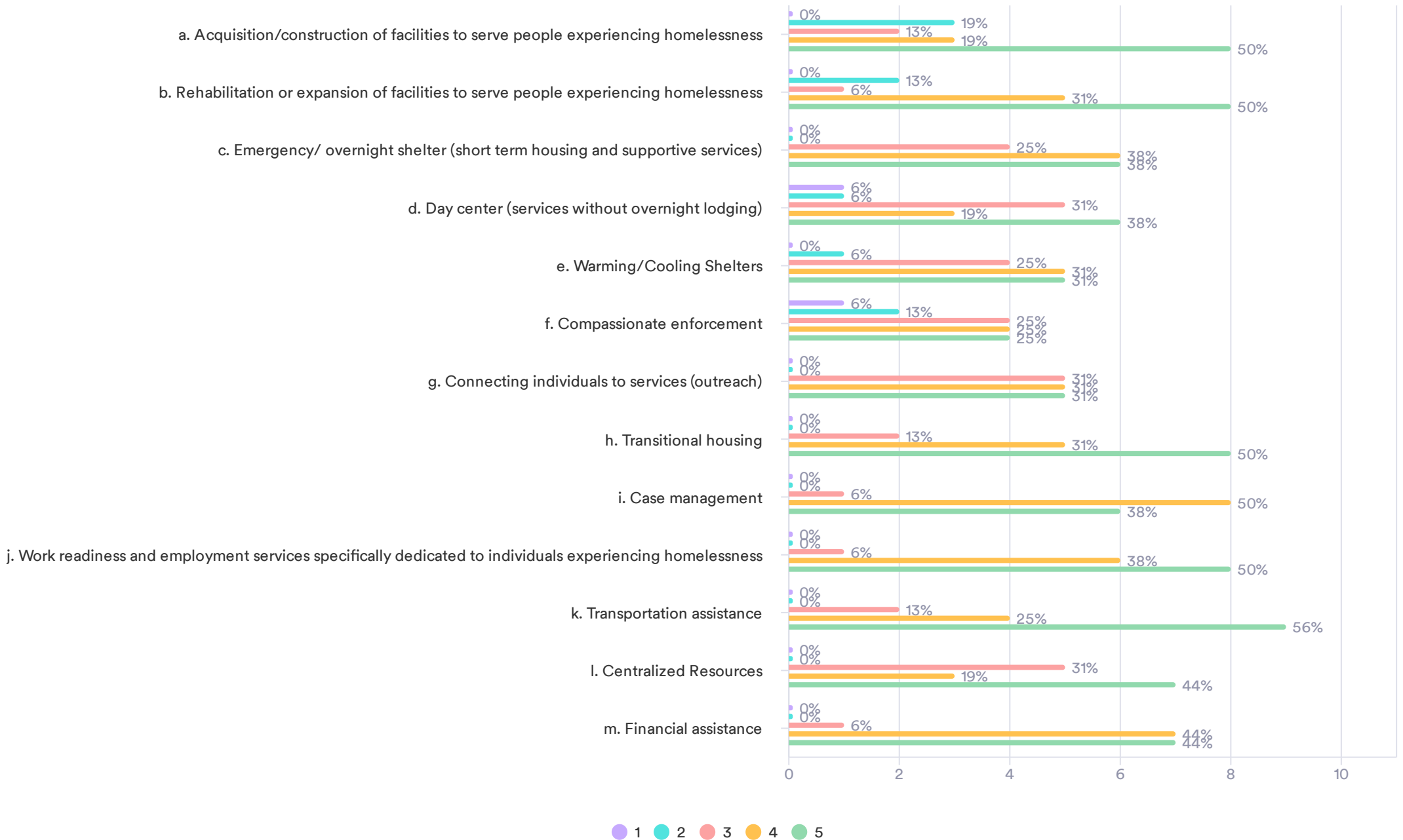


● c. Needs have increased ● a. Needs have stayed the same

Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

15. Please rate the following Homelessness needs in your area on a scale of 1 = (Low) to 5 = (High).

16 Responses



Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

15. cont. Please rate the following Homelessness needs in your area on a scale of 1 = (Low) to 5 = (High).

16 Responses



Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

16. In your opinion, what is most needed in your area to help persons who are experiencing homelessness move into a more permanent housing situation?

11 Responses- 5 Empty

Data	Responses
I live in Ada County not Boise city. We need transportation and support resource connectivity before homelessness occurs. Oftentimes families don't know where to turn.	1
Money and safe, affordable, accessible housing.	1
I live in Canyon County. Homelessness isn't as prevalent or obvious as it is in Ada County but we can't be far behind and we should create these systems for Canyon County residents so that we never reach the level of issues Ada County has from ignoring their situation for many years. There are many working class and young families in Canyon County and I would imagine homelessness looks a little different — potentially more families facing eviction over struggling to meet rent and more families needing domestic violence shelter or assistance as they leave a situation. We should invest in shelter space, housing, and services before we are in dire need, and we should invest substantially in preventing homelessness for people in unstable situations.	1
Case managers that know what they are doing to help with a more permanent plan. Working in Nampa pays less than Boise, so the better Case Managers typically live here but work in Boise.	1
Prioritizing safe, secure and reasonable accommodations for persons experiencing homelessness without having to relocate them further out of town where needed services are less present. Incorporating various support services within those temporary service providers to assist in reducing homelessness (such as financial, mental health, counseling, workforce development, etc) could mitigate some of the extent of increased homelessness and unhoused individuals.	1
First supportive housing that then transitions them to independent living. The area needs stable employment, reliable public transportation, and affordable housing.	1
Financial assistance, specifically first month, last month, security deposit.	1
Available transitional housing	1
Other entries	3

Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

17. In your opinion, what should the IHFA' s role be in helping people who are homeless?

9 Responses- 7 Empty

Data	Responses
Prevention through resource connectivity and supporting educational programs many non profits already provide.	1
Constructing transitional housing and housing for people with issues leading them to chronically face housing challenges. Constructing and maintaining housing for people with issues that may lead them to have difficulties securing or staying in traditional housing or renting situations like those with mental health challenges. Funds for those facing financial shortfalls and needing emergency assistance to stay in their housing.	1
Providing housing-related services & resources to centers and service providers working with the unhoused population.	1
IHFA should be helping providers with projects that are focused on assisting more individuals and families with supportive housing.	1
Wrap around services that provide financial assistance to get housed and then case management to ensure they remain housed.	1
Help build community transitional housing with 2-year maximum stays or lease-to-own opportunities	1
IHFA has an enormous positive impact on the availability of homeless shelter and supportive service options in Idaho. Additional opportunity: Support diverse models that have proven cost- and outcome-effective elsewhere, SquareOne Villages (Eugene)* Community Supported Shelters (Eugene)* Jolene's First Cousin (Portland) *Personal shelters served an important role during the recent pandemic: they allowed unhoused individuals to 'shelter in place' and reduce the spread of virus. They also provide an alternative for those living with PTSD, anxiety, or compromised immunity, and offer married cisgender couples seeking to remain together while seeking stable housing options. Single-Room-Occupancy (SRO) options can offer deeper affordability, independence and privacy when compared to standard apartment configurations.	1
A portion of IHFA's funding should be devoted to permanent supportive housing because the State of Idaho isn't going to be any help.	1
Other entries	1

Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

18. What general comments do you have about homelessness in your area?

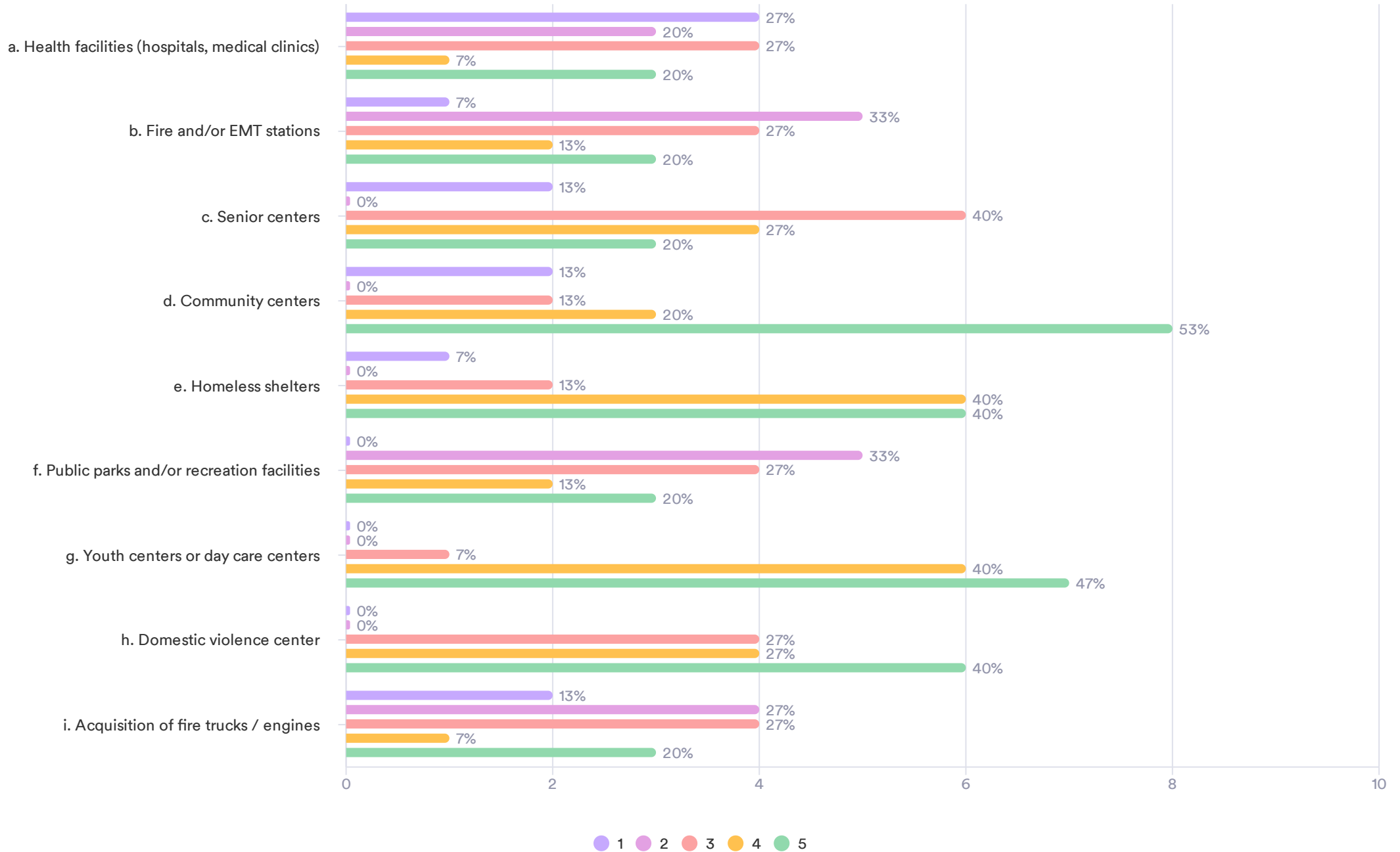
7 Responses- 9 Empty

Data	Responses
<p>In Ada county homelessness was ignored and minimized for long enough that everything needs to be done, all approaches and solutions are overdue. From building affordable housing to financial assistance to treatment and services.</p>	<p>1</p>
<p>Homelessness and our housing crisis are two totally different things, and I'm tired of our housing needs and decisions focused solely around our homelessness problem in our area.</p>	<p>1</p>
<p>While there seem to be a slight increase in homelessness, it "appears" to not be increasing significantly - but I'm unsure how many of those folks are locals or are more transient due to the overall population increase in the Treasure Valley.</p>	<p>1</p>
<p>There is still an attitude by the City and County officials that homelessness and affordable housing are not issues in this area. Until we can get those who have the power to make change and bring concerns to light, we will continue to swim upstream.</p>	<p>1</p>
<p>Eviction prevention and emergency stipends to prevent eviction would greatly prevent homelessness. More case management and wrap around services (mental health, job placement, substance use, transportation) would help chronically homeless.</p>	<p>1</p>
<p>We are seeing more and more of it, and a lot is coming from different states.</p>	<p>1</p>
<p>Providers have done a good job of keeping a lid on it but they are really strained. We're not LA because of them, but more needs to be done and that work need support.</p>	<p>1</p>

Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

19. Please rate the need for the following Public Facilities Improvements in your area on a scale of 1 = (Low) to 5 = (High).

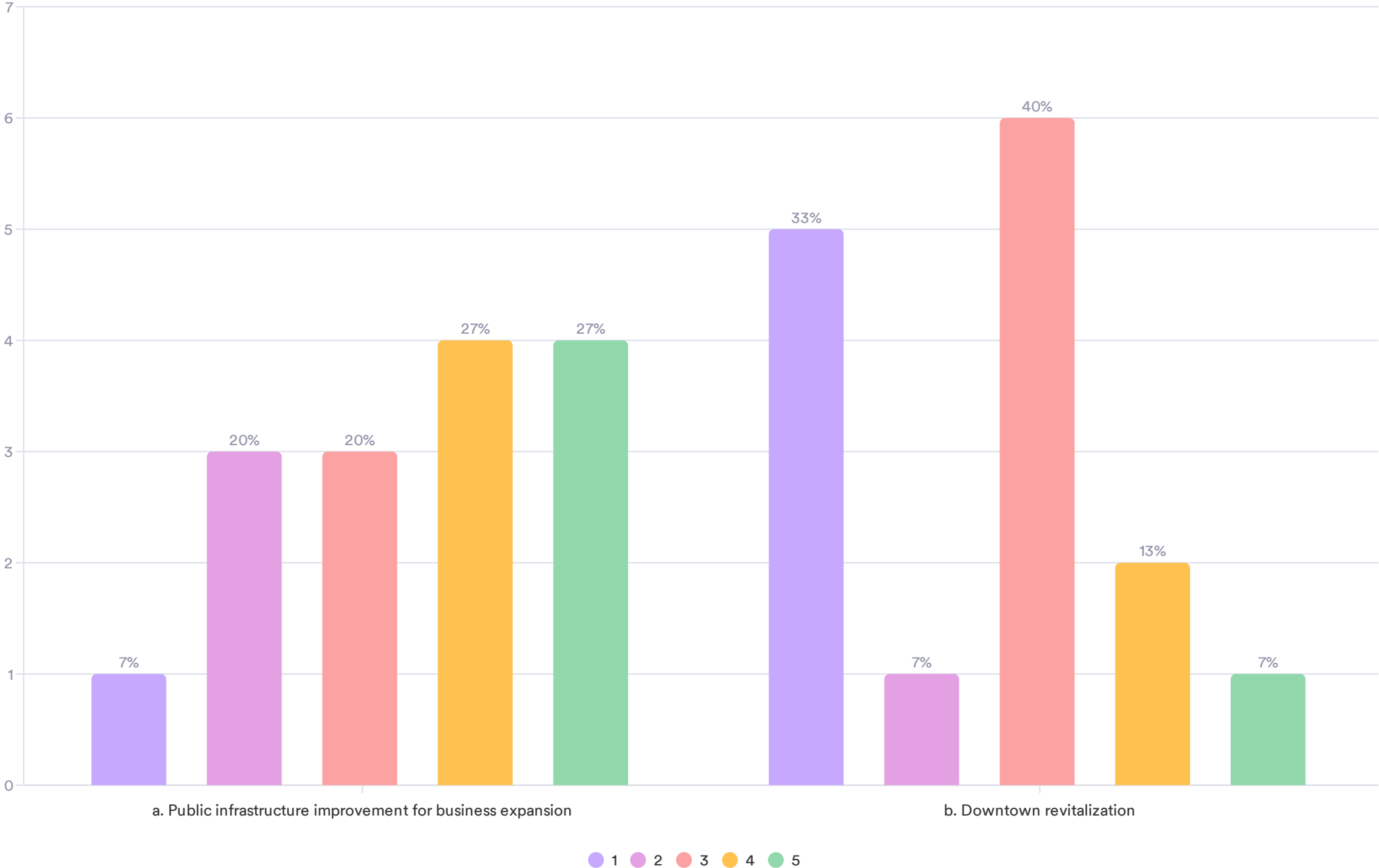
15 Responses- 1 Empty



Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

20. Please rate the need for the following Economic Development activities in your area on a scale of 1 = (Low) to 5 = (High).

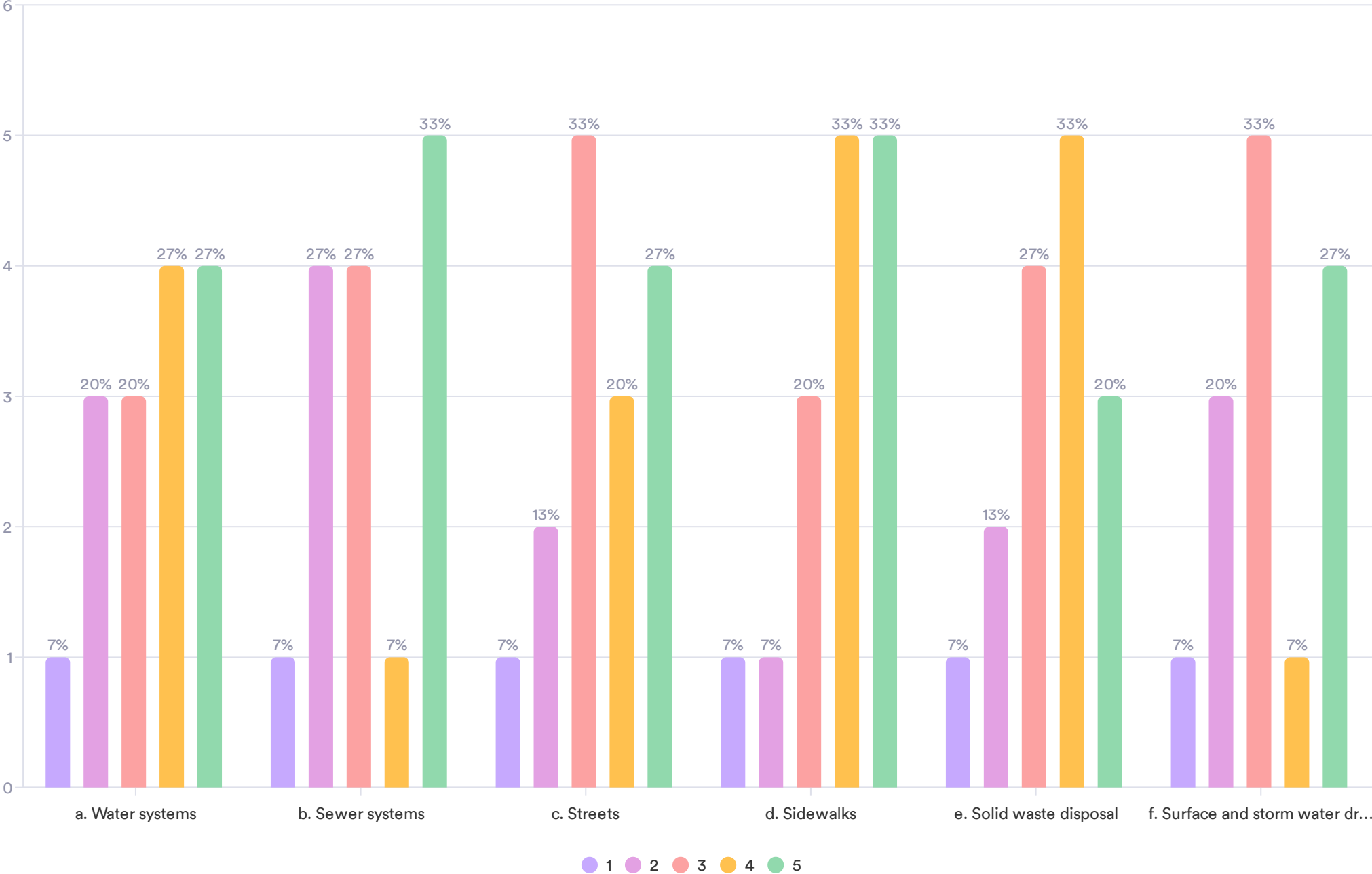
15 Responses- 1 Empty



Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

21. Please rate the need for the following Public Infrastructure activities in your area on a scale of 1 = (Low) to 5 = (High).

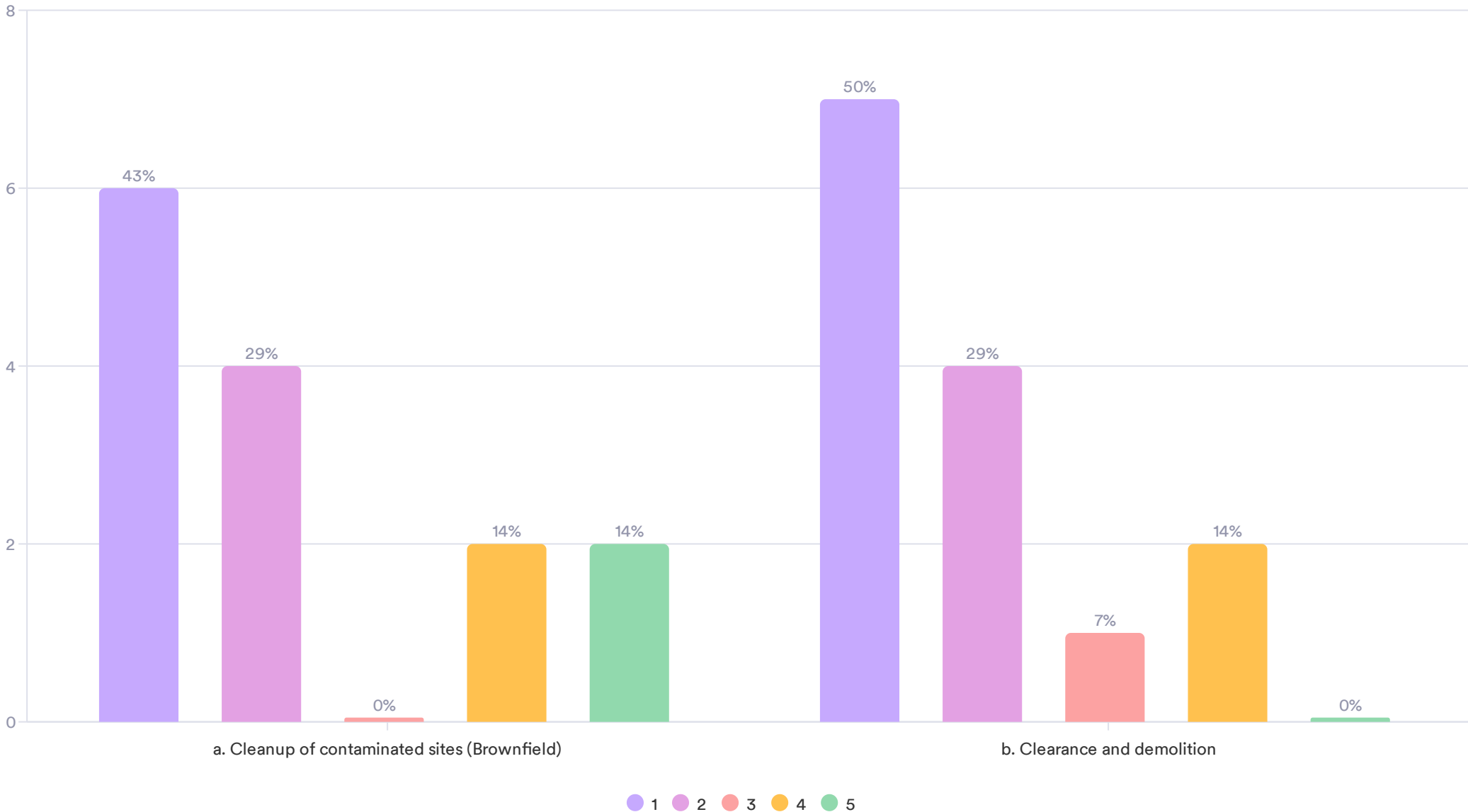
15 Responses- 1 Empty



Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

22. Please rate the need to address the following types of blighted property in your area on a scale of 1 = (Low) to 5 = (High).

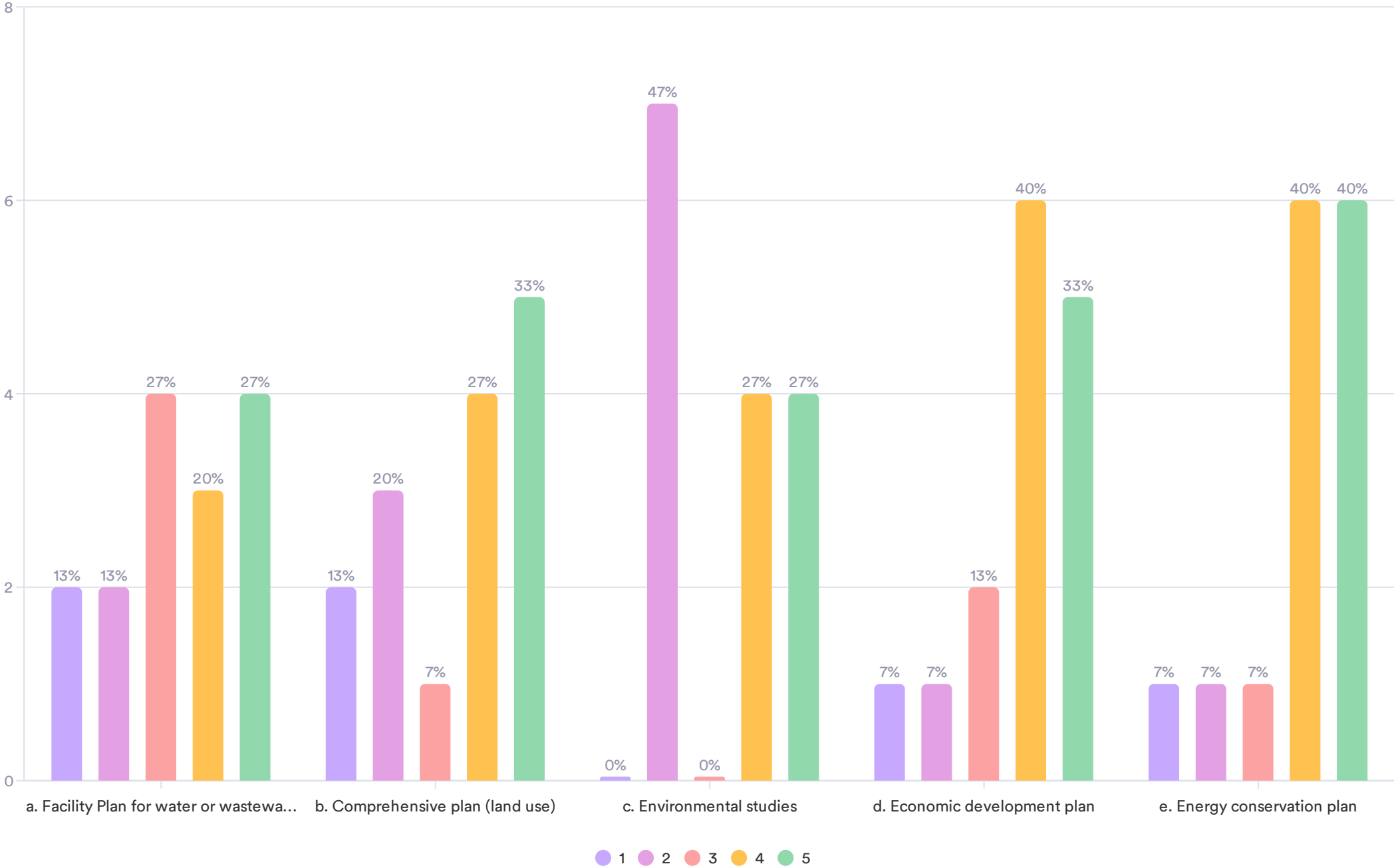
14 Responses- 2 Empty



Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

23. Please rate the need to for planning activities in your area on a scale of 1 = (Low) to 5 = (High)

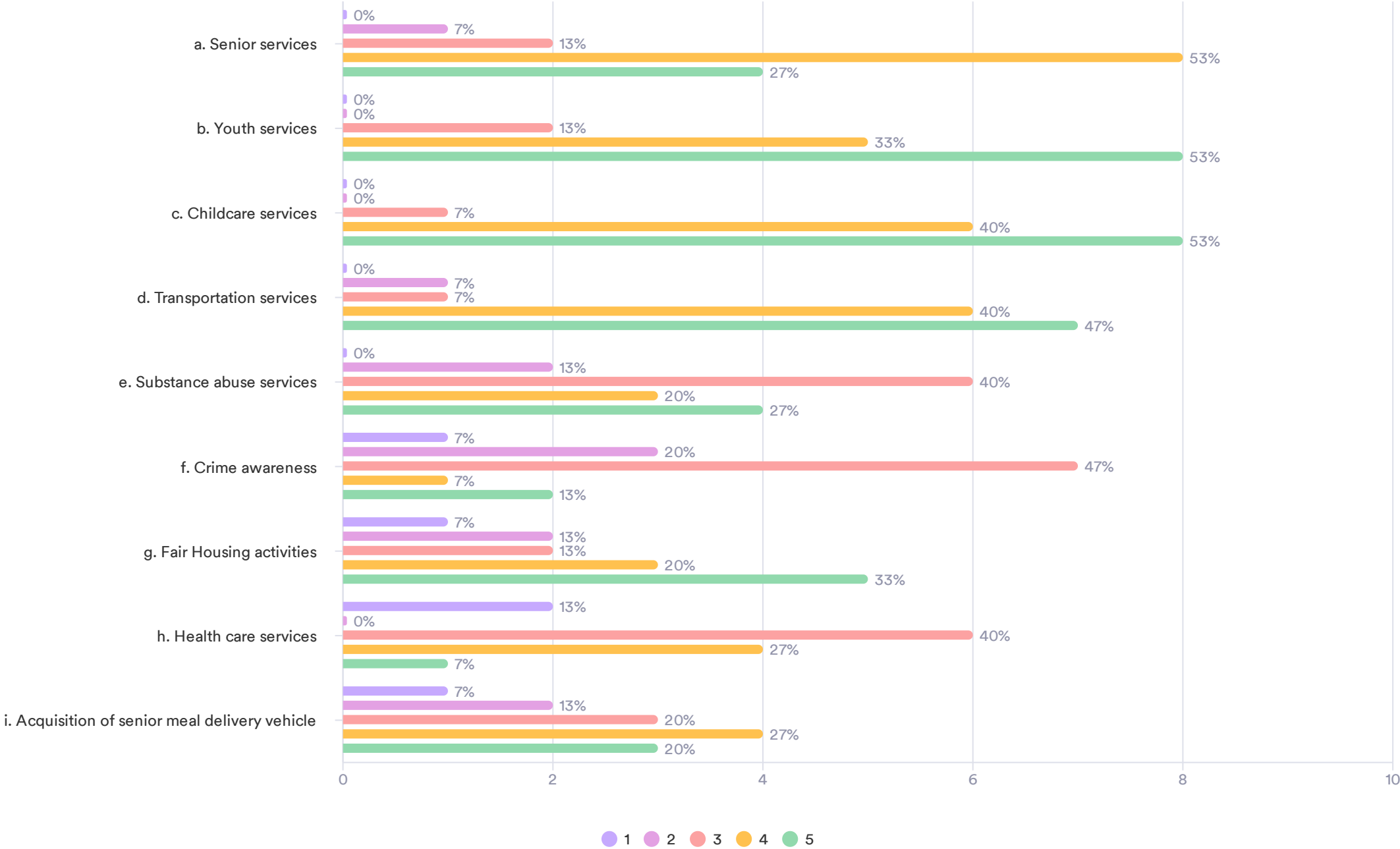
15 Responses- 1 Empty



Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

24. Please rate the need for services in your area on a scale of 1 = (Low) to 5 = (High).

15 Responses- 1 Empty



Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

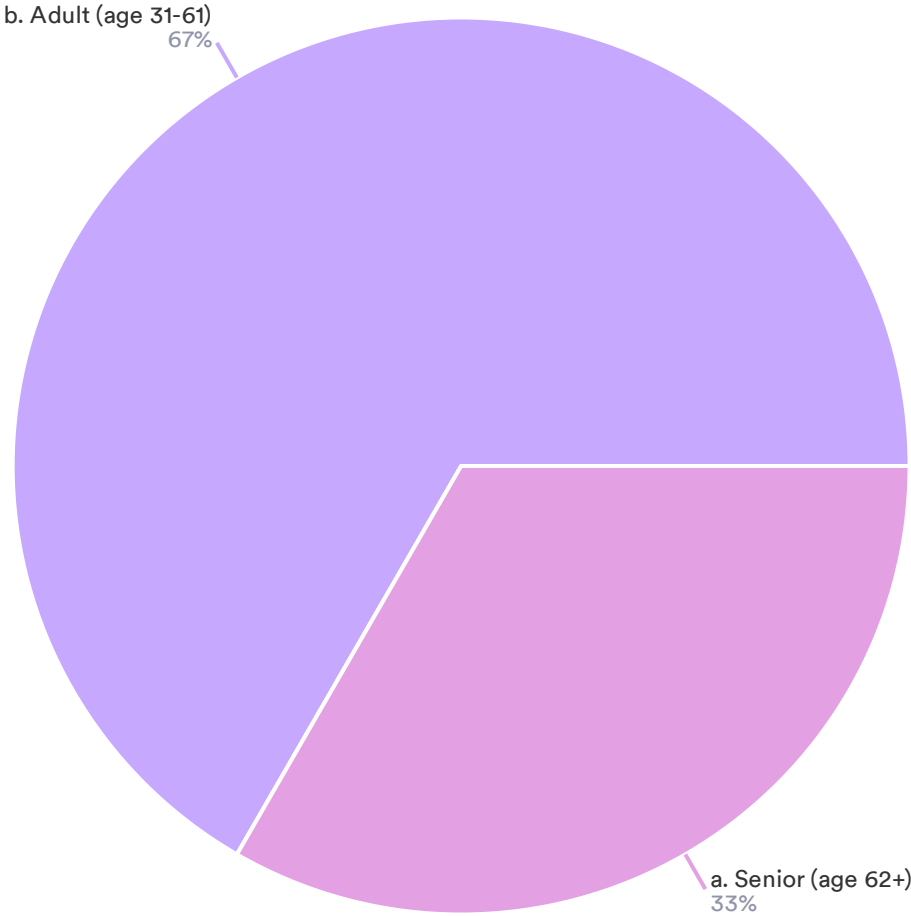
25. What general comments do you have about community needs in your area?

5 Responses- 11 Empty

Data	Responses
Civic planning in Nampa is generally extremely poor. Traffic and roads are not designed well or well maintained. Business developments have terrible layouts/traffic plans. Some of the most dangerous intersections I've seen in my life. Freeway interchanges dated and small with no room for expansion. We need a train!!!	1
Overall it appears to be pacing with the demands - there have been many sewer related improvements, although some of the water (landscaping and main water) projects don't seem to be pacing the demands (water pressure in the Bench has been decreasing over the past 5 years - which makes sense due to the amount of demands on the existing water resources within the Treasure Valley in particular).	1
Our community needs good, reliable transportation. GIFT is unreliable and not trusted by many in the community to get people where they need to go on time. We need a true bus system that has designated stops and a regular schedule.	1
Many facilities have long-term maintenance needs that need to be addressed particularly as demand has grown. With the aging population is there is a need for senior services as well as affordable child care services from daycare through after school resources.	1
We are lucky to have the nonprofits who provide so much for Boise's people-in-need. We have wonderful medical facilities, but Drs and nurses opt to go elsewhere because of Idaho's Draconian laws governing women's health. This need is going to grow.	1

26. How old are you?

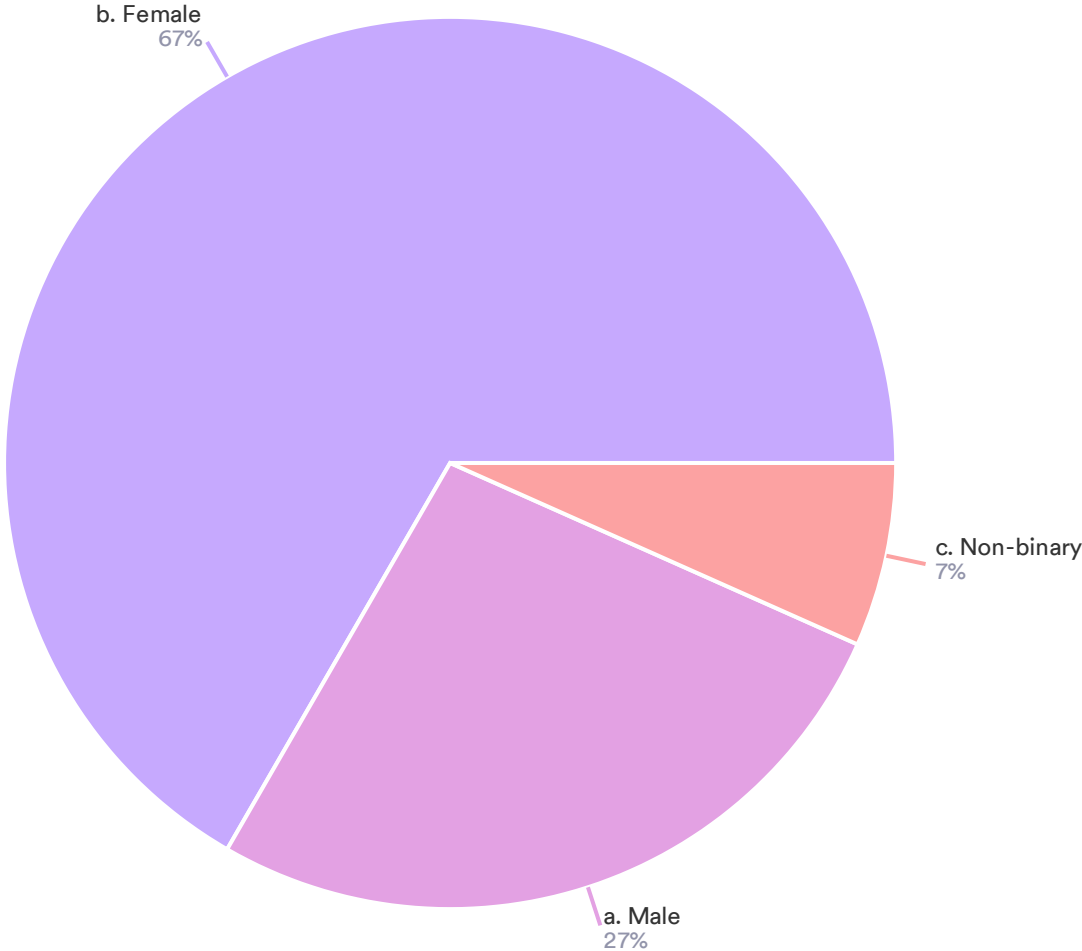
15 Responses- 1 Empty



● b. Adult (age 31-61) ● a. Senior (age 62+)

27. What is your gender?

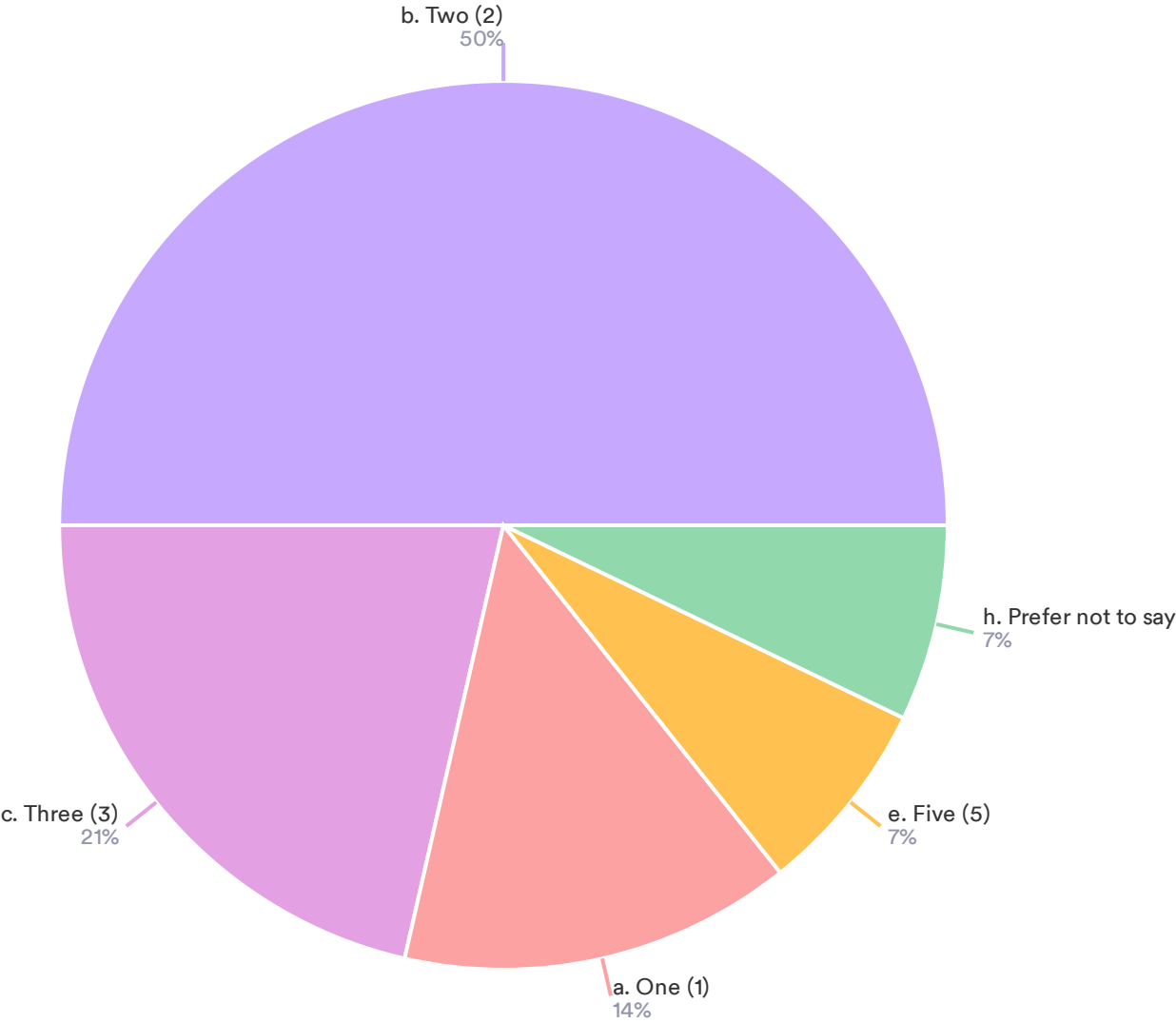
15 Responses- 1 Empty



● b. Female ● a. Male ● c. Non-binary

28. How many people are in your household?

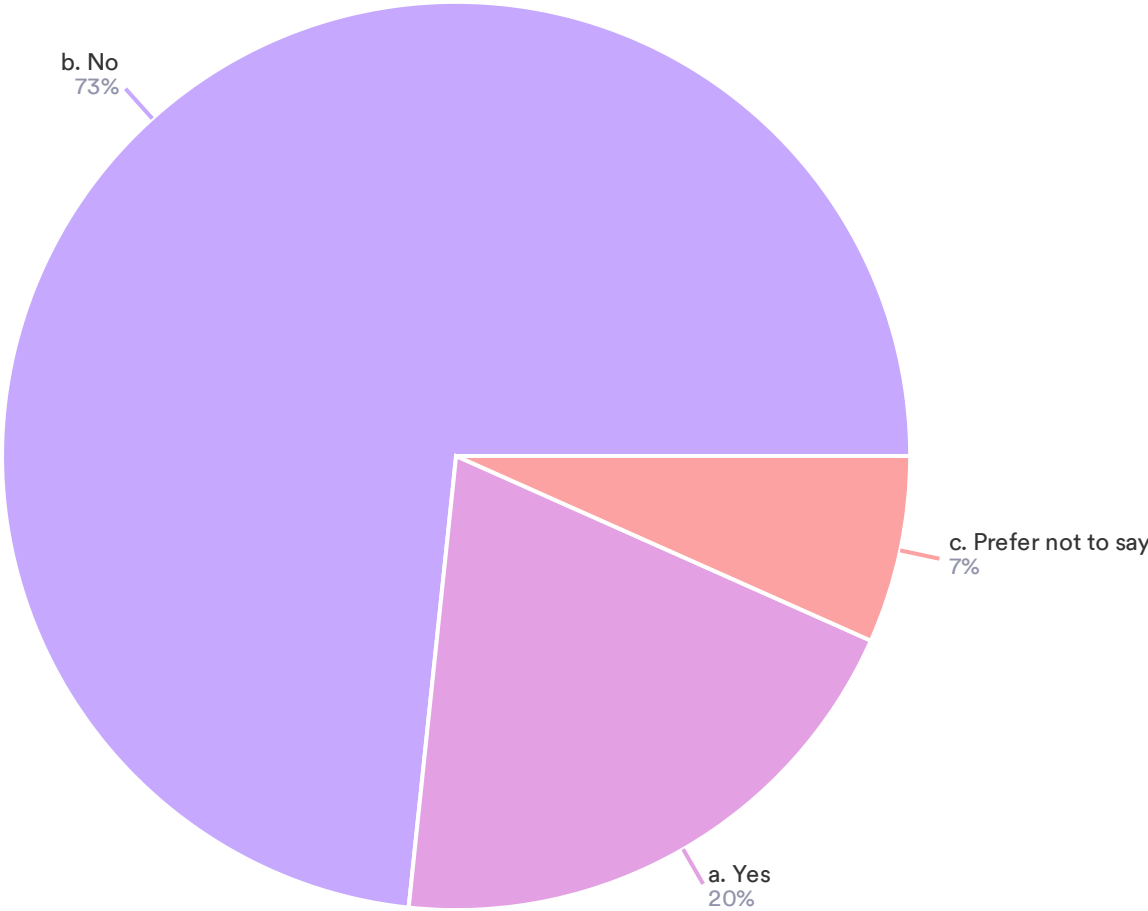
14 Responses- 2 Empty



Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

29. Do you have any children under the age of 18 currently living with you?

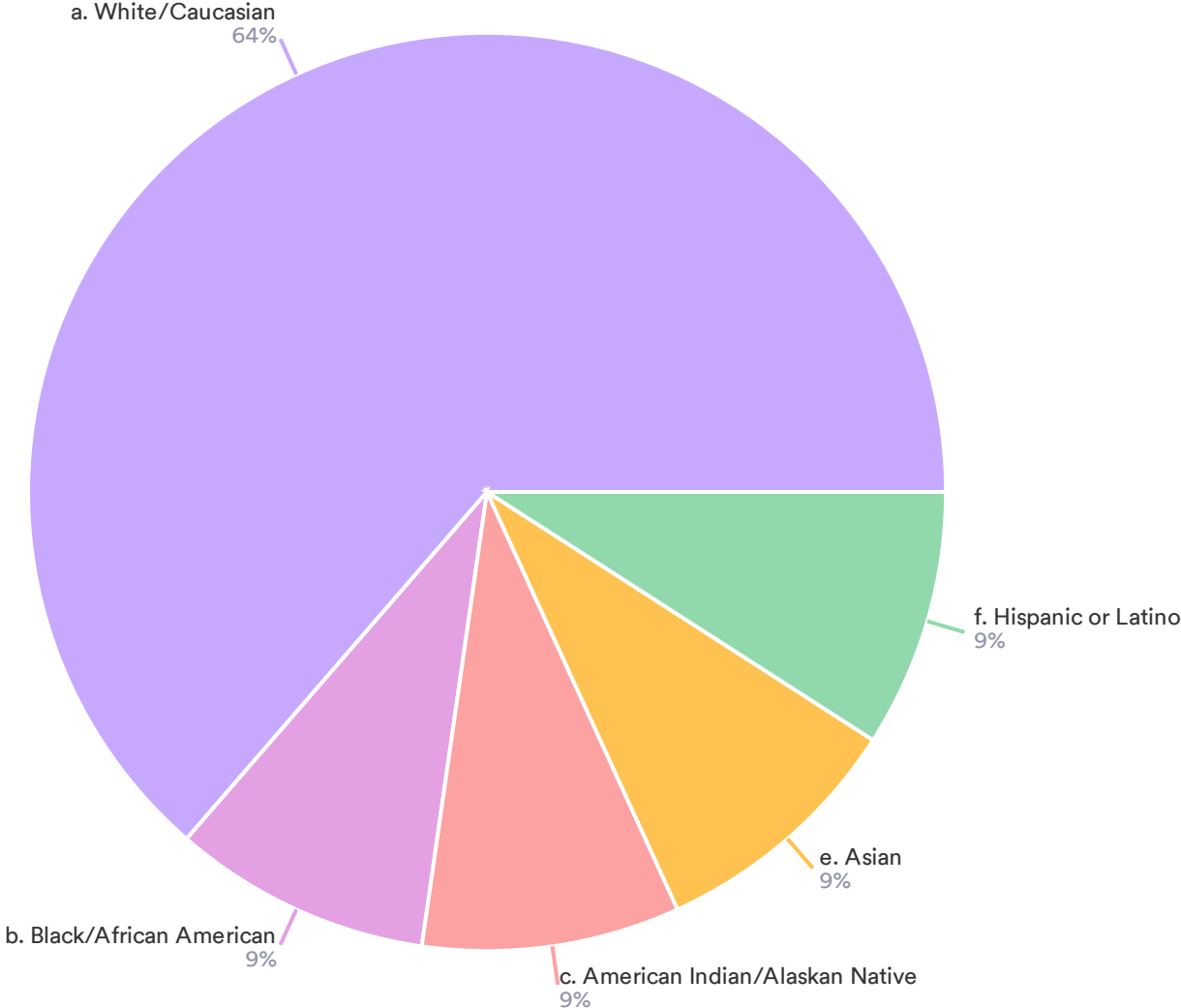
15 Responses- 1 Empty



● b. No ● a. Yes ● c. Prefer not to say

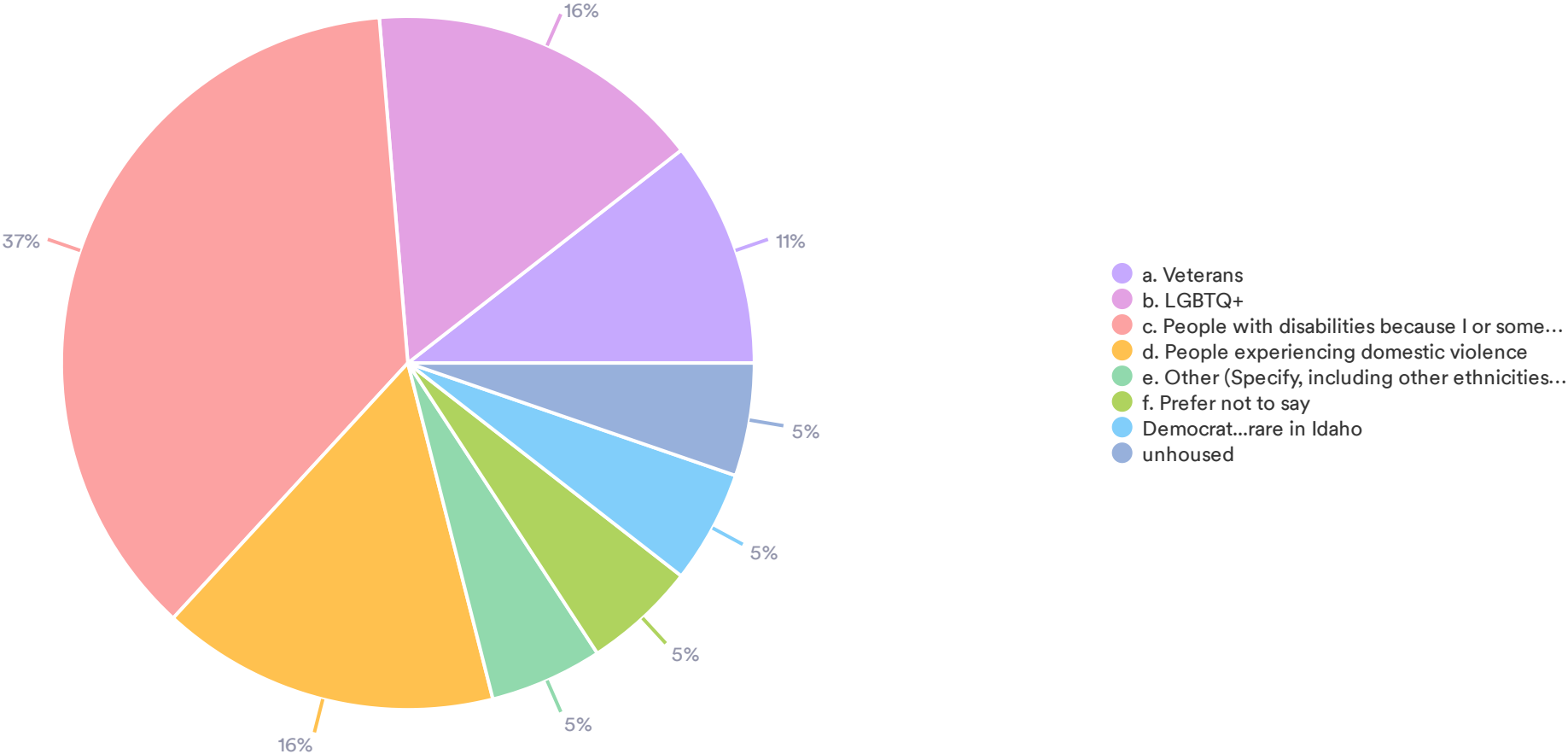
30. What is your race/ethnicity?

22 Responses- 1 Empty



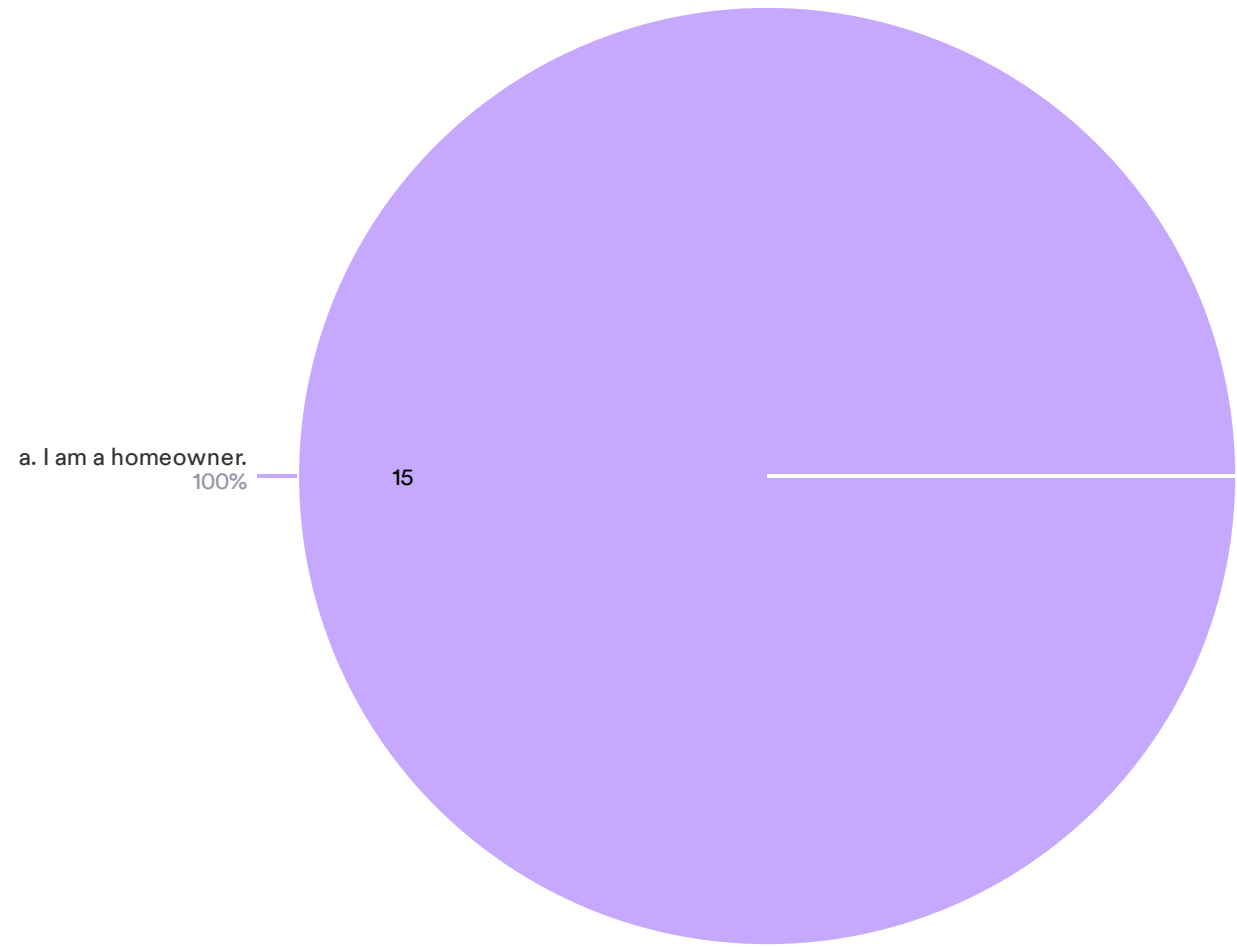
31. What other groups in the community do identify with?

19 Responses- 5 Empty



32. What is your living situation?

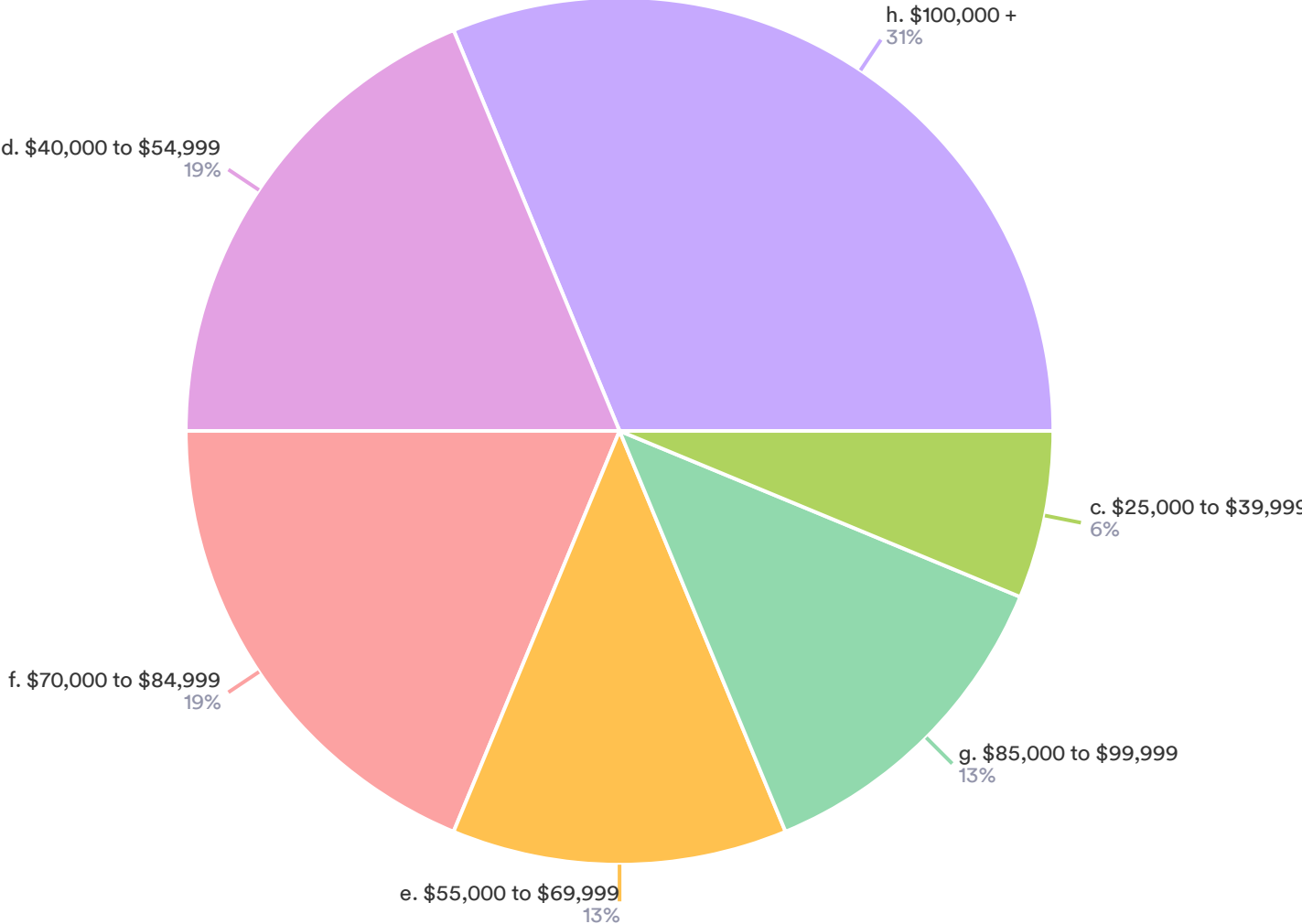
15 Responses- 1 Empty



Idaho Consolidated Plan 2025-2029 Needs Assessment Resident Survey

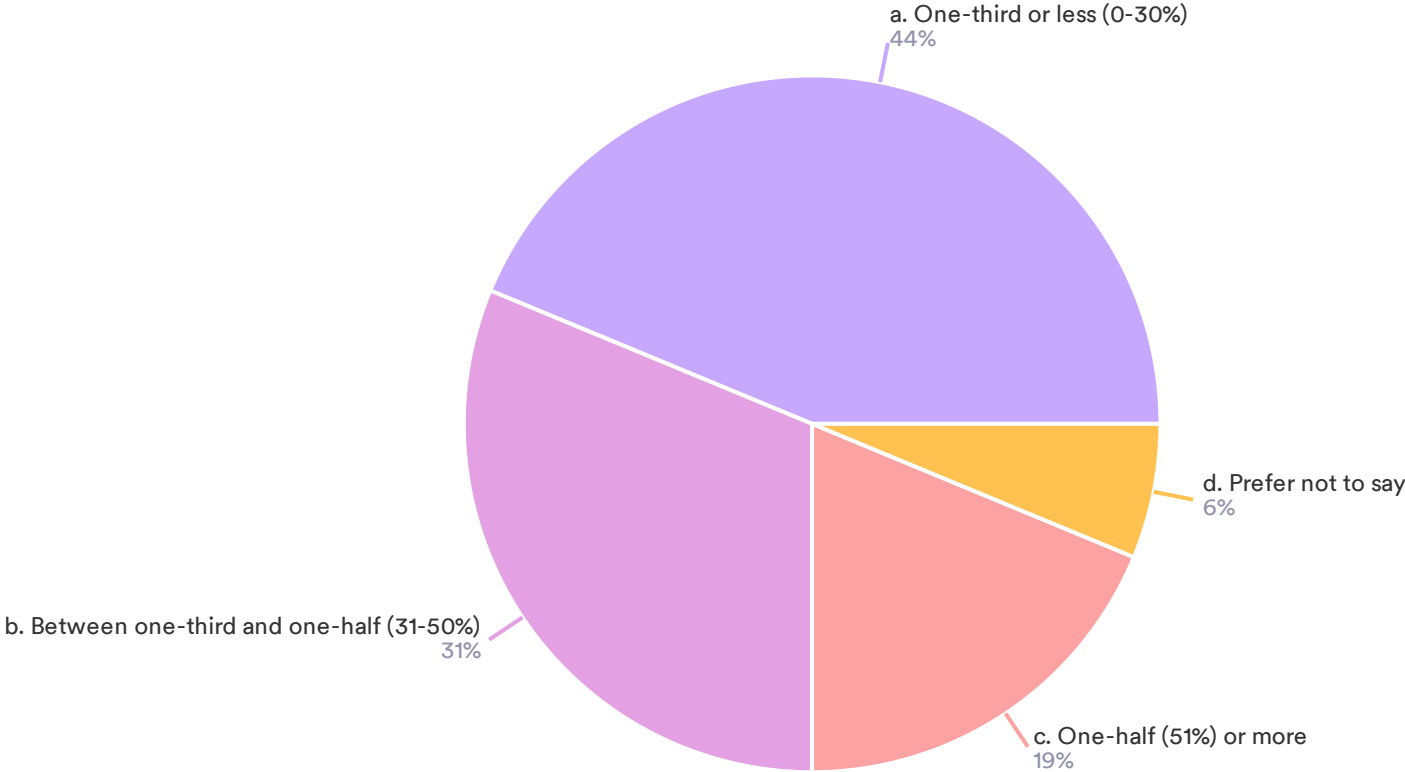
33. What is your annual household income for all adults in your household?

16 Responses



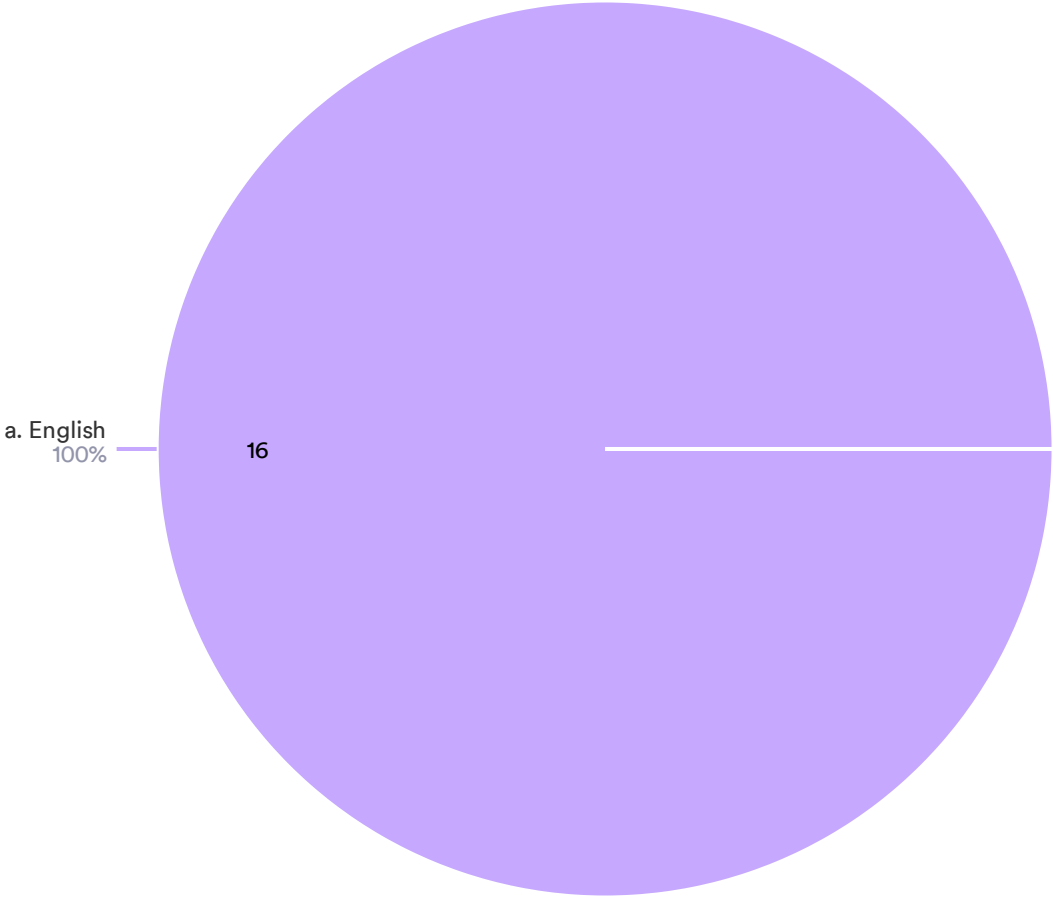
34. How much of your gross household income goes towards paying housing costs, including utilities

16 Responses



35. What language do you primarily speak at home?

16 Responses



● a. English

36. How do you typically access the internet?

29 Responses

