

HOUSING AFFORDABILITY GAP

Idaho Asset Building Network

November 2020

I A B N

Figure 1: Idaho Housing Affordability Gap Analysis by County
Affordable & Available Units per 100 People, by County and Income Level

	Idaho Households making <30% Area Median Income	Idaho Households making <50% Area Median Income	Idaho Households making <80% Area Median Income
Ada	19	46	93
Adams	20	76	113
Bannock	17	71	103
Bear Lake	52	79	98
Benewah	47	84	104
Bingham	62	84	100
Blaine	63	76	100
Boise	64	85	95
Bonner	37	64	93
Bonneville	26	74	103
Boundary	42	62	86
Butte	86	165	132
Camas	40	90	107
Canyon	26	66	100
Caribou	100	115	112
Cassia	51	92	107
Clark	100	91	104
Clearwater	55	82	100
Custer	62	107	130
Elmore	38	56	101
Franklin	12	69	83
Fremont	56	123	129
Gem	41	48	91
Gooding	46	57	94
Idaho	47	85	103
Jefferson	23	65	103
Jerome	32	56	99
Kootenai	21	40	91
Latah	15	71	98
Lemhi	65	89	111
Lewis	52	74	103
Lincoln	63	84	113
Madison	59	64	114
Minidoka	47	87	111
Nez Perce	25	69	101
Oneida	58	75	96
Owyhee	59	85	103
Payette	46	63	98
Power	67	75	100
Shoshone	27	81	111
Teton	95	95	127
Twin Falls	37	63	97
Valley	21	82	80
Washington	34	62	94

Affordable homes are scarce all over Idaho. With unprecedented growth and an increase in the cost of living, rent prices have rapidly outpaced wages. Hurdles to finding affordable housing were present prior to the pandemic, but are now exacerbated as low-income communities are primarily affected by the economic downturn. Idahoans who struggle to make ends meet are far less likely to find a home that's available and affordable, forcing them to put more of their income towards a roof over their heads.

For a rental home to be both affordable and available to a particular level of income, it must be affordable to households with incomes below the defined income level and be currently vacant or occupied by a household with income below the defined income level. Figure 1 shows how many affordable rental units are available by income bracket, where affordable rent is defined as taking up less than 30 percent of a household's income. For example, the Area Median Income for families in Twin Falls County is \$60,700. For every 100 low income families earning less than \$30,350 annually, there are 63 affordable rental units available. Meanwhile, for every 100 extremely low income families earning less than \$18,210 annually in Twin Falls County, there are just 37 affordable rental units available. **The area median income (AMI) is the household income for the median – or middle – household in each Idaho county.**

Not only does Idaho not have a sufficient supply of affordable homes, families of all income levels are suffering from economic hardship as a result of the ongoing pandemic. Many households have been forced to spend a higher share of their incomes on housing costs due to the financial crisis. Households spending between 30 and 50 percent of their income on housing are cost burdened, while households spending more than 50 percent of their income for a home are **severely** cost burdened. Figure 2 on the back of this fact sheet shows that the likelihood of being housing cost burdened increases for families living paycheck to paycheck - forcing them to reduce spending on other basic needs like food and healthcare.

Figure 2: Cost Burdened Idahoans
Share of Rental Households who are Cost Burdened or Severely Cost Burdened, by County and Income Level

	<30% Area Median Income		30%-50% Area Median Income		50%-80% Area Median Income	
	Cost Burdened (30% - 50% of Income Spent on Housing)	Severely Cost Burdened (>50% of Income Spent on Housing)	Cost Burdened (30% - 50% of Income Spent on Housing)	Severely Cost Burdened (>50% of Income Spent on Housing)	Cost Burdened (30% - 50% of Income Spent on Housing)	Severely Cost Burdened (>50% of Income Spent on Housing)
Ada	94%	82%	83%	32%	47%	6%
Adams	87%	67%	88%	8%	15%	0%
Bannock	92%	81%	70%	21%	28%	4%
Bear Lake	68%	39%	59%	24%	0%	0%
Benewah	76%	51%	67%	17%	44%	2%
Bingham	81%	51%	69%	24%	20%	4%
Blaine	67%	57%	83%	40%	47%	7%
Boise	84%	60%	48%	10%	13%	0%
Bonner	86%	79%	71%	35%	41%	14%
Bonneville	86%	72%	82%	30%	29%	3%
Boundary	66%	62%	53%	26%	35%	2%
Butte	86%	43%	16%	16%	17%	0%
Camas	40%	40%	50%	20%	16%	0%
Canyon	90%	79%	71%	16%	28%	1%
Caribou	98%	53%	31%	0%	0%	0%
Cassia	55%	46%	64%	22%	25%	0%
Clark	200%	100%	23%	7%	0%	0%
Clearwater	69%	60%	83%	17%	43%	5%
Custer	80%	76%	29%	0%	45%	0%
Elmore	85%	79%	78%	22%	40%	6%
Franklin	100%	100%	54%	26%	10%	0%
Fremont	71%	69%	64%	13%	21%	0%
Gem	72%	60%	94%	56%	27%	4%
Gooding	73%	60%	81%	20%	33%	0%
Idaho	72%	58%	70%	25%	27%	2%
Jefferson	94%	76%	60%	16%	18%	0%
Jerome	81%	63%	72%	10%	34%	3%
Kootenai	91%	81%	84%	40%	51%	5%
Latah	93%	85%	83%	11%	28%	4%
Lemhi	80%	56%	55%	28%	21%	0%
Lewis	73%	57%	59%	24%	27%	4%
Lincoln	75%	56%	56%	25%	18%	0%
Madison	97%	83%	82%	30%	50%	7%
Minidoka	66%	50%	56%	14%	10%	0%
Nez Perce	84%	75%	67%	24%	47%	1%
Oneida	50%	50%	20%	6%	45%	0%
Owyhee	74%	59%	51%	15%	0%	0%
Payette	70%	54%	75%	17%	49%	3%
Power	89%	33%	37%	16%	11%	0%
Shoshone	86%	79%	60%	16%	28%	1%
Teton	94%	89%	57%	2%	44%	6%
Twin Falls	79%	65%	76%	29%	34%	3%
Valley	86%	76%	73%	60%	69%	0%
Washington	100%	82%	76%	17%	20%	0%

The area median income (AMI) is the household income for the median - or middle - household in each Idaho county.