

12.19.2024

Elmore County Health Coalition



HOUSING

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ORIGIN + MISSION

Creating and preserving affordable and workforce housing in Idaho.



Origin: Founded in 2008 by Bart Cochran, we began our affordable housing focus in 2016 after seeing a growing number of Idahoans falling behind the housing market.

Mission: Develop and preserve affordable housing while providing empowering services that lead to greater housing stability.

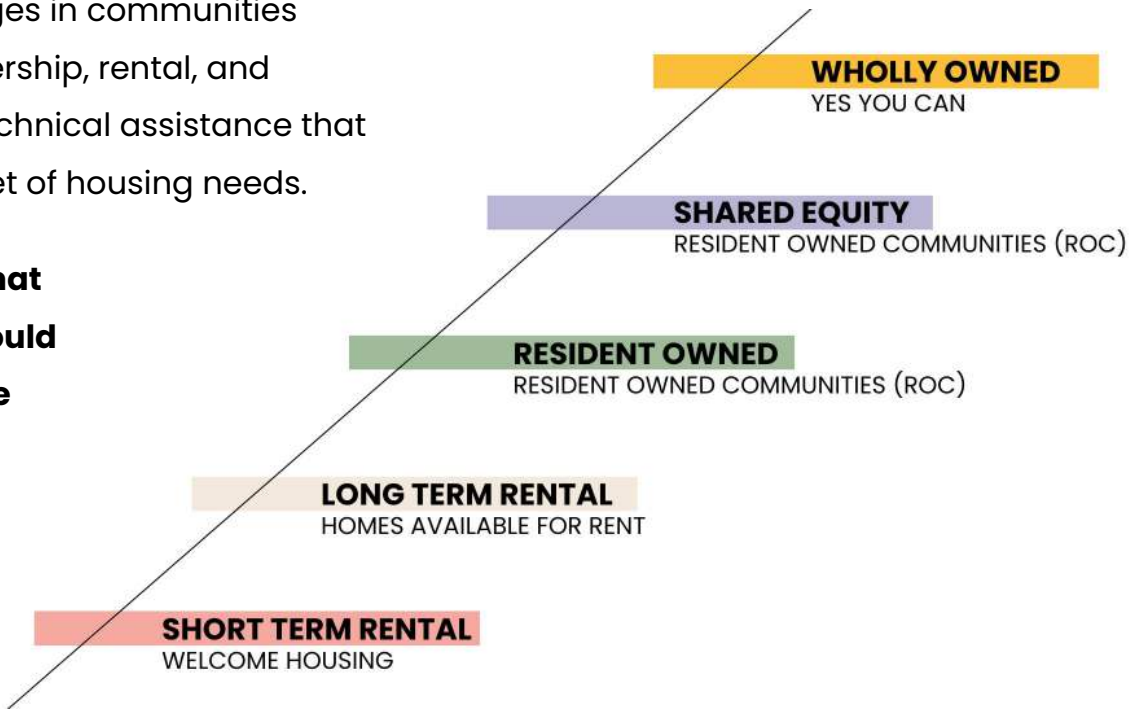
ABOUT US: LEAP HOUSING

Providing housing solutions that match Idaho wages since 2016.

LEAP works to solve housing challenges in communities across Idaho by bringing homeownership, rental, and preservation strategies alongside technical assistance that meets each community's unique set of housing needs.

We are an Idaho-based nonprofit that believes hardworking Idahoans should be able to afford to buy or rent in the community they call home.

Homeownership is the crown jewel of poverty alleviation. Here's LEAP's steps along the way:



THE NUMBERS

Informing LEAP's work across the state of Idaho.

48%

The total percentage of Idaho households that experience housing cost burden. (National Low Income Housing Coalition - NLIHC)

24,468

The total amount of affordable rental units that are needed in order to combat the housing shortage across Idaho. (NLIHC)

98%

43 of 44 Idaho counties saw a change in typical home values from 2020 - 2023 rise more than 30%. (Harvard Joint Housing Center Study)

THE NUMBERS

Specific to the community of Mountain Home.

1%

Current average vacancy rate of income-restricted projects in Elmore Co.
(3 of 300 units at 9 surveyed communities)

\$353,495

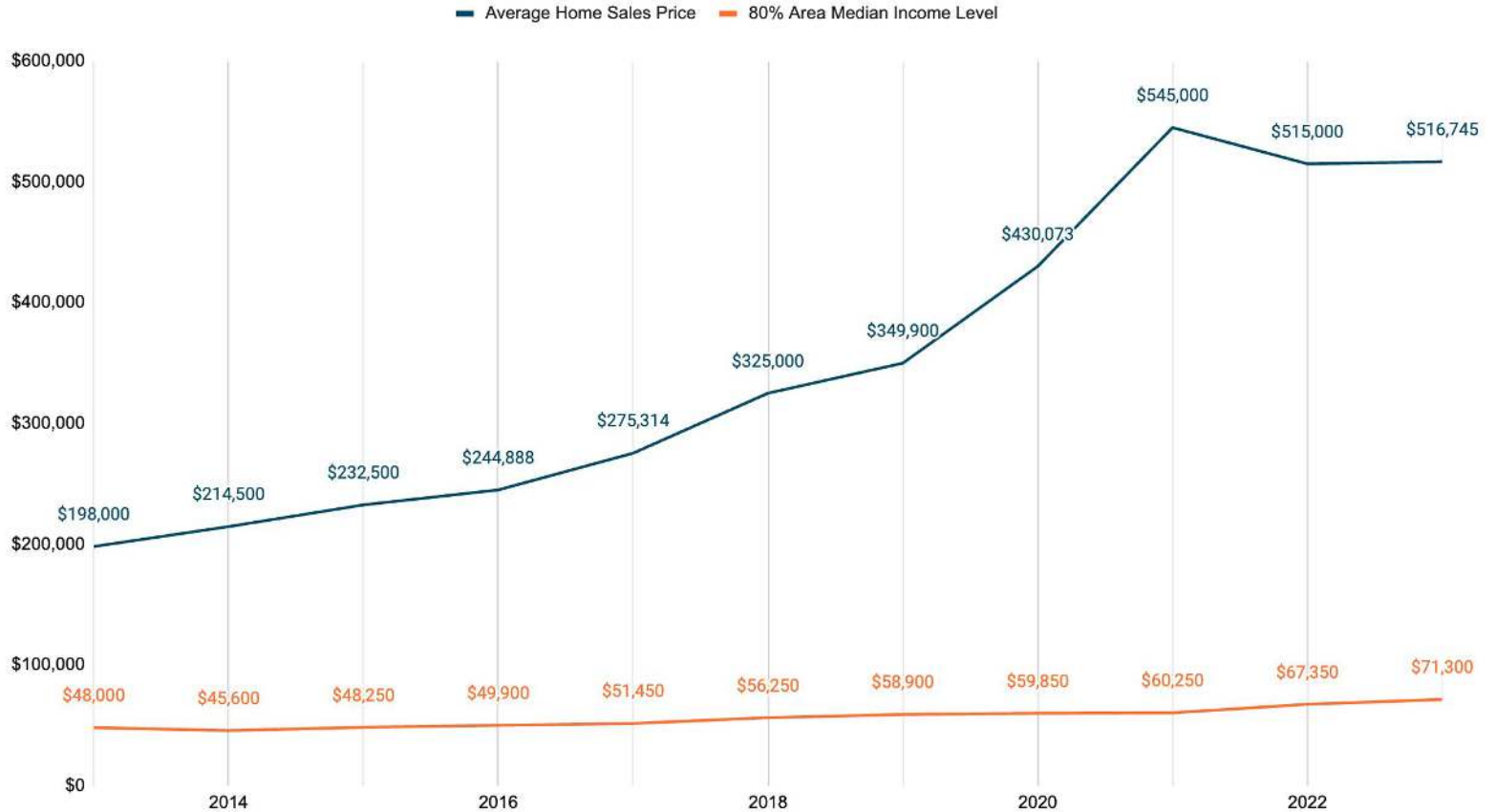
Median Sales Price in Elmore County reported in the November 2024 Market Report, up 4.7% YOY. (Boise Regional REALTORS)

\$1,320

Market rent in Elmore County for a 3 bedroom, 2 bath home.
(3rd Party Market Study and BRR Market Report)

WAGES v. HOUSING COSTS

Over a 10 year period in Boise MSA, Idaho. (Treasure Valley)



SOURCES: [Wages for a household of 4, over 10 years](#) (HUD), Housing costs over 10 years (Boise Regional Realtors)

IDAHO FAMILIES LEFT BEHIND

Over the last 10 years, 30-year mortgages became unaffordable to 40% of Idahoans.



In 2013, a family earning below 80% AMI was making \$48,000 a year. The average home sales price was \$198,000 and had a 4.42% 30-year fixed interest rate.

This family spent 25% of their income on housing in 2013.



In 2018, a family earning below 80% AMI was making \$56,250 a year. The average home sales price was \$325,000 and had a 4.55% 30-year fixed interest rate.

This family spent 35% of their income on housing in 2018.



In 2023, a family earning below 80% AMI was making \$71,300 a year. The average home sales price was \$516,745 and had a 6.95% 30-year fixed interest rate.

This family spent 55% of their income on housing in 2023.

MATCHING HOUSING COSTS TO LOCAL WAGES

Ensuring housing costs are no more than 35% of household income.

\$12/hr WALMART CASHIER	\$16/hr MARATHON CHEESE LINE WORKER	\$16/hr MOUNTAIN HOME ADMIN ASSISTANT	\$17/hr MTN HOME SCHOOL DISTRICT TEACHER	\$18/hr MHAFB TOOL & PARTS ATTENDANT
<ul style="list-style-type: none">• Single, 0 kids• \$25K per year	<ul style="list-style-type: none">• Married, 1 child• \$33K per year	<ul style="list-style-type: none">• Single, 1 child• \$33K per year	<ul style="list-style-type: none">• Married, 3 kids• \$36K per year	<ul style="list-style-type: none">• Married, 0 kids• \$38K per year

ALL ARE INCOME QUALIFIED UNDER 80% AMI

Market rate units are also included in this project.

IDAHO'S HOUSING RESOURCES

State and federal funding available per state resident, FY2024.



WASHINGTON

7.7M People | 236.6K Unit Deficit
\$87.2M Federal | \$312.6M State

No State LIHTC
Property Tax Exemption
State Housing Trust Fund

OREGON

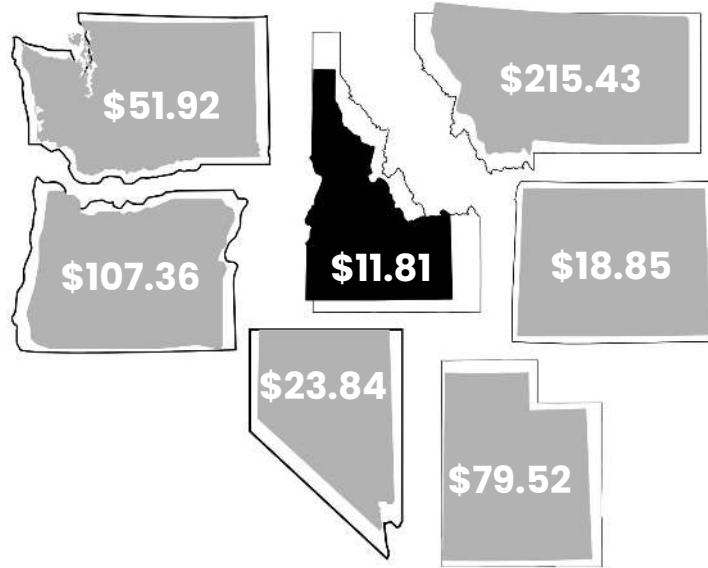
4.2M People | 135.1K Unit Deficit
\$60.9M Federal | \$390.0M State

Proposed State LIHTC
Property Tax Exemption
State Housing Trust Fund

NEVADA

3.1M People | 113.5K Unit Deficit
\$43.9M Federal | \$30.0M State

State LIHTC
Property Tax Exemption
State Housing Trust



IDAHO

1.9M People | 24.5K Unit Deficit
\$22.9M Federal | **\$0** State

No State LIHTC
No Property Tax Exemption
No State Housing Trust (\$)

MONTANA

1.1M People | 14.5K Unit Deficit
\$16.3M Federal | \$225.0M State

No State LIHTC
Property Tax Exemption
No State Housing Trust

WYOMING

581K People | 3.3K Unit Deficit
\$10.95M Federal | **\$0** State

No State LIHTC
No Property Tax Exemption
No State Housing Trust

UTAH

3.4M People | 51.0K Unit Deficit
\$35.0M Federal | \$233.8M State

State LIHTC
Property Tax Exemption
No State Housing Trust



THE MENU OF HOUSING TYPES

+ PROJECTS IN MOUNTAIN HOME

OUR STRATEGY: 3 PATHS TO INVENTORY

Idaho's need is far greater than one solution. We need solutions across the spectrum.



HOMEOWNERSHIP

Caritas Commons (2021)
Whitney Commons (2023)
Falcons Landing (2024)



RENTAL

Welcome Housing (2018)
Windy Court (2019)
Aries Duplex (2021)
Taft Homes (2022)
Falcons Landing (2024)



PRESERVATION

Pleasant View (2019)
Buddy Dancer (2020)
Golden Glow Tower (2023)
Hamilton Place (2024)

WELCOME INSIDE A LEAP HOME

The first step to a house being a home is a design that centers on dignity.



FALCONS LANDING – NOW LEASING!

RENTAL | MOUNTAIN HOME, ID



More info: leaphousing.org/falcons-landing

1.

Lead donation from the Blue Cross Foundation and a mission-minded seller. Phase 1 is nearing completion of 60 units. 120 rental units in all when fully completed.

2.

2/1: \$522 – \$1,125 per month
3/2: \$603 – \$1,305 per month

(Based on AMI, ranging from 30% up to market rate.)

FALCONS LANDING – NOW SELLING!

HOMEOWNERSHIP | MOUNTAIN HOME, ID



More info: leaphousing.org/falcons-townhomes

1.

Lead donation from the Blue Cross Foundation and a mission-minded seller. Phase 1 has 8 homeownership units, and is nearing completion.

2.

3/2, 1,277 sqft priced at \$299,000 – up to \$100,000 in Down Payment Assistance available!

Example 80% AMI Household:
4 people: \$61,900 annually

SOCIAL DETERMINANTS OF HEALTH

Cultivating communities to protect, build and maintain positive social influences of health.



ENGAGING PARTNERS

REPAIRS, NUTRITION, AND MORE

Golden Glow has partners in Rolling Tomato, AARP, Wells Fargo, St. Luke's, and Saint Alphonsus among many others in the community.



KEEPING COSTS LOW

THROUGH VOUCHERS AND DOLLARS

Principal Deputy Assistant Secretary of HUD's Office of Public and Indian Housing, Richard J. Monocchio, visiting Golden Glow.



COMMUNITY CARE

MOUNTAIN HOME

Housing is just one determinant of health. LEAP works with residents to get the services and resources they need across the board.



THE PITCH

FALCONS LANDING AS A PILOT

+ UTILIZING BASELINES, ACCESSING DATA, TRACKING PROGRESS

THE DATA AND PRIORITIES ALIGN

Alignment already is established in goals, findings, and priorities for the project.

ECHC GOALS	WICHC FINDINGS	CHNA PRIORITIES
Decrease Substance(s) Use: Cessation, prevention, awareness of misuse.	Community Connection: Lack of social capital and connection to resources.	Safe, Affordable Housing and Homelessness: Instability impacts health.
Increase Awareness of Food and Nutrition: Education and access.	Chronic Disease: Diabetes, obesity, and lack of physical activity.	Behavioral Health: Includes mental health, well-being, and substance misuse.
Increase Awareness of Mental & Behavioural Health: Resources, support.	Mental & Behavioral Health: High suicide rate and number of poor mental health days.	Access to Affordable Health Care: Especially in rural areas of the region.

PARTNERING TO MEASURE OUTCOMES

Teaming up to collect sample population data while measuring outcomes on residents.

EARLY SDOH DATA

66% OF HOUSEHOLDS COMPLETED THE SURVEY

31.3%

of households
do not have health insurance
for every member.

20%

of households
occasionally worry
about having enough food to eat.

*Survey was given to be completed as
part of the lease signing process.*

HEALTH & HOUSING PARTNERSHIP

CREATING A ONE OF A KIND PILOT STUDY ON HOUSING AND HEALTH OUTCOMES

1. Baseline Data to Track

Availability of current data to provide a baseline for sample population data measuring ECHC goals.

2. Access to Ongoing Data

Ability to measure ECHC goals of most recently available data, determining impact of outreach initiatives.

3. Track Interventions Over Time

Measure the number of interventions over time of the pilot partnership, identifying changes in SDOH outcomes.



STAY CONNECTED WITH US!

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