

Appendix A.

Demographics and Housing

The Bonner County Housing Needs Assessment is accompanied by four appendices. The appendices provide additional data and information to support the findings described in the report. This appendix provides background demographic information for the study, includes statistics on housing affordability and contains the full gaps analysis modeling that was completed to where the Bonner County and Sandpoint housing markets are out of balance.

Data Notes

Average v. median. The housing needs report uses both average and median values. The median is the point at which half of the data points in a list are valued at less than the median, and half are valued at more. In the report, median is used as a measure for household and family income, for-sale housing prices and rent prices.

An average is calculated by summing the data points in a list and dividing the sum by the number of data points. Average values can be influenced by very high and very low numbers, whereas the median is not.

Family v. household. The U.S. Census estimates and reports both *family* median and *household* median income. The median income is the point at which 50 percent of households earn above the median amount, and 50 percent earn below the median amount. The U.S. Department of Housing & Urban Development (HUD) estimates *family* income, adjusted for household size.

Household median income is usually lower than family median income, since household income counts single-person households and unrelated persons living together, where median family income does not. That is, the median family income category has a larger proportion of two-earner households, who usually have higher earnings than one-person households. The housing needs assessment uses household income to determine the gaps in housing supply and demand, because household income captures a wider range of households.

Sources of for sale prices. There are two primary sources of data on recent home sales. The Multiple Listing Service (MLS) provides the prices at which homes were listed or sold. County assessor data contain home values and sales prices for recent transactions. MLS data were analyzed to determine the level of affordability of homes for sale in 2005. Assessor's data were used to understand the values in the county market overall.

Population and Households

Population estimates for 2005, along with growth trends, are shown in Exhibit A-1 below. The 1990 and 2000 data are from Census counts by the U.S. Bureau of the Census. The 2005 numbers are projections from the State of Idaho, which are based on the Census Bureau's annual population estimates.

In the study, the projections for 2005 were used to determine the number of households in the county overall and for the respective cities. The households were then divided into renter and owner households, and further separated into income ranges based on projections of the county and cities overall income distributions.

**Exhibit A-1.
Historical and Estimated Population and Growth**

	1990 Census	2000 Census	1990–2000 Change	% Annual Growth	2005	2000–2005 Change	% Annual Growth
Bonner County	26,662	36,835	10,173	3.3%	40,908	4,073	2.1%
Dover	294	342	48	1.5%	479	137	7.0%
Kootenai	327	441	114	3.0%	480	39	1.7%
Ponderay	449	638	189	3.6%	697	59	1.8%
Priest River	1,560	1,754	194	1.2%	1,909	155	1.7%
Sandpoint	5,203	6,835	1,632	2.8%	8,105	1,270	3.5%

Source: BBC Research and Consulting.

Income

Each year, the U.S. Department of Housing & Urban Development (HUD) estimates income levels for Bonner County. In 2006, the median family income for the county was \$44,200. That is, in 2006, half of families in the county earned less than \$44,200, and half earned more.

HUD and the State of Idaho Housing & Finance Association use the HUD median family income (MFI) estimates to determine eligibility for housing support programs. Households earning 30 percent of the median are considered to be “extremely low-income.” Households earning 50 percent of the median are called “very low-income.” Those earning 80 percent are “low-income.” In general, housing programs are targeted to assist households earning less than 80 percent of the median income (for rental and some homeownership programs), and 80 to 120 percent of the median (homeownership programs). The median family income is adjusted for family size.

Exhibit A-2 shows the MFI for Bonner County in 2006, along with the corresponding HUD income levels and HUD adjustments by household size.

**Exhibit A-2.
Median Family Income
(MFI), Bonner County,
2006**

Source: U.S. Department of Housing & Urban Development.

HUD Income Limits for Bonner County		
Overall MFI		\$ 44,200
Extremely low-income	30% of MFI	\$ 13,260
Very low-income	50% of MFI	\$ 22,100
Low-income	80% of MFI	\$ 35,360
Moderate-income	95% of MFI	\$ 41,990
Moderate- to upper-income	96 to 120% of MFI	\$ 53,040

2006 MFI by Household Size, Low-Income Categories

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely low-income (30% of MFI)	\$ 10,000	\$ 11,450	\$ 12,900	\$ 14,300	\$ 15,450	\$ 16,600	\$ 17,750	\$ 18,900
Very low-income (50% of MFI)	\$ 16,700	\$ 19,100	\$ 21,450	\$ 23,850	\$ 25,750	\$ 27,650	\$ 29,550	\$ 31,500
Low-income (80% of MFI)	\$ 26,700	\$ 30,550	\$ 34,350	\$ 38,150	\$ 41,200	\$ 44,250	\$ 47,300	\$ 50,350

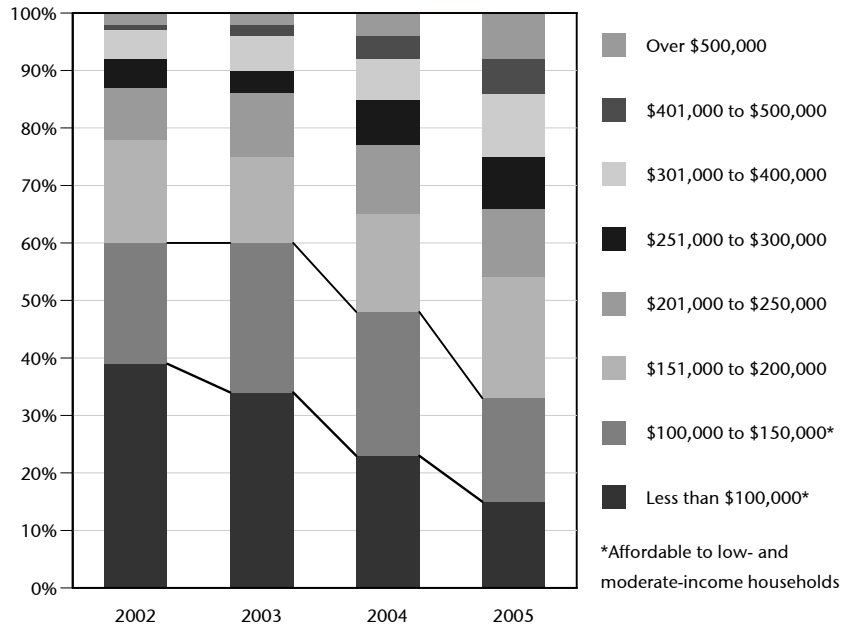
Source: U.S. Department of Housing & Urban Development.

Housing Costs

It is well accepted that housing prices have increased rapidly in Bonner County in the past few years. Indeed, comparing price trends over time shows a dramatic decline in the proportion of homes for sale that are affordable to low- and moderate-income households in the county. Exhibit A-3 compares average sales prices in the county for the past 4 years, according to data reported by the Selkirk Multiple Listing Service.

**Exhibit A-3.
Average Sales Prices,
Bonner County,
2002 to 2005**

Source:
Selkirk Multiple Listing Service.



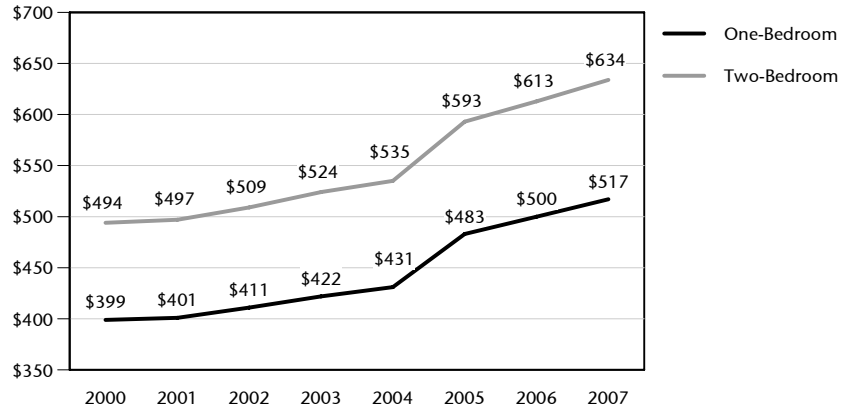
In 2000, the U.S. Census reported a median rent (including utilities) of \$518 for the county. The newspaper ads collected and analyzed for this study in December 2006 and January 2007 put the median rent at a much higher \$825. However, the newspaper ads are more representative of larger rental units than the Census data, which explains some of the difference in the median. In addition, the newspaper ads reflect rental pricing for *vacant, available* units, whereas the Census data report rent levels for all units, whether or not they are available for rent. Thus, the ads are more representative of the current market.

The U.S. Department of Housing & Urban Development (HUD) estimates “fair market” rents at the county level by bedroom size each year. These fair market rents, or FMRs, are used to determine the subsidy that households are eligible to receive under subsidized programs. The FMRs reflect the 40th-percentile rent level in an area. That is, the FMR is the point at which 40 percent of units rent for less than the 40th percentile; 60 percent of units rent for more. The 40th-percentile rent is lower than the median (which separates at 50 percent).

Exhibit A-4 shows the estimated fair market rents for one- and two-bedroom units in Bonner County since 2000. Renters paying the fair market rent in 2007 are paying \$140 more per month for a one-bedroom unit, and \$118 more per month for a 2-bedroom unit than they were in 2000.

**Exhibit A-4.
Fair Market Rents,
One- and Two-
bedroom Rentals,
Bonner County, 2000
to 2007**

Source:
U.S. Department of Housing & Urban
Development.



Rising prices can affect resident households in a variety of ways. Renters who want to buy may find they are suddenly priced out of the market, or cannot find desired housing (in terms of condition, location, type of housing) for what they can afford to pay. Current renters may find themselves paying more for their housing, and find that they have increasingly limited alternatives for moving into other affordable units. In general, rising prices are not favorable for renters.

Rising prices are a mixed blessing for homeowners. If they desire to sell, they may benefit from rapid gains in equity, which could help them purchase another, more desirable home. Other homeowners may find that they can no longer afford to buy a home comparable to their existing property at current market prices. As such, moving to a more desirable home would be difficult, and moving would only make sense in certain circumstances.

Affordability Analysis

What is affordable housing? Using the industry standard, housing is “affordable” if no more than 30 percent of a household’s gross monthly income is needed to pay for rent or mortgage payment plus utilities. When the proportion of household income needed to pay housing costs exceeds 30 percent, a household is considered “cost burdened.”

For example, a household earning \$40,000 of gross income per year, using the 30 percent standard, could afford to pay up to \$1,000 in rent or mortgage costs and utilities without being cost burdened. A household earning half this amount (\$20,000) could afford to pay a maximum of \$500 per month in rent or mortgage costs to avoid cost burden.

The 30 percent threshold for housing costs ensures that households have adequate income to pay for other costs of living, including health and child care, groceries and transportation, home and automobile maintenance and personal income taxes.

The maximum amount that a low-income household in Bonner County (earning \$35,560 per year) could pay for a home without being cost burdened is approximately \$103,600 in 2006. For a

moderate-income household (earning \$35,561 to \$41,990 per year), the maximum amount is \$125,400. These figures include payments for utilities, homeowner's insurance and essential utilities¹.

Affordability of for sale housing. A review of homes for sale and listed for sale in 2005 show that low- and moderate-income households have a very difficult time finding affordable homes to buy in Bonner County. Approximately 15 percent of homes for sale were priced so that moderate-income households could afford to buy them. In Sandpoint alone, only 5 percent of homes for sale in 2005 were affordable to low-income households (18 properties). Seven percent of homes for sale in 2005 were affordable to moderate-income households (24 properties).

Exhibit A-5 shows the average and median sales prices of homes for sale in 2005 by geographic area (as defined by the Selkirk Association of Realtors). In all areas, both the average and median prices were above the levels that could be afforded by low- and moderate-income households in the county.

The Exhibit also presents the income needed to afford the average- and median-priced home by area, and the percentage of Bonner County households who could afford to buy at these prices.

**Exhibit A-5.
Average and Median Sales Prices and Affordability, 2005**

	Sandpoint	NW Sandpoint (including Dover)	NE Sandpoint (incl. Ponderay & Kootenai)	W. Priest River (including town)	E. Priest River	N. Priest River
Average Sale Price	\$ 257,164	\$ 303,267	\$ 300,479	\$ 150,721	\$ 407,200	\$ 197,844
Median Sale Price	\$ 217,000	\$ 249,000	\$ 230,000	\$ 155,500	\$ 199,900	\$ 128,000
Income needed to afford:						
Average	\$72,733	\$84,575	\$83,859	\$45,393	\$111,270	\$57,497
Median	\$62,417	\$70,636	\$65,756	\$46,621	\$58,025	\$39,557
Approx. % of Bonner County residents able to afford:						
Average	10%	8%	8%	35%	4%	18%
Median	18%	10%	16%	35%	18%	40%
	S. Priest River	West Sagle	East Sagle	Cocolalla	Hope/Clark Fork	
Average Sale Price	\$ 157,968	\$ 322,838	\$ 317,850	\$ 289,811	\$ 532,532	
Median Sale Price	\$ 147,000	\$ 275,000	\$ 240,000	\$ 280,000	\$ 340,000	
Income needed to afford:						
Average	\$47,254	\$89,602	\$88,321	\$81,119	\$143,462	
Median	\$44,437	\$77,314	\$68,325	\$78,599	\$94,010	
Approx. % of Bonner County residents able to afford:						
Average	29%	7%	7%	9%	1%	
Median	35%	10%	14%	10%	4%	

Source: Source: Selkirk Association of Realtors and BBC Research & Consulting.

Based on the MLS analysis, the county's households who are low- to moderate-income would find the areas around Priest River most affordable. However, in 2005, there were fewer homes for sale in the Priest River area relative to the communities around Sandpoint and the City of Sandpoint. In

¹ Property taxes were based on the average property tax rate for Bonner County reported by the Idaho Tax Commission, factoring in the homeowners exemption. Utilities are assumed to be \$167 per month, based on the average amount paid as reported by survey respondents. Essential utilities do not include cable television or Internet access). Loan terms are assumed at 30 years, 6.5 percent interest rate and 5 percent down.

2005, there were a total of 615 single family units sold in and around Sandpoint compared to 183 in the Priest River area.

Affordability of rental housing. The maximum amount of rent and utilities a low-income household could afford to pay per month in 2006 is \$884. A moderate-income household could pay as much as \$1,050 per month in rent and utilities without being cost burdened.

A review of newspaper ads in December 2006 and January 2007 found that, except for 3- and 4-bedroom homes for rent, the average prices on apartments and smaller homes were mostly affordable to low-income households and affordable to moderate-income households. However, the supply of lower-priced rentals (apartments and 2-bedroom homes) was much lower than higher-priced homes for rent. That is, a moderate-income renter is likely to afford to rent a 1- to 2-bedroom apartment (and a low-income household might be able to), but their choices are much more limited than if they could afford to rent a detached, single-family home.

Exhibit A-6 shows the average and median rental prices by apartment or house and bedroom size in Bonner County based on the newspaper ads, along with the percentage of renters in the county who could afford to pay the median rent plus average utilities.

**Exhibit A-6.
Average and Median Rents, Bonner County, December 2006 and January 2007**

	Average Rent	Median Rent	Income Needed to Afford Median Rent and Utilities	Percent of Renters who Could Afford
1 Bedroom Apt	\$477	\$488	\$26,180	41%
2 Bedroom Apt	\$710	\$625	\$31,680	33%
3+ Bedroom Apt	\$728	\$625	\$31,680	33%
1 Bedroom House	\$658	\$663	\$33,180	31%
2 Bedroom House	\$728	\$675	\$33,680	30%
3 Bedroom House	\$1,024	\$1,000	\$46,680	18%
4+ Bedroom House	\$1,435	\$1,495	\$66,480	9%

Note: Income Needed to Afford column includes rent payment and average cost of utilities.

Source: BBC Research & Consulting.

Gaps analysis. To understand existing gaps in the housing supply, the housing needs study compared the number of renter households at various income levels with the number of units affordable to them (accounting for average costs of utilities). Exhibit A-7 shows the results of this comparison. As demonstrated by the Exhibit:

- In Bonner County, there are 1,374 renter households earning less than \$15,000 per year, and an estimated 150 units to serve these households, leaving a gap of 1,224 units. For renter households earning between \$15,000 and \$25,000 year (778 households), there are an estimated 280 rental units affordable, leaving a gap of 498 units. In sum,

for every five renter households earning less than \$25,000 per year in Bonner County, there is one affordable unit to serve them.

- In Sandpoint, there are 654 renter households earning less than \$15,000 per year, and an estimated 150 units to serve these households, leaving a gap of 504 units. For renter households earning between \$15,000 and \$25,000 year (360 households), there are an estimated 207 rental units affordable, leaving a gap of 153 units. In sum, for every three renter household earning less than \$25,000 per year in Sandpoint, there is one affordable unit to serve them. The gap in deeply affordable units is slightly better in Sandpoint because the majority of the county's assisted rentals are located in Sandpoint.
- Renter households earning more than \$25,000 per year living in Bonner County or Sandpoint find affordable units much easier to come buy, as there is more than an adequate supply in their affordability range. However, many of these units are occupied by lower-income households (earning less than \$25,000), because of the shortage of units in their price range.

**Exhibit A-7.
Gap in Supply and Demand of Rental Units**

Bonner County	Renters		Maximum Affordable Rent	Affordable Rental Units		Rental Unit Shortage/Excess
	Number	Percent		Number	Percent	
Less than \$15,000	1,374	37%	\$208	150	0%	(1,224)
\$15,000 to \$24,999	778	21%	\$458	280	3%	(498)
\$25,000 to \$34,999	527	14%	\$708	1,316	37%	789
\$35,000 to \$49,999	510	14%	\$1,083	1,617	44%	1,107
\$50,000 to \$74,999	327	9%	\$1,708	516	13%	189
\$75,000 to \$99,999	129	3%	\$2,333	120	3%	(9)
\$100,000 to \$149,999	78	2%	\$3,583	-	0%	(78)
\$150,000+	14	0%	\$6,083	-	0%	(14)
	<u>3,737</u>	100%		<u>3,999</u>	100%	262

Sandpoint	Renters		Maximum Affordable Rent	Affordable Rental Units		Rental Unit Shortage/Excess
	Number	Percent		Number	Percent	
Less than \$15,000	654	39%	\$208	150	0%	(504)
\$15,000 to \$24,999	360	22%	\$458	207	3%	(153)
\$25,000 to \$34,999	197	12%	\$708	493	37%	295
\$35,000 to \$49,999	175	11%	\$1,083	625	44%	450
\$50,000 to \$74,999	143	9%	\$1,708	227	13%	83
\$75,000 to \$99,999	75	4%	\$2,333	53	3%	(22)
\$100,000 to \$149,999	54	3%	\$3,583	-	0%	(54)
\$150,000+	12	1%	\$6,083	-	0%	(12)
	<u>1,670</u>	100%		<u>1,754</u>	100%	84

Source: BBC Research and Consulting.

The exercise also compared the number and percentage of for sale units affordable to renters with renter households by what they could afford. Exhibit A-8 shows the results of this comparison. The Exhibit shows that:

- Based on sales in 2005, until a renter household is making \$35,000 per year, they have very few options to purchase housing in the county. Only 11 percent of homes for sale in 2005 were affordable to households making less than \$35,000 per year. This compares with 72 percent of renter households in this income range. Households earning \$50,000 per year would find a little less than one-third of for sale units affordable.
- In Sandpoint, renter households earning \$35,000 per year (73 percent of renter households) would find just 6 percent of the for sale units affordable to them, based on 2005 sales. Households earning \$50,000 per year would find 22 percent of the units affordable.

**Exhibit A-8
Gap in Supply and Demand of Units for Renters to Buy, 2005 Sales**

Bonner County	Renters		Maximum Affordable Home Price	Homes for Sale 2005		Cumulative Percent	Percentage Gap
	Number	Percent		Number	Percent		
Less than \$15,000	1,374	37%	\$ 32,554	4	0%	0%	-36%
\$15,000 to \$24,999	778	21%	\$ 71,413	42	5%	5%	-16%
\$25,000 to \$34,999	527	14%	\$ 110,272	54	6%	11%	-8%
\$35,000 to \$49,999	510	14%	\$ 168,560	155	18%	30%	5%
\$50,000 to \$74,999	327	9%	\$ 265,915	276	33%	62%	24%
\$75,000 to \$99,999	129	3%	\$ 363,201	134	16%	78%	12%
\$100,000 to \$149,999	78	2%	\$ 557,842	97	11%	90%	9%
\$150,000+	14	0%	\$ 947,124	84	10%	100%	10%
	3,737	100%		846	100%		

Sandpoint	Renters		Maximum Affordable Home Price	Homes for Sale 2005		Cumulative Percent	Percentage Gap
	Number	Percent		Number	Percent		
Less than \$15,000	654	39%	\$ 32,554	2	0%	0%	-39%
\$15,000 to \$24,999	360	22%	\$ 71,413	15	2%	3%	-19%
\$25,000 to \$34,999	197	12%	\$ 110,272	20	3%	6%	-9%
\$35,000 to \$49,999	175	11%	\$ 168,560	100	16%	22%	6%
\$50,000 to \$74,999	143	9%	\$ 265,915	218	35%	58%	27%
\$75,000 to \$99,999	75	4%	\$ 363,201	113	18%	76%	14%
\$100,000 to \$149,999	54	3%	\$ 557,842	82	13%	89%	10%
\$150,000+	12	1%	\$ 947,124	66	11%	100%	10%
	1,670	100%		616	100%		

Source: BBC Research and Consulting.

Data obtained from the Bonner County Assessor’s Office paint a different picture of for sale affordability at the lower price ranges. Exhibit A-9 shows the difference in the percentage of renters by income categories with the percentage of residential units that sold during 2005 and 2006 that were in the renters’ price range. An analysis of sales prices of more than 2,000 residential property sales transactions in 2005 and 2006 found that approximately 40 percent of the properties were priced at a level affordable to moderate-income households. Specifically, the Assessor’s data suggest the only significant gap between renters and properties available to buy occurring for properties priced at less than \$33,000.

Exhibit A-9.
Gap in Supply and Demand of Units for Renters to Buy, 2005–06 Assessor’s Sales Data

Bonner County	Renters		Maximum Affordable Home Price	Sales Transactions Percent	Cumulative Percent	Percentage Gap
	Number	Percent				
Less than \$15,000	1,374	37%	\$ 32,554	8%	8%	-29%
\$15,000 to \$24,999	778	21%	\$ 71,413	18%	26%	-3%
\$25,000 to \$34,999	527	14%	\$ 110,272	12%	38%	-2%
\$35,000 to \$49,999	510	14%	\$ 168,560	17%	55%	3%
\$50,000 to \$74,999	327	9%	\$ 265,915	21%	76%	12%
\$75,000 to \$99,999	129	3%	\$ 363,201	10%	86%	6%
\$100,000 to \$149,999	78	2%	\$ 557,842	7%	93%	5%
\$150,000+	14	0%	\$ 947,124	7%	100%	7%
	3,737	100%		100%		

Source: BBC Research and Consulting.

Cost burden. As described in the report, a household is considered to be “cost burdened” if its housing costs (including utilities, insurance and taxes) exceed more than 30 percent of gross household income.

Cost burden can be an indicator of future housing problems. If homeowners who are cost burdened cannot afford to maintain their homes, there is risk that their housing will fall into disrepair, and that the units will someday need to be demolished. Cost-burdened homeowners may also have a higher risk of foreclosure. Similarly, renters who are cost burdened may be at risk of being evicted. Cost burdened households may also “double-up” and live in overcrowded conditions to afford housing costs. Finally, cost-burdened households, regardless of tenure, are limited in the amount of income they have to cover costs of living other than housing, and may be forced to cut back in other ways (e.g., forgoing health insurance) to pay their housing costs.

Of course, households vary in their economic needs. The 30 percent cost burden definition may be realistic for some households and not for others, depending on how much discretionary income they need. A household carrying a lot of personal debt and without employer-sponsored health insurance premiums may find that they need to maintain housing payments closer to 20 to 25 percent of their gross household income. Because data on consumer finances is difficult to access at small geographic levels, an analysis of the appropriateness of the 30 percent threshold in Bonner County is not available.

The 2000 Census provides the most comprehensive data on cost burden for Bonner County and the communities within the county. Exhibit A-10 shows the number and percentage of households in the county and communities who were cost burdened in 2000.

**Exhibit A-10.
Percentage of
Households Cost
Burdened, 2000**

Source:
U.S. Census Bureau, 2000.

	Overall Cost Burden	Renter Cost Burden	Owner Cost Burden
Bonner County	28%	45%	26%
Dover	23%	42%	24%
Kootenai	17%	22%	27%
Ponderay	34%	53%	26%
Priest River	29%	49%	26%
Sandpoint	33%	47%	24%

Ponderay had the highest level of cost burden overall and for renters. Except for in Kootenai, renters in the county faced high levels of cost burden, with almost half of renters paying more than 30 percent of their household incomes towards rent and utilities. Owner cost burden was much lower and more consistent across the communities—nonetheless, about one-fourth of owners in the county pay more than 30 percent of their incomes towards housing costs.

A review of cost burden data by age shows that cost burden is the highest for the county’s youngest and oldest renters. The 2000 Census estimates that 66 percent of the county’s seniors and 50 percent of those age 15 to 24 who rented were cost burdened (compared to around 40 percent for other age groups). In contrast, cost burden varied little for owners in different age ranges (22 to 31 percent).

The two surveys conducted for this study asked survey respondents if they were cost burdened by having them consider four different scenarios concerning how their monthly mortgage or rental payment affects their overall monthly expenditures. Respondents chose the scenario that best described their situation. Of all telephone survey respondents (representative of the county overall), 46 percent replied that their rent/mortgage payment does *not* put a strain on their overall monthly expenditures. This compares to just 28 percent of the employee survey respondents.

The employee survey respondents were also much more likely to express difficulty paying their rent or mortgage payments: 34 percent said that they need to make sacrifices to make their rent and mortgage payments, and 2 percent said they may need to move because they cannot afford their housing costs. This percentage is slightly higher than the Census’ estimates of cost burden (28 percent), and are likely to be more reflective of the current housing market, since the employee survey captured many workers who had recently located in to the county.

Special Needs Housing

In every community, there are people who have special needs which can affect their housing situation. These folks might be disabled, frail elderly, fleeing domestic violence, or been evicted from their apartments and are homeless. Often, special needs populations require assisted housing. For example, many elderly and disabled residents are limited in their ability to work and generally live off fixed and usually lower incomes.

When housing costs increase, special needs residents may need to rely more heavily on assisted housing as they become priced out of private market housing. They may also need programs such as

grants or loans for home improvements to assist them with repairs to their homes that they can no longer afford.

In Bonner County, there are an estimated 327 rental units to serve low income populations, including those with special needs. Exhibit A-11 lists the developments within the county, along with the populations they serve and their waiting lists, as available. The majority of these units—85 percent—are located in the City of Sandpoint. At the time of this report, the developments collectively had 26 households on their waiting lists.

**Exhibit A-11.
Number of Assisted
Housing Units, Bonner
County**

Source:
Idaho Housing & Finance Association and
BBC Research & Consulting.

	Number of Units	Number Accessible	Waiting List	Population Served
Clark Fork	16		1	Elderly
Priest River	24	1	N/A	Family
Priest River	9		N/A	Elderly
Sandpoint	230	10	17	Family
Sandpoint	<u>48</u>	<u>2</u>	8	Elderly
Total	327	13		
Percent accessible		4%		

In addition to these rental units, there are two transitional housing developments and two shelters to assist persons who are homeless and at risk of homelessness. Transitional housing is deeply subsidized rental housing available to households who are homeless. Households stay in transitional housing for a limited time period while they search for affordable rental housing, find employment or receive job training and stabilize their situations.

In Sandpoint, there is one transitional housing development that serves families with children. It has 9 units and can accommodate up to 36 persons. An additional 9 units are available in scattered site locations in Trestle Creek. At the time of this study, only one of these units (available to accommodate a single woman) was vacant. The family units had a waiting list of 4 families, mostly single parents who are currently homeless and living in their cars or with friends.

Sandpoint also has shelter for women and children fleeing domestic violence situations and who are homeless. This shelter can accommodate up to 12 persons in 4 separate rooms. Another shelter exists for single men and provides 24 beds.

Service providers expressed a need for a general emergency shelter with around 15 beds in Sandpoint. In addition to such a shelter, deeply subsidized housing is needed to serve very low income households in shelters or transitional housing. Because of their low incomes and sometimes disabilities or other needs, special needs households have difficulty finding affordable housing in the private market because rent levels are too high and/or they do not have enough money available for required security deposits. They also find the paperwork and credit checks required for both assisted housing difficult to complete and intimidating (i.e., they need more assistance by providers in completing the required forms).