

**BOARD OF COUNTY COMMISSIONERS
LATAH COUNTY, IDAHO
RESOLUTION NO. 2014-25**

**FAIR HOUSING RESOLUTION
(ALSO SEE RESOLUTION 2007-03)**

WHEREAS, the Board of County Commissioners of Latah County, State of Idaho is the duly elected governing body of Latah County, a political subdivision of the State of Idaho, having such powers and duties as are set forth in the Constitution and Statutes of the State of Idaho; and

WHEREAS, LET IT BE KNOWN TO ALL PERSONS OF THE COUNTY OF LATAH that discrimination on the basis of race, color, religion, gender or national origin in the sale, rental, leasing, or financing of housing or land to be used for construction of housing or in the provision of brokerage services is prohibited by Title VIII of the 1968 Civil Rights Act (Federal Fair Housing Law); and

WHEREAS, it is the policy of the County of Latah to encourage equal opportunity in housing for all persons regardless of race, color, religion, gender or national origin. The Fair Housing Amendments Act of 1988 expands coverage to include disabled persons and families with children; and

WHEREAS, Latah County has adopted Resolution 2007-03, Latah County Fair Housing Analysis of Impediments and Action Plan; and

WHEREAS, Latah County has reviewed and analyzed its codes, policies, and websites in response to the "Final Report - 2011 Analysis of Impediments to Fair Housing Choice –State of Idaho".

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Latah County, State of Idaho:

Within available resources, Latah County will assist all persons who feel they have been discriminated against because of race, color, religion, gender, national origin, disability or familial status to seek equity under federal and state laws by referring them to the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Compliance Division.

Latah County shall publicize this Resolution to encourage owners of real estate, developers, and builders to learn about their responsibilities and rights under the federal fair housing laws and applicable state or local laws or ordinances.

Latah County will at a minimum: 1) publish this resolution; 2) post applicable fair housing information in a prominent public area in the Latah County Courthouse and on their

website; 3) provide fair housing information to the public; and 4) analyze any impediments to fair housing within the County's control (initial impediments analysis adopted under Latah County Resolution 2007-03).

Latah County has reviewed and analyzed each of the items in "Final Report - 2011 Analysis of Impediments to Fair Housing Choice -State of Idaho" and that analysis is attached to this resolution as "**Exhibit A**".

EFFECTIVE DATE

This Resolution shall take effect on the 8th day of December, 2014.

BOARD OF COUNTY COMMISSIONERS



David McGraw, Chair



Tom S. Stroschein, Commissioner



Richard Walser, Commissioner

ATTEST:

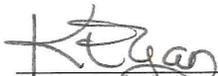
 12-8-14
Clerk/Deputy

Exhibit A

Analysis and Review of “Final Report - 2011 Analysis of Impediments to Fair Housing Choice – State of Idaho”

State’s Analysis Items	Specific Recommendations for Latah County	County review and analysis
Adjust Minimum Lot Sizes	<i>Should be lower; do not facilitate affordability of housing. Multifamily permits should allow efficient density and height. 9,600 sq. ft. minimum lot size and 70 ft. minimum lot width do not promote affordability.</i>	The allowed lot size in the “multi-family residential” zoning designation is as low as 5000 sq.ft. Additionally, the Latah County Land Use Ordinance allows for lot sizes within manufactured home parks in the “suburban residential” zoning designation to be reduced to 7260 sq.ft. when the size of the units is no larger than 1600 sq.ft. The “commercial”, “suburban residential”, and the “multi- family residential” zoning designations all allow multi- family units. The commercial zoning designation has no limitation on size of structure, number of apartments within a single building, lot width, frontage, or height for these structures.
Provide Affordable Housing Incentives	<i>None.</i>	The suburban residential zoning designation allows manufactured home parks. These parks can have a reduced lot size per unit if they place units that are smaller (hence more affordable). Placing affordable housing becomes an incentive to the developer because they can place more with the decreased lot size.
Amend Group Housing Regulations	<i>Need to add group home provisions to code.</i>	Group homes have <i>always</i> been allowed as a residential unit under Latah County’s land use codes. The definition of “Single Family Dwelling” reads “a house or manufactured home installed in accordance with this ordinance and the adopted building code ordinance, that is for use by one family or that meets the requirements in Idaho Code Section 67-6531.” Idaho Code § 67-6531 allows group homes.
Fair Housing Information	<i>County website should contain fair housing information and links.</i>	Latah County’s analysis of impediments, action plan, resolutions, and links to fair housing have been added to the County website.
Encourage Accessibility in Housing	<i>Adopt standards for accessibility in new construction.</i>	The County has adopted all of the required accessibility standards that the State of Idaho, through the International Codes, has adopted. The County implements these standards for all construction where accessibility is required by the code.
Accessory Dwelling Units	<i>Accessory dwelling provisions are good but would better promote affordability if rental use permitted.</i>	Latah County has a proposed change to the code that will allow accessory dwelling units to be rented. The anticipated adoption date for this change is early 2015.

BOARD OF COUNTY COMMISSIONERS
LATAH COUNTY, IDAHO

RESOLUTION NO. 2012-24

FAIR HOUSING RESOLUTION

WHEREAS, the Board of County Commissioners of Latah County, State of Idaho is the duly elected governing body of Latah County, a political subdivision of the State of Idaho, having such powers and duties as are set forth in the Constitution and Statutes of the State of Idaho; and

WHEREAS, LET IT BE KNOWN TO ALL PERSONS OF the County of Latah that discrimination on the basis of race, color, religion, gender or national origin in the sale, rental, leasing or financing of housing or land to be used for construction of housing or in the provision of brokerage services is prohibited by Title VIII of the 1968 Civil Rights Act (Federal Fair Housing Law); and

WHEREAS, it is the policy of the County of Latah to encourage equal opportunity in housing for all persons regardless of race, color, religion, gender or national origin. The Fair Housing Amendments Act of 1988 expands coverage to include disabled persons and families with children. Therefore, the the County of Latah does hereby pass the following Resolution; and

WHEREAS, Latah County has adopted Resolution 2007-03, Latah County Fair Housing Analysis of Impediments and Action Plan;

BE IT RESOLVED that within available resources the County of Latah will assist all persons who feel they have been discriminated against because of race, color, religion, gender, national origin, disability or familial status to seek equity under federal and state laws by referring them to the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Compliance Division.

BE IT FURTHER RESOLVED that the Latah County shall publicize this Resolution and through this publicity shall encourage owners of real estate, developers, and builders to become aware of their respective responsibilities and rights under the Federal Fair Housing Law and amendments and any applicable state or local laws or ordinances.

SAID PROGRAM will at a minimum include: 1) publicizing this resolution; 2) posting applicable fair housing information in prominent public areas; 3) providing fair housing information to the public; and 4) preparing a fair housing impediments analysis.

EFFECTIVE DATE

This Resolution shall take effect on the 13 day of August, 2012.

BOARD OF COUNTY COMMISSIONERS

ABSENT

Jennifer Barrett, Chair

[Signature]
Tom S. Stroschein, Commissioner

[Signature] [Signature]
David McGraw, Commissioner

ATTEST:

[Signature]
Clerk/Deputy

0100



LATAH COUNTY
BOARD OF COMMISSIONERS
MOTION AND ORDER

57102

P.O. Box 8068 ♦ 522 S. Adams ♦ Moscow, ID 83843
(208) 882-8580 ♦ Fax: (208) 883-2280
bocc@latah.id.us

COMMISSIONER Barrett MOVES THAT THE BOARD:

Adopt Resolution 2007-03 Latah County Fair Housing Analysis and Action Plan.

	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
<u>Tom Stroschem, Chair</u>	X	_____	_____
<u>John A. "Jack" Nelson, Commissioner</u>	X	_____	_____
<u>Jennifer Barrett, Commissioner</u>	X	_____	_____

ATTEST:

DATE:

K. Kicket

2-14-07

Clerk/Deputy Clerk

RESOLUTION 2007-03

A RESOLUTION ADOPTING THE LATAH COUNTY, IDAHO FAIR HOUSING ANALYSIS OF IMPEDIMENTS & ACTION PLAN

WHEREAS, Latah County established a Fair Housing Committee for the purpose of performing an analysis of impediments and developing a Fair Housing Action Plan; and

WHEREAS, the purpose of the Analysis of Impediments is to determine if any laws, regulations, administrative policies, procedures or practices are present which would present any impediments to the location, availability, affordability and accessibility of housing with the community; and

WHEREAS, the Latah County Fair Housing Committee conducted the Analysis of Impediments during the period of November 2006 through December 2006; and

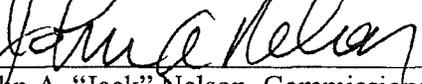
WHEREAS, the Latah County Fair Housing Committee approved the Fair Housing Analysis of Impediments & Action Plan at their meeting on February 6, 2007.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Latah County, Idaho, that the Latah County Fair Housing Analysis of Impediments & Action Plan, dated February 14, 2007 be, and hereby is, adopted.

DATED this 14th day of February 2007.

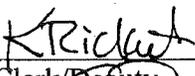
BOARD OF COUNTY COMMISSIONERS


Tom S. Stroschein, Chairman


John A. "Jack" Nelson, Commissioner


Jennifer Barrett, Commissioner

ATTEST:

 2-14-07
Clerk/Deputy

**Analysis of Impediments to Fair Housing
And Action Plan**

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**ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING
AND ACTION PLAN
FOR LATAH COUNTY**

Latah County conducted this Analysis of Impediments (AI) during the period of October 2006 through November 2006. The purpose of the AI is to determine if any laws, regulations, administrative policies, procedures or practices are present which would present any impediments to the location, availability, affordability and accessibility of housing with the community. Other issues which have been reviewed are those policies, procedures and practices that appear neutral on their face, but may operate to deny or adversely affect housing choice or availability for those classes of persons protected by fair housing laws.

This AI should include an assessment of other private and public conditions, which may constitute impediments to or affect fair housing choice. This involved a review of fair housing complaint statistics, fair housing and human rights survey data, and other appropriate and relevant sources of information that would identify impediments to fair housing choice. Our Fair Housing Advisory Committee (FHAC) includes the following members:

NAME	ADDRESS	REPRESENTING
Jack Nelson Commissioner	Latah County 522 S. Adams Moscow, ID 83843	Board of County Commissioners
Susan Petersen County Auditor	Latah County 522 S. Adams Moscow, ID 83843	County Government
Suvia Judd Chair, Planning Commission	Latah County Planning Commission 522 S. Adams Moscow, ID 83843	Board of County Commissioners
Louise Barber Secretary, Planning Commission	Latah County Planning Commission 522 S. Adams Moscow, ID 83843	Board of County Commissioners
Jim Smith Planning Commission	Latah County Planning Commission 522 S. Adams Moscow, ID 83843	Board of County Commissioners
J. Steven Heick Planning Commission	Latah County Planning Commission 522 S. Adams Moscow, ID 83843	Board of County Commissioners
Janet Hohle Planning Commission	Latah County Planning Commission 522 S. Adams Moscow, ID 83843	Board of County Commissioners
Michelle Fuson Director, Planning and Building	Latah County 522 S. Adams Moscow, ID 83843	County Government
Aimee Shipman Planning and Building	Latah County 522 S. Adams Moscow, ID 83843	County Government

In order to complete this analysis the following methodology was used:

Latah County established a Fair Housing Committee for the purpose of performing an analysis of impediments and developing a Fair Housing Action Plan.

Officers were elected and meetings conducted at the Latah County Courthouse.

The "Suggested Format for the Analysis of Impediments" from the Department of Commerce Grant Administrators Handbook provided a guideline to begin the process. Completed plans from other jurisdictions were collected for research and comparison.

The committee determined what information was needed in order to analyze the status of each review sector. Committee members were assigned areas of research, and a list of sample questions from the suggested format guidelines.

Each meeting, information was compiled and discussed, then if necessary additional assignments were made. Once all the data was collected, the information was organized and formatted.

Committee members are volunteers or county employees. Associated costs for this activity would include wages of county employees, minimal paper expenses, postage and miscellaneous office supplies. The County incurs Fair Housing related costs for publishing, employee education, posters and pamphlets on an on-going basis.

**LATAH COUNTY
FAIR HOUSING ADVISORY COMMITTEE
MISSION STATEMENT**

It is the mission of Latah County, through its Fair Housing Advisory Committee, to ensure the equal opportunity in housing for all protected classes through the implementation and continuing review and monitoring of a *Fair Housing Action Plan*.

Identification of Impediments to Fair Housing Choice

A. Public Sector Review

The following information represents our review of laws, regulations, administrative policies, procedures or practices present that would present any impediments to the location, availability, affordability and accessibility of housing within the community.

AREAS OF REVIEW	Impediments Identified?		
	Yes	No	N/A
COMPREHENSIVE PLAN		X	
ZONING ORDINANCE		X	
SUBDIVISION ORDINANCE		X	
BUILDING CODES The County Building Code Ordinance and Building Department Policies were reviewed and no impediments were identified. Contractors applying for permits to build a 4-plex or larger are advised that the plans review must include an analysis ascertaining that the Fair Housing Requirements are met. Upon completion of the plans review, the back of the plans are stamped: "Approval of these plans does not certify compliance with the Fair Housing Act"		X	
MUNICIPAL SERVICES Parks and Recreation The County Parks and Recreation Department, operates and maintains 3 parks in Latah County, including the Latah Trail that connects Moscow and Troy. This trail also links Moscow to Pullman, a neighboring city in Washington state. These facilities are available to the public at no cost. Emergency Medical Services Latah County emergency ambulance services are provided for residents of Latah County. Disaster Services Through coordinated efforts with the Idaho Bureau of Homeland Security, the County Disaster Services Department provides assistance to County residents during times of disasters; i.e. flooding, windstorms, hazardous materials spills, etc. 9-1-1 A central dispatch system provides emergency response services countywide, except for Juliaetta/Kendrick Ambulance Service which is provided through Idaho State Communications.		X	

<p>EMPLOYMENT-HOUSING-TRANSPORTATION</p> <p>Transportation Moscow Valley Transit (MVT) is operated by Regional Public Transportation Inc., which is a non-profit corporation providing affordable public transportation for Latah County citizens. Current service routes link the cities of Moscow, Lewiston and Pullman, WA. MVT also offers "Dial-A-Ride" and ADA accessible service within Moscow city limits. Wheatland Express operates transportation servicing the Moscow and Pullman communities and also runs affordable daily shuttles them and Spokane International Airport.</p> <p>Employment The State Job Services Division and the Moscow Job Service Job Corp offer assistance to County residents seeking employment, as well as unemployment benefit services. The Latah Economic Development Council provides employment training services.</p>		X	
<p>PUBLIC HOUSING AUTHORITY OR OTHER HOUSING AGENCY/HOUSING CHOICE FOR VOUCHER HOLDERS</p> <p>Idaho Housing and Finance Administration The Lewiston, Idaho office provides assistance to qualified persons within Latah County for subsidy assistance in the form of certificates or vouchers. The owner of the properties determines individual tenant selection. Subsidy assistance is available for any type of rental meeting IHFA guidelines. The certificate program sets limits on the cost of the rental unit, based on family composition and cost of rent and utilities. The voucher program allows the holder to pay a rental amount in addition to the IHFA subsidy amount, allowing for a wider range of choices available to the prospective tenant.</p> <p>The Community Action Agency office in Moscow also provides affordable housing assistance to low income and disadvantaged participants within Latah County.</p>		X	
<p>PROPERTY TAX POLICIES</p> <p>In accordance with Idaho Code, Latah County has in place procedures and personnel to advise the public of tax reductions available to property owners, and to assist the property owner in receiving the benefit of those programs.</p> <p>Homeowners' Exemption This program allows 50% or \$50,000 (whichever is greater) of the primary residence to receive tax exemption. Application forms are available through the</p>		X	

<p>County Assessor. Both Assessors' and Commissioners' staff are knowledgeable about the program and able to assist property owners with questions and with the applications process.</p> <p>Circuit Breaker In compliance with Idaho code 63-704 tax reduction opportunities are available to property owners must meet certain criteria pertaining to income, and at least one other requirement, such as a Social Security recognized disability, widow or widower, or veteran. Application for this program can be made through the County Assessor's Office, where staff receives training to enable them to answer questions and to process the applications.</p> <p>Hardship Exemptions In compliance with Idaho Code 63-0602 AA and 63-711 requirements, Latah County provides a means for property owners who find themselves in temporary hardship situations to request relief from their property taxes. An application form is available from the County Clerk. Once the property owner files the application, the data is presented to the Board of Commissioners, based on the circumstances of the individual case. This program addresses what is typically a 'one-time' hardship circumstance, and often will provide the necessary relief to allow a property owner the opportunity to "get back on their feet" without losing their home.</p>			
<p>PLANNING AND ZONING COMMISSIONS</p>		X	
<p>COUNTY COMMISSIONERS In compliance with requirements for receiving Idaho Department of Commerce Block Grant monies, Latah County adopted and published a "Fair Housing Resolution" in February, 2002. This provided for County's assistance for persons discriminated against due to race, color, religion, sex, national origin, disability or familial status under the Fair Housing Amendments Act of 1988. In April of 2006 Latah County Commissioners adopted Resolution 2006-08 which designated Fair Housing Resource persons for Latah County residents and Resolution 2006-09 which recognized April, 2006 as Fair Housing month as a reminder to all Latah County citizens of the importance of fair housing in the county.</p>		X	
<p>COUNTY STAFF The Latah County Board of Commissioners have procedures in place, through both the Commissioners' staff and the Planning Department staff, to meet</p>		X	

<p>requirements for advertising and posting of public hearings and meetings pertaining to issues such as land use, building permits and property assessments and taxes.</p>			
<p>OTHERS: Fair Housing handbooks and posters are available from the County Commissioners' Office. The Commissioners also subscribe to several resource publications, which list agencies available to individuals for issues relating to housing, health, legal services, and many others.</p>		X	

B. Private Sector Review:

The following information represents our review of policies, procedures and practices that appear neutral on their face, but may operate to deny or adversely affect housing choice availability for those classes of persons protected by fair housing laws.

AREAS OF REVIEW	Impediments Identified:		
	Yes	No	N/A
FAIR HOUSING ENFORCEMENT		X	
NEWSPAPER ADVERTISEMENTS		X	
RESTRICTIVE COVENANTS		X	
<p>REAL ESTATE PRACTICES</p> <p>The Latah County Board of Realtors is very committed to upholding and enforcing the Fair Housing Act. The Latah County Board membership consists of 15 licensees and 15 affiliated businesses in Latah County. Over the past five years the Association has taken a very proactive role in educating its membership about the Fair Housing Act.</p> <p>Through bi-monthly meetings, and regular written communications to all offices, members are kept informed of prohibited discriminatory language in their advertisements, encouraged to use the Equal Housing logo on all of their print ads and marketing materials, and participate in discussions about discriminatory practices. In addition, the members are kept advised of any new regulations or amendments relating to the Fair Housing Act, such as familial status discrimination, the multi-family accessibility requirements for handicapped individuals, and the most recent changes involving criteria for senior housing.</p> <p>The REALTOR ® organization has also incorporated discriminatory practices as a violation of the National Association of REALTORS ® Code of Ethics. Specifically, Article 10 of the Code of Ethics, spells out the real estate agent's obligations under the Fair Housing Act recognizing the seven protected classes. A major role of the Board of Realtors is the enforcement of the REALTORS ® Code of Ethics by handling complaints from the public and its membership through its Professional Standards Committee.</p>		X	

<p>ADVERTISING</p> <p>The Latah County Board of Realtors monitors and reviews real estate publications to ensure nondiscriminatory advertising practices. The publications reviewed include the Palouse Moneysaver, the Parade of Homes, the Moscow-Pullman Daily News and the Lewiston Tribune. There are very specific terms that have been identified by HUD as discriminatory, particularly under familial status. The Latah County Board of Realtors, when encountering such words, will advise the real estate agent in writing that this particular term may be considered discriminatory. This is an ongoing process to ensure that our real estate agents do not violate the Fair Housing Act.</p> <p>Our Multiple Listing computer system has been programmed to recognize certain words or phrases that might be construed as discriminatory. Therefore, listings that are entered into the system by real estate agents must undergo a "pass/fail" test before the listing is placed on-line or published in written format. Again, all of these procedures reinforce to our agents the importance of the Fair Housing Act.</p> <p>EDUCATION</p> <p>The Latah County Board of Realtors offers a Fair Housing segment during its new member orientation program that is required attendance for all new real estate agents.</p> <p>PROMOTION</p> <p>The real estate practices in Latah County fall within the guidelines of the Fair Housing Act, and the real estate agents continue to receive education about fair housing through their Board of Realtors and the State's continuing education requirements.</p>			
MAJOR EMPLOYER IMPACTS		X	
<p>RENTALS</p> <p>A review of a representative number of rental agencies and private landlords in the County revealed no impediments to the protected classes. Applications and policies were examined, as well as advertisements in local newspapers.</p>		X	
OTHERS:			

C. Action Plan

Based upon the findings discovered through this planning effort the following conclusions, recommendations and action strategies are presented:

Conclusions: Research conducted by the FHAC of both the public and private sectors revealed active, on-going efforts to meet the needs of the citizenry of Latah County in regards to the location, availability and accessibility of housing within the community, as well as the requirements of the Fair Housing laws.

It was the consensus of the Committee members that local government could be more effective by providing informational brochures and referral information about fair housing issues to the public. This issue has been addressed through the designation of Fair Housing Resource Persons, who will have the responsibility of ensuring that informational brochures and referral information is available to the public.

The real estate community has taken a leading role in providing fair housing education and resources to local realtors, as well as monitoring advertisements in the local newspapers.

Habitat for Humanity is very active in Latah County. This organization embodies the principles of fair housing in their selection criteria.

Recommendations: Continued monitoring of County ordinances and policies pertaining to land use issues and building permitting, to ensure compliance with the Fair Housing Act, as well as assisting the public with referrals to appropriate agencies when the need for assistance arises.

Action Strategies: Annual review of the *Latah County Fair Housing Analysis of Impediments and Action Plan*. Annual publication of the Fair Housing Resolution and Notice on Non-discrimination in the local newspaper.

The County of Latah adopted the most recent Fair Housing Resolution on February 19, 2002.

LATAH COUNTY
BOARD OF COMMISSIONERS

Tom Stroschein, Chair

Date _____

**Latah County
Analysis of Impediments to Fair Housing
And Action Plan**

APPENDIX

- Resolution Adopting Fair Housing Plan
- Evaluation of Jurisdiction's Current Fair Housing Profile
- Demographic Data for Latah County
- Fair Housing Resolution
- Notice on Nondiscrimination

RESOLUTION 2007-03

A RESOLUTION ADOPTING THE LATAH COUNTY, IDAHO FAIR HOUSING ANALYSIS OF IMPEDIMENTS & ACTION PLAN

WHEREAS, Latah County established a Fair Housing Committee for the purpose of performing an analysis of impediments and developing a Fair Housing Action Plan; and

WHEREAS, the purpose of the Analysis of Impediments is to determine if any laws, regulations, administrative policies, procedures or practices are present which would present any impediments to the location, availability, affordability and accessibility of housing with the community; and

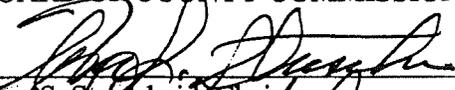
WHEREAS, the Latah County Fair Housing Committee conducted the Analysis of Impediments during the period of November 2006 through December 2006; and

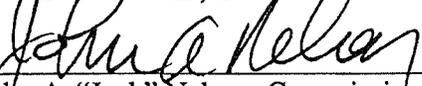
WHEREAS, the Latah County Fair Housing Committee approved the Fair Housing Analysis of Impediments & Action Plan at their meeting on February 6, 2007.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Latah County, Idaho, that the Latah County Fair Housing Analysis of Impediments & Action Plan, dated February 14, 2007 be, and hereby is, adopted.

DATED this 14th day of February 2007.

BOARD OF COUNTY COMMISSIONERS


Tom S. Stroschein, Chairman


John A. "Jack" Nelson, Commissioner


Jennifer Barrett, Commissioner

ATTEST:


K. Ricard
Clerk/Deputy

2-14-07

III. Evaluation of Jurisdiction's Current Fair Housing Profile

Latah County has no fair housing program and therefore does no fair housing enforcement. Resolution 2006-08 appointed two designated individuals as Fair Housing Resource Contacts for the County who are available to direct complaints to appropriate authorities. As an ICDBG recipient, Latah County must follow the complaint process described in Chapter VIII, Civil Rights. There have been no fair housing complaints or compliance reviews where the secretary has issued a charge of or made a finding of discrimination in Latah County [MOSCOW CITED]. There have been no fair housing discriminations suits filed by the Department of Justice or private plaintiffs. Currently there are no trends or patterns for fair housing in Latah County. There are no other fair housing concerns or documented problems in Latah County.

IV. Identification of Impediments to Fair Housing Choice

The Latah County Comprehensive Plan, under Section 3 states a commitment "to ensure an adequate and attractive living environment to meet the needs of residents of different ages, family sizes, lifestyles, and income levels". Further, § 3.03 of the Latah County Land Use Ordinance established a suburban residential zone to "provid[e] opportunities for residential development in areas appropriate for higher density single family housing". In the few areas of the County with this zoning, manufactured home parks are allowed if they limit the housing to a maximum size. These zones are located closer to municipalities and associated services and therefore would be suitable for more affordable housing. The Comprehensive Plan focuses on the preservation of farming and forest activities rather than residential uses and places ninety-nine percent of the County under a single zoning designation, which is Agriculture/Forest. Consequently this zoning intentionally restricts the proliferation of higher density residential such as subdivisions throughout the County's unincorporated areas. The Land Use Ordinance which regulates activities within zoning districts is in accordance with the Comprehensive Plan. Latah County is rural and has no neighborhood revitalization, municipal or other services, and as yet no need for employment-housing-transportation linkages. These policies are more appropriate for areas that have neighborhoods, like municipalities. In many areas of the County, mostly the very rural areas, property prices are lower and provide more options for affordable housing. Furthermore the County complies with requests for indigent funding however the majority of affordable subsidized housing exists in the municipalities where there are multi-family structures. Additionally, group homes are allowed with a conditional use permit. These options may provide some flexibility to address the housing cost-burden with the County. The ordinances for building codes meet the minimum health and safety standards and should not be changed. Higher density developments should not be placed in areas where municipal services are not available. The zoning ordinances for Latah County should not be changed to allow this, as it would be entirely irresponsible and out of compliance with the Comprehensive Plan. Such a change would also encourage development in locations where there are few public and private services available to people, including schools, doctors, road maintenance, etc. Individuals that are income challenged would have to rely on their cars for transportation as there is no bus service and that would also be irresponsible. It is not appropriate to

provide low income housing in very remote areas where there are no services. Latah County has a Planning Commission and a Zoning Commission which oversee land use planning policies and decision making. As an arm of County government they are not responsible for neighborhood revitalization activities and lower-income housing site selection which are more suitable for municipalities. The Planning and Zoning Commissions are made up from groups of individuals representing different areas of the county and different work backgrounds.

Latah County does not review the policies, by survey or otherwise, of the banking, insurance, real estate, and rental industries. It is not Latah County's role to ensure that private corporations are complying with federal regulations as it the job of the Federal Government that makes those regulations. Latah County does not review the reports of financial institutions subject to HMDA. Latah County does not track home mortgages, home improvement loan applications, or commercial loan applications. No evidence has been presented to Latah County that there has been racial steering or blockbusting by real estate brokers. In the event that this happened, Latah County has no policy to take action against anyone, as that is the role of the State and Federal Governments. There has been no evidence or complaints made to Latah County regarding covenants, trust or lease provisions in the use in the community that would exclude sale to or occupancy by a particular group or potential buyers or renters based on race, color, religion, gender, disability status, or familial states. The State of Idaho has adopted the landlord tenant act which addresses problems that individuals have with renting. This act is not enforced by any local jurisdictions. There are no multifamily complexes in Latah County. Since there are no multifamily complexes in Latah County, it would be impossible to know who is renting their private residences, and therefore Latah County has no information on rentals in the County.

Latah County does not license real estate brokers, the State of Idaho does and the realtors in Latah County must comply with the regulations set forth by the State of Idaho. Individuals in the banking, insurance, real estate, and rental industries are required to comply with whatever state and federal regulations apply to their industry or licensing. No evidence and no accusations have been presented to Latah County that there is evidence of discrimination in mortgage lending, property appraisal, home improvement loans or other housing related policies, standard, and procedures used by lenders and appraisers in the jurisdiction.

There are no public or private funding sources available for fair housing in Latah County. The fair housing property tax policies in Latah County include all of the low-income/hardship tax policies set by the State of Idaho. These include the Hardship Plan under Idaho Code Sections 63-0602 AA and 63-711, the State Circuit Breaker program that subsidizes low income individuals with their taxes, the deferred tax payment plan for qualifying individuals, and the allowance of payments through the 3rd year of delinquency. Individuals can delay payment of their taxes with interest accruing monthly.

All federally loan programs available for fair housing are available through most lenders in Latah County.

There is no fair housing enforcement in Latah County. There is no real estate advertising for fair housing in Latah County. There are no information programs in Latah County for fair housing.

- V. Because Latah County is such a rural jurisdiction, the current public and private fair housing programs and activities are adequate.
- VI. Latah County fair housing policies are adequate.
- VII. There are no actions to be taken by Latah County.

Signed: Tom Stroschein, Chair Latah County Board of Commissioners

LATAH COUNTY JURISDICTIONAL BACKGROUND DATA

Housing Stock

According to the U.S. Census Latah County reported approximately 14,669 housing units in 2005. This represents a growth of 831 units or 6% in housing stock countywide since 2000. As reflected in the statistics below Latah County is not currently experiencing the exponential growth in housing stock observed in many other Idaho counties. Much of this growth is linked to Idaho's ranking as the nation's 3rd fastest growing state for the second year in a row. Current population data for Latah County suggest steady, modest increases in housing demand.

<i>Rank</i>	<i>Idaho Counties</i>	<i># New Housing Units (2000-2005)</i>	<i>Housing Growth Rate (%)</i>
1	Teton	1,061.0	40
2	Madison	2,782.0	36.5
3	Canyon	12,559.0	26.2
4	Ada	22,686.0	19
5	Kootenai	8,043.0	17.25
6	Camas	104.0	17
7	Adams	300.0	15
8	Jefferson	902.0	14
9	Bonneville	4,179.0	13.7
9	Blaine	1,671.0	13.7
20	Latah	831.0	6
21	Lincoln	98.0	5.9
42	Butte	-1.0	-0.07

Consistent with general characteristics for a non-metropolitan county the distribution of Latah County's housing stock reflects a higher proportion of owner-occupied units rather than renter-occupied. Approximately 59% of the county's housing stock is owner-occupied. This figure varies across County subdivisions with Moscow showing a slightly higher percentage of rental stock than other incorporated areas due to the presence of the University of

Source: U.S. Bureau of the Census

Idaho and the cyclical student-driven influx of renters.

A housing concern that Latah County may wish to remain aware of in the future relates to affordability. A shortage of affordable housing within a community may be considered a barrier to fair housing. Affordable housing is typically considered to be that requiring no more than 30 percent of a household's income. The City of Moscow has acknowledged in its 2003 Fair Housing Analysis that a portion of its residents may be cost-burdened with respect to housing although conclusive data are not yet available. Latah County has experienced consistent increases in median home prices. In 2000 Latah County's median home value was \$126,400. This was above Idaho's median home value of \$106,300 and the U.S. median value of \$119,600 for an owner-occupied dwelling (U.S. Census Bureau). Since that time home values have increased nationwide with Idaho's (among others) experiencing significant appreciation. Additionally, recent Federal data shows Idaho home prices increased by 17.5% during the third quarter of 2006 which was the highest rate of increase in the nation. A more recent comparison of median home values shows Latah County with \$232,598 compared to a national median of \$200,000. The growth in Latah County's home values is fueled primarily by rising prices in Moscow which are commensurate with larger Idaho cities such as Coeur d'Alene and Boise.

Demographic Profile

The following information provides a "snapshot" of Latah County's demographic composition and trends. The U.S. Census Bureau's 2005 estimates place Latah County's population at 34,714. This figure represents a -0.6% decline during the 2000-2005 period, a time in which Idaho's overall population increased by 10.4%. This figure includes the population of larger incorporated areas such as Moscow (21,900) as well as approximately 9,044 people living in unincorporated Latah County.

According to the 2000 U.S. Census the racial makeup of the county was as follows: 93.94% White; 0.59% Black or African American; 0.75% Native American; 2.1% Asian; 0.09% Pacific Islander; 0.77% from other races, and 1.76% from two or more races. In addition 2.12% of the population was Hispanic or Latino of any race. This is more or less representative of the state's racial diversity profile.

The age distribution within the county's population shows 20.30% under the age of 18; 24.5% between 18 and 24; 26.9% from 25 to 44; 18.9% from 45 to 64; and 9.5% who were 65 years of age or older. Additional demographic statistics for the county include a median age of 28 years and a gender ratio of 100 females for every 107.50 males. For every 100 females age 18 and over, there were 108.10 males.

Income

The 2005 median income for a household in the county was \$32,524, and the median income for a family was \$46,303. In 2002, the per capita personal income in Latah County was \$24,141. This was an increase of 32.1% from 1997. The 2002 figure was 78% of the national per capita income, which was \$30,906. According to a recent study conducted by the University of Idaho, Latah County currently possesses the 4th highest median income of all counties within the state. This points to a trend of consistent improvement in economic circumstances since 1989 when Latah County ranked 8th overall. When using trends in median income as an indicator for increasing wealth, these figures suggest modest economic gains. At the same time discrepancies do exist with males showing a median income of \$34,734 versus \$24,886 for females. Despite economic gains since 1989, approximately 7.90% of families and 16.70% of the population were below the poverty line in 2004, including 10.20% of those under age 18 and 5.40% of those aged 65 or over. Latah County reflects a higher percentage of the population living below the poverty than Idaho (11.8%) and the U.S. (12.5%).

Employment

Employment growth in Latah County has been negligible during the period 2001-2004 (UI Study). In 2004 the total employment was 16,856 of which 1,012 were engaged in farm related employment. Of the remaining 15,844 a majority of 42% were in government. Other significant employment sectors include retail trade (15%); leisure & hospitality (10.5%) and professional services (20.5%). Within the government sector approximately 2,900 individuals are employed by the University of Idaho, the County's largest employer. Other major employers in Latah County include: the Moscow School District (350); Gritman Medical Center (330); Wal-Mart (207); and the City of Moscow (105). Latah County's unemployment rate is 7.8%.

<http://www.idahohousing.com/ihfa/housing-information-and-referral-center/fair-housing.aspx>

<http://www.idaholegalaid.org/node/1355/what-fair-housing-act>