

FAIR & AFFORDABLE HOUSING COMMISSION



Juan Albaitero
Commission Chair

FAHC@ci.moscow.id.us

Regular Meeting
~Agenda~

Lucy Falcy
Staff Liaison
208.883.7095

<http://www.ci.moscow.id.us/358/Fair-Affordable-Housing-Commission>

Thursday
August 6, 2026

5:15 PM

Haddock Building
504 S Washington Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of Minutes from July 8, 2026 (ACTION ITEM)

Presentation of minutes for approval.

PROPOSED ACTIONS: Approve minutes as presented; approve minutes with amendments; or provide staff with further direction.

2. Public Comment

Members of the public may speak to the Commission regarding matters NOT on the agenda or currently pending before the Commission. Please state your name and city of residence for the record and limit your remarks to three (3) minutes.

3. Citizen Survey Questions (ACTION ITEM)

The City has distributed Citizen Surveys to a random number of addresses every two years since 2002. The 2026 Citizen Survey will be distributed this fall, and every City Commission has been requested to provide two questions to be included in the survey.

PROPOSED ACTIONS: Discuss and provide staff with feedback and further direction if necessary.

4. Farmers Market Booth Planning (ACTION ITEM)

Discuss and decide on the following: 1) focus of display; 2) blurb for Farmer's Market Weekly Update (1-5 Sentences regarding what to expect at booth); 3) handouts needed in addition to what is on hand; 4) any poster the FAHC may have or want to display-may need to be created/printed; 5) table swag for handing out; and 6) scheduling for booth coverage. Currently \$125 remains in the FY2026 Commission budget.

PROPOSED ACTIONS: Discuss the upcoming event and resources and provide staff with further direction as deemed necessary.

5. Idaho Housing and Finance Association (ACTION ITEM)

Discuss questions to pose to Idaho Housing and Finance Association (IHFA) to provide insight into available resources and programs for Moscow citizens.

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

PROPOSED ACTIONS: Discuss questions and intent and provide staff with further direction as deemed necessary.

6. Housing Authority (ACTION ITEM)

Discuss proposed Housing Authority recommendation and identify opportunities for providing further clarity on and moving forward with another recommendation to Council.

PROPOSED ACTIONS: Discuss options for moving forward with Housing Authority recommendation and provide staff with further direction as deemed necessary.

7. Fair & Affordable Housing Commission Duties Review (ACTION ITEM)

Review the assigned duties of the Commission, according to Moscow City Code 3-6-2, and discuss upcoming goals and actions.

PROPOSED ACTIONS: Review the Commission's Powers and Duties and provide staff with further direction as deemed necessary.

REPORTS

Jennifer Wallace to provide a summary of the federal 21st Century ROAD to Housing Act.

ANNOUNCEMENTS

UPCOMING EVENTS / MEETINGS

- The next Fair & Affordable Housing Commission regular meeting is scheduled for September 3, 2026.
- The Fair & Affordable Housing Commission will host a booth at the Moscow Farmers Market on Saturday, September 19th.

ADJOURN

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FAIR & AFFORDABLE HOUSING COMMISSION



Juan Albaitero
Commission Chair
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Regular Meeting
~Minutes~

Lucy Falcy
Staff Liaison
208.883.7095

<https://www.ci.moscow.id.us/358/Fair-Affordable-Housing-Commission>

Wednesday
July 8, 2026

5:15 PM

Haddock Building
504 S. Washington Street

Albaitero called the meeting to order at 5:15 PM

MEMBERS PRESENT: Juan Albaitero, Chair; Randy Baukol, Jo Ellen Force, Michael Gilman, Leah Halterman, Nathan Tupper, Jennifer Wallace
MEMBERS ABSENT: Ellen Peterson
OTHERS: Evan Holmes
STAFF: Nichol Baird Spencer, Lucy Falcy

REGULAR AGENDA

1. Approval of Minutes from June 4, 2026 (ACTION ITEM)

Presentation of minutes for approval.

Baukol moved for approval of the minutes as presented, seconded by Wallace. Roll Call Vote: Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

Members of the public may speak to the Commission regarding matters NOT on the agenda or currently pending before the Commission. Please state your name and city of residence for the record and limit your remarks to three (3) minutes.

None offered.

3. Fair & Affordable Housing Commission Duties Review (ACTION ITEM)

Review the assigned duties of the Commission, according to Moscow City Code 3-6-2, and discuss upcoming goals and actions.

The Commission continued to review the duties of the Fair & Affordable Housing Commission, as described above. The Commissioners had an extensive discussion regarding the importance of education about affordable housing resources for the community.

Wallace moved to direct staff to contact Idaho Housing and Finance Association about potential dates to schedule a meeting for Commissioner questions and discussion with the agency, seconded by Halterman. Roll Call Vote: Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

REPORTS

The proposed Commission budget was reduced from what was requested for next fiscal year during the City Council budget workshop. The FY2027 Budget Hearing for City Council will be on Monday, August 17th, 2026. The Commissioners had a brief conversation about how the proposed budget change could affect the annual training event.

ANNOUNCEMENTS

UPCOMING EVENTS / MEETINGS

The next Fair & Affordable Housing Commission regular meeting is scheduled for August 6, 2026.
The Commission will be tabling at the Farmers Market on Saturday, September 19th.

The meeting was adjourned at 6:38 PM

Juan Albaitero, Chair

Date

2023 Commission Survey

Fair & Affordable Housing Commission

Q1: Discrimination in Housing

Citizens were asked to what extent they have experienced different aspects of discrimination in Moscow that have impacted their opportunity to finding housing. This question has been asked historically in 2014 and 2012 and data can be found below for comparison. This includes Race, Ethnicity, National Origin, Religion, Sex, Disability, Presence of Minor Children, Sexual Orientation, and Gender Expression or Identity. A 5-Point Likert Scale ranging from "No Impact" to "Significant Impact" was available to select from. A 100-Point Scale score was then calculated where a higher score indicates that the respondent felt less discrimination in finding housing in the community. All discrimination aspects received a score greater than 83 indicating that respondents felt that they experienced very little discrimination in housing within the community. This question received an average 94% response rate.

To what extent do you feel you have encountered discrimination in getting housing in Moscow based on the following issues? (higher score indicates a less perceived discrimination)

	2023	2014	2012
Race	87.0	66.0	81.3
Ethnicity	87.0	64.3	81.3
National Origin	86.2	65.3	81.5
Sex	84.5	64.5	80.5
Sexual Orientation	84.5	65.0	82.0
Disability	84.1	61.5	76.3
Religion	83.9	62.3	74.5
Minor Children	83.5	60.8	N/A
Gender Expression/Identity	83.3	60.8	N/A

Q2: Housing Cost as a Percentage of Household Income

Respondents were asked how much of their income was going towards mortgage payments or rent. This question was previously asked in the 2019, 2014, 2010, and 2008 surveys as well. Although the 2019 survey was never completed, available data can still be used for comparison. Options ranged from less than 10% to greater than 40%. The most selected category was less than 10%, however, many who chose this response left comments noting that they owned their home and did not have payments. The next most common response was 16-20% and the least common answer was 36-40%. This question received an average response rate of 94%.

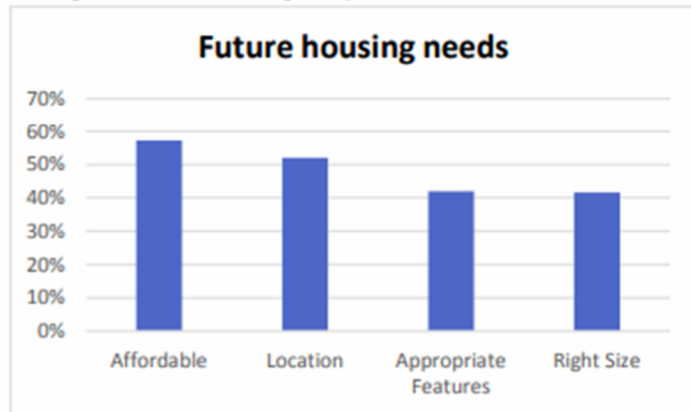
What percentage of your gross monthly household income goes to rent or monthly mortgage payments?

	2023	2019	2014	2010	2008
< 10%	25.3%	22%	25%	20%	20%
10 – 15%	9.4%	10%	11%	10%	12%
16 – 20%	12.5%	9%	9%	9%	14%
21 – 25%	10.4%	14%	14%	11%	16%
26 – 30%	11.1%	13%	10%	12%	14%
31 – 35%	7.6%	8%	10%	8%	7%
36 – 40%	4.9%	8%	6%	9%	7%
> 40%	10.1%	8%	10%	10%	10%

Fair and Affordable Housing Commission

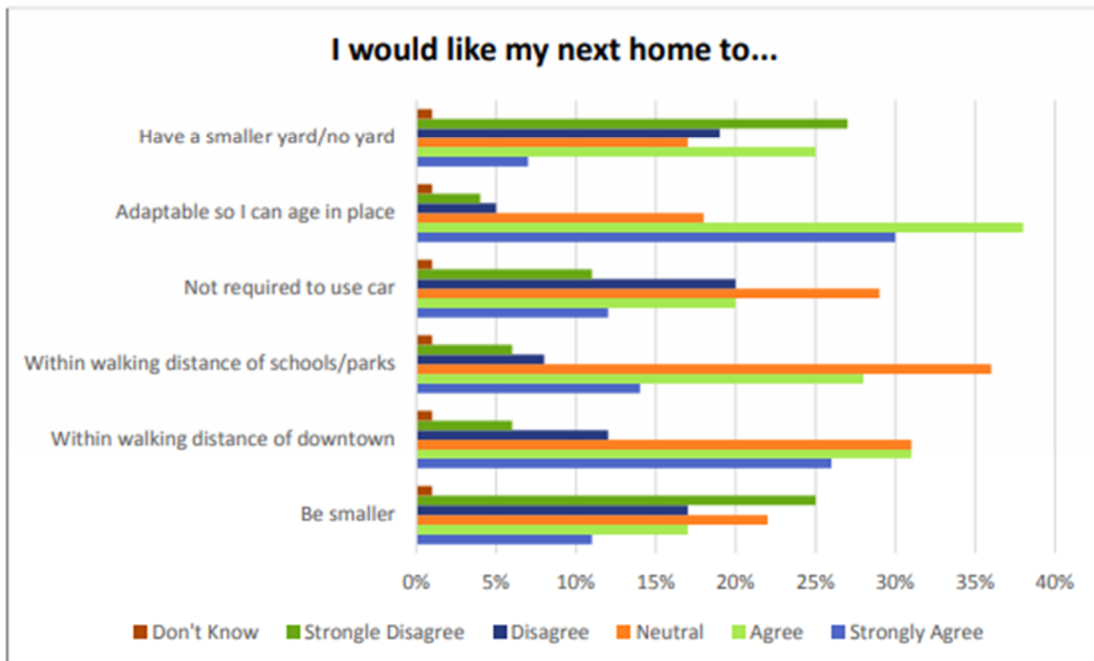
Future housing tradeoffs... (Q1)

When asked, “Considering your future housing needs, how willing are you to make tradeoffs between affordability, size, appropriate features, and location?” respondents note affordability would receive the most consideration, followed by location, then appropriate features and size.



I would like my next home to... (Q2)

Respondents were then asked to follow up on more specific characteristics of their home. Based on a Likert Scale ranging from “Strongly Agree” to “Strongly Disagree,” they were given a list of six features and asked to rate their preferences accordingly, results are displayed in the following graph. “Adaptable so I can age in place” is the highest ranked of all choices presented.



MCC Chapter 6 FAIR AND AFFORDABLE HOUSING COMMISSION
Sec 6-2. Powers and Duties.

- A. The Commission shall adopt internal procedures not inconsistent with the provisions of this or any other ordinances of the City. These rules shall provide for notification of Commission members by the chairperson in advance of meetings.
- B. Meetings of the Commission shall be held at least once annually at the call of the chairperson and at such other times as the Commission may determine. A quorum of a majority of the appointed members shall be necessary before the Commission may transact business.
- C. The Commission may suggest to Council various ways in which the City may further fair housing practices and affordable housing practices.
- D. The Commission may suggest ways to inform public housing industry providers, real estate owners, developers, building contractors, and housing advocates of their respective responsibilities and rights under the federal housing law and related amendments, and any applicable state or local laws or ordinances.
- E. The Commission shall review, on at least an annual basis, the City Code Analysis and Impediments to Fair Housing and Action Plan and shall make recommendations to the Mayor, the Council and the City's Fair Housing Resource Representative for amendments or changes to such Plan as it deems necessary.
- F. The Commission shall review, on at least an annual basis, the City's efforts to promote affordable housing and shall make recommendations to the Mayor, the Council, and the City's Fair Housing Resource Representative to promote affordable housing practices.
- G. The Commission shall consult with the City's Fair Housing Resource Representative on fair housing, planning objectives, communications, and shall assist the Council and the City's Fair Housing Resource Representative in coordination and execution of the City's Fair Housing Action Plan, where appropriate.
- H. The Commission shall keep abreast of Federal and State law affecting fair housing and make recommendations to the Mayor and Council of necessary changes in the Moscow Fair and Affordable Housing Ordinance to keep the ordinance in conformity with Federal and State law.
- I. The Commission is authorized to recommend acceptance of Federal, State, or other assistance in formulating or carrying out programs to prevent or eliminate discriminatory housing practices, and to cooperate with Federal, State and local agencies in carrying out such programs.
- J. The Commission may establish subcommittees and/or advisory committees to advise and assist it in carrying out duties of the Commission.