



CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) PROGRAM YEAR 2021

For U.S. Department of Housing and Urban Development
Planning and Reporting Activities

OCTOBER 1, 2021 – SEPTEMBER 30, 2022

HOUSING & COMMUNITY DEVELOPMENT DIVISION
150 NORTH CAPITOL BOULEVARD
BOISE, ID 83702-5920
(208) 570-6830

IDAHO RELAY SERVICE
DIAL 7-1-1
SPECIAL TOLL-FREE NUMBERS
1-800-377-3529 ASCII
1-866-252-0684 SPANISH
1-888-791-3004 SPEECH TO SPEECH
1-800-377-3529 TTY

The City of Boise prohibits discrimination on the basis of race, color, national origin, religion, gender, sexual orientation, gender identity/expression, familial status, disability, or age.

This document can be provided in a format accessible to persons with disabilities and/or persons with limited English proficiency upon request.

Anyone who requires an auxiliary aid, service, or translation for effective communication may contact the Housing and Community Development Division by phone at 208-570-6830 or by email at Housing@cityofboise.org. Individuals who are deaf, hard of hearing, or have speech disabilities may use the Idaho Relay Service for the Hearing Impaired to make a request for accommodation by calling 1-800-377-1363 (voice) or 1-800-377-3529 (TTY).

SPANISH

Los miembros de la comunidad pueden solicitar traducción, interpretación y/o ajustes razonables para garantizar que puedan participar plenamente en este proceso. Para realizar una solicitud, comuníquese con la División de Vivienda y Desarrollo Comunitario por correo electrónico: housing@cityofboise.org, teléfono: 208-570-6830, TTY: 1-800-377-3529, fax: 208-384-4195, o en persona en 150 N. Capitol Blvd (segundo piso).

KISWAHILI

Wana jamii wanaeza omba huduma za utafsiri au zingine za kuhakikisha kwamba wanaeza shiriki kwa ukamilifu kwenye mchakato huu. Tafadhali wasiliana na Idara ya Makao na Maedeleo ya Jamii kupitia barua pepe: housing@cityofboise.org, simu: 208-570-6830, kuduma ya Simu ya Viziwi (TTY): 1-800-377-3529, Faksi: 208-384-4195, au ujifikishe kwa 150 N. Capitol Blvd (ghorofa ya pili)

BOSNIAN

Članovi zajednice mogu zatražiti prevodjenje, tumačenje i/ili razuman smještaj kako bi osigurali da mogu u potpunosti sudjelovati u ovom procesu.

Za podnošenje zahtjeva obratite se Odjelu za stanovanje i razvoj zajednice putem emaila: housing@cityofboise.org, telefon: 208-570-6830, TTY: 1-800-377-3529, fax: 208-384-4195, ili osobno na 150 N. Capitol Blvd (2. kat).

ARABIC

للمشاركة و تقديم الطلبات من خلال تحديد موعد
مقابلة شخصية او مقابلة عن طريق الهاتف
وللاستفسارات او لطلب خدمات الترجمة ولتحديد
المواعيد ، يرجى الاتصال بقسم الإسكان وتنمية
، Housing@cityofboise.org المجتمع عبر البريد الإلكتروني:
، N. Capitol فاكس: 4195-384-208 ، أو 150 ، TTY: 1-800-377-3529 هاتف: 6830-570-208 ،
Blvd (الطابق الثاني).

FARSI

اعضای انجمن می توانند برای اینکه قادر به مشارکت کامل در این فرآیند باشند، درخواست ترجمه، تفسیر، و/یا کمک هی معقول دیگر کنند. برای درخواست، لطفاً از طریق ایمیل با بخش مسکن و توسعه جامعه تماس بگیرید:

housing@cityofboise.org

تلفن: ۲۰۸-۵۷۰-۶۸۳۰

تلفن ناتوانان گفتاری و/یا ناشنوا: ۱-۸۰۰-۳۷۷-۳۵۲۹

شماره فکس: ۲۰۸-۳۸۴-۴۱۹۵

یا به صورت حضوری به ادرس

150 N. Capitol Blvd (2nd floor) (طبقه دوم)

Table of Contents

CR-05 - Goals and Outcomes	5
CR-10 - Racial and Ethnic composition of families assisted	12
CR-15 - Resources and Investments 91.520(a)	13
CR-20 - Affordable Housing 91.520(b)	18
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c).....	20
CR-30 - Public Housing 91.220(h); 91.320(j)	23
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)	25
CR-40 - Monitoring 91.220 and 91.230	33
CR-45 - CDBG 91.520(c)	35
CR-50 - HOME 91.520(d)	36
CR-58 – Section 3	38
Attachment A: HMIS DATA	40
Attachment B: INSPECTION DATA	41

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Boise (City) receives Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds annually from HUD. As a grantee, each year the City is required to complete a Consolidated Annual Performance and Evaluation Report (CAPER) in compliance with Federal Regulations. This CAPER is for Program Year 2021 (PY21): October 1, 2021 – September 30, 2022.

The City lays out its priorities and plans for funding each year in its Annual Action Plan, which is part of a larger five-year strategic plan called the Five-Year Consolidated Plan. The CAPER is the reporting tool for HUD and a resource for Boise residents to review the performance of the City's HUD-funded housing and community development projects during the program year. PY21 is the first year of the Five-Year Consolidated Plan for 2021–2025.

The City has received CDBG funds since 1974 and HOME funds since 1992. These funds are used for programs and services that benefit low- and moderate-income persons/households below 80% area median income (AMI). In PY21, the City received entitlement funding from HUD in the amounts of \$1,454,620 (CDBG) and \$809,108 (HOME). The Housing and Community Development (HCD) Division, part of the Planning and Development Services Department, administers CDBG and HOME funds for the City.

Despite some delays in construction due to increased costs of materials, supply chain issues, and labor shortages, several rehabilitation projects were completed and important supportive services were provided to the community. The following are highlights of accomplishments over PY21:

- Completed two infrastructure projects that benefited over 3,000 residents - an enhanced pedestrian/bicycle crossing and an accessible playground in a community activity center (*see Photos 1 and 2 below*)
- The City's rental properties provided affordable housing to 287 low- and moderate-income households (471 total household members) – 50% of households earning less than 30% AMI and 24% of households earning between 30-50% AMI
- Completed 14 homeowner housing rehabilitation projects and 1 single-family rental rehabilitation project (*see Photo 3 below*)
- Provided important assistance and support to thousands of low- to moderate-income residents through **Public Services**:
 - Quality medical services for 4,472 individuals
 - Health, mental health, and rehab case management services for 356 individuals impacted by COVID-19
 - Crisis counseling and case management services for 1,109 victims of domestic violence impacted by COVID-19
 - Coordinated Entry assistance for 1,285 individuals through Our Path Home

- Case management for 276 households experiencing homelessness and impacted by COVID-19, short-term rental assistance for 54 households exiting homelessness
- Mortgage assistance for 31 households impacted by COVID-19
- Food bank services for 3,052 individuals

Photo 1: enhanced crossing



Photo 2: playground



Photo 3: housing rehabilitation project



Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Increase access/inventory of affordable housing	Affordable Housing	CDBG: \$ / HOME: \$ / Continuum of Care: \$	Rental units constructed	Household Housing Unit	200	0	0.00%	27	0	0.00%
Increase access/inventory of affordable housing	Affordable Housing	CDBG: \$ / HOME: \$ / Continuum of Care: \$	Homeowner Housing Added	Household Housing Unit	15	0	0.00%			
Increase access/inventory of affordable housing	Affordable Housing	CDBG: \$ / HOME: \$ / Continuum of Care: \$	Direct Financial Assistance to Homebuyers	Households Assisted	5	0	0.00%	3	0	0.00%
Increase neighborhood equity	Non-Housing Community Development	CDBG: \$ / HOME: \$ / Continuum of Care: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	16,000	3,285	20.53%	4,000	3,285	82.13%
Preserve affordable housing units	Affordable Housing	CDBG: \$ / HOME: \$ / Continuum of Care: \$	Rental units rehabilitated	Household Housing Unit	200	1	0.50%	20	1	5.00%

Preserve affordable housing units	Affordable Housing	CDBG: \$ / HOME: \$ / Continuum of Care: \$	Homeowner Housing Rehabilitated	Household Housing Unit	30	14	46.67%	12	14	116.67%
Provide support services	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / Continuum of Care: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	63,000	10,550	16.75%	12,600	10,550	83.73%
Provide support services	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / Continuum of Care: \$	Homelessness Prevention	Persons Assisted	375	85	22.67%	175	85	48.57%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Table 1 identifies the City of Boise's (City) accomplishments for PY21, the first program year of the Five-Year Consolidated Plan 2021-2025, measured against the goals established for the program year and five-year period. The table was adjusted to include activities completed during PY21 that were associated to previous Annual Action and Consolidated Plans.

Provide support services (CDBG and CDBG-CV Public Services)

The Annual Action Plan identifies priority needs of underserved populations and the subsequent outreach and supportive services to assist these populations. Partnerships with non-profit community agencies continue to provide access for vulnerable households and individuals. 10,635 individuals/households were assisted, with 83% earning less than 50% AML. Public Service outcomes include three CDBG services for PY21 and six CDBG-CV services continuing from prior program years.

Increase neighborhood equity

Two infrastructure projects were completed that will serve 3,285 residents, both of which were included in a prior Annual Action Plan: an enhanced pedestrian/bicycle crossing and an accessible playground in a community activity center.

Another important public facility project is underway: office space rehabilitation of the local lead homeless services agency, allowing for increased staff and client capacity. Construction will be completed in PY22.

Preserve affordable housing units

Preservation of older housing stock is particularly important in the current market and continues to be a priority. One piece of the City's housing preservation strategy focuses on homeowner housing rehabilitation as a means to keep low- to moderate-income households housed in safe, decent, and sanitary conditions. 14 owner-occupied units were rehabilitated.

1 single-family unit was rehabilitated for an affordable rental unit, and the City is exploring additional opportunities and incentives for rental preservation and rehabilitation with CDBG funds.

Increase access/inventory of affordable housing

Increasing the number of affordable housing units remains a top priority for the City to meet the high demand in the community. Increases in construction costs, supply chain delays, and labor shortages continued to delay construction projects during PY21, but all continue moving forward. See project status below.

Rental units constructed:

6th and Grove – development of 60 new units, 45 affordable, 9 HOME-assisted: construction is complete and the final draw is in process.

Celebration Acres (El Ada) – development of 28 new units, 25 affordable, 8 HOME-assisted: Financial closing took place the beginning of PY21, and construction is underway.

Taft (LEAP) – development of 2 new affordable units, 1 HOME-assisted: The financial closing took place in PY21; construction is complete and the final draw is pending.

Homeowner housing added:

Cory Lane (Autumn Gold) – development of 9 new single-family units for homeownership, 9 HOME-assisted: construction is underway.

Direct financial assistance to homebuyers:

Cole Cottages (NeighborWorks Boise) – development of a new mixed-income pocket neighborhood of 39 single-family homes: City will provide CDBG funds for financial assistance to 6 homebuyers. Construction is underway.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	8,566	0
Black or African American	419	0
Asian	122	0
American Indian or American Native	214	0
Native Hawaiian or Other Pacific Islander	64	0
Total	10,650	0
Hispanic	1,772	0
Not Hispanic	8,878	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The breakdown in Table 2 does not include ‘multi-racial’ or ‘other’ categories or Housing activity beneficiaries – see detailed numbers and totals below. Public Service beneficiaries include three CDBG services for PY21 and six CDBG-CV services continuing from prior program years.

CDBG non-housing beneficiaries (Public Services, including CDBG-CV):

White = 8,551
 Black or African American = 419
 Asian = 122
 American Indian or Alaskan Native = 214
 Native Hawaiian or Other Pacific Islander = 64
 Other/Multi-Racial = 1,265
Total = 10,635
 Total Hispanic = 1,770
 Total Non-Hispanic = 8,865

CDBG housing beneficiaries:

White = 15
Total = 15
 Hispanic = 2
 Non-Hispanic = 13

HOME housing beneficiaries: 0

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,933,498.13	1,784,434.80
HOME	public - federal	3,508,851.58	1,175,734.72
Continuum of Care	public - federal	33,441	25,080.75

Table 3 - Resources Made Available

Narrative

The City received PY21 entitlement funding from HUD in the amounts of \$1,454,620 (CDBG) and \$809,108 (HOME). The City also earned program income (PI) from loan payments on projects previously funded with CDBG and/or HOME and from recaptured funds from the sale of homes purchased with CDBG/HOME assistance during their period of affordability. Lastly, uncommitted funds from prior years carry over into PY21 as Prior Year Resources.

The numbers in the table above were adjusted to reflect the actual resources and expenditures for PY21 as shown below.

CDBG

PY21 annual allocation: \$1,454,620

Program income (including Revolving Loan Fund) received during PY21: \$477,245.20

Prior Year Resources carrying over to PY21: \$2,001,632.93

Total PY21 CDBG resources: \$3,933,498.13

Total CDBG funds expended in PY21: \$1,784,434.80

HOME

PY21 Annual allocation: \$809,108

Program income and recaptured funds received during PY21: \$449,761.69

Prior Year Resources carrying over to PY21: \$2,249,981.89

Total PY21 HOME resources: \$3,508,851.58

Total HOME funds expended in PY21: \$1,175,734.72

CoC

CoC funding is awarded on a calendar year (Jan-Dec), not program year (Oct-Sept). The award for 1/1/22 – 12/31/22 was \$33,441, and \$25,080.75 was expended through 9/30/22.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-wide	100	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Boise (City) does not specifically target geographical areas. The City provides funding for services and projects within the city's municipal boundaries based on the needs, priorities, and goals identified in the Annual Action Plan. Funds are allocated to projects and services for households and individuals in the low- to moderate-income categories residing within the city.

During PY21, two activities were completed that benefited low- to moderate-income *areas* of the city based on census data. These public facility/infrastructure projects were identified through Energize Our Neighborhoods, the City's community engagement program. This collaboration uses resident input to identify needs and projects to improve neighborhood livability.

Leveraging

Explain how federal funds leveraged additional resources (private, state, and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Boise (City) pursues several avenues to use available CDBG and HOME program funds to leverage other resources, which is critical in completing activities that address priorities and needs identified in the Five-Year Consolidated Plan. The City also continues to seek ways to leverage its own funds and land in support of producing and preserving affordable housing in Boise.

The City established a land trust in 2019 and continues to identify land to be added either through City-owned or acquisition of parcels, representing a \$28.6 million contribution of City assets. The City is focused on creating hundreds of new housing units on city-owned parcels at a variety of household income levels, but primarily focusing on 60% AMI and below. Through this land trust model, the City maintains ownership of the land and enters into a long-term ground lease with the developer, ensuring a minimum period of affordability of 75 years.

Utilizing a property in its Housing Land Trust, in PY21 the City executed a ground lease for the MODA Franklin project, a new mixed-use/mixed-income development with 205 rental units, 85 of which will be affordable. In addition to leveraging its land holdings, the City has committed \$3.4 million in general funds to the project. Construction is underway and should be completed in PY22. Another affordable housing project is planned for a Housing Land Trust property at

3912 W State St, which should begin construction in PY22. The City also purchased the Sage Mobile Home Park in PY21 and is exploring best options for preserving affordability for tenants who are currently paying lot rent, such as a Section 108 loan and/or transferring the property to our local housing authority to own, manage, and maintain as affordable housing.

As a Participating Jurisdiction, the City is also required to provide a 25% non-federal match of total eligible HOME funds expended during the year. HUD approved the City's request to continue the waiver of match liability through the extension period ending 9/30/22. Therefore, match liability for PY21 (Federal Fiscal Year 2022) was \$0. The City is carrying forward \$3,075,392 in excess match from the prior fiscal year and \$2,815,513 in bond financing.

Fiscal Year Summary - HOME Match	
1. Excess match from prior Federal fiscal year	\$3,075,392
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$3,075,392
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$3,075,392

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
none								

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE Report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
358,788.56	248,271.03	168,694.99	N/A	438,364.60

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	None					
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number	None					
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	None					
Dollar Amount						

Table 9 - Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	None					
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	None					
Cost						

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	10	0
Number of Non-Homeless households to be provided affordable housing units	66	15
Number of Special-Needs households to be provided affordable housing units	0	0
Total	76	15

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	46	0
Number of households supported through Rehab of Existing Units	30	15
Number of households supported through Acquisition of Existing Units	0	0
Total	76	15

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Number of households supported through the Production of New Units

As addressed in section CR-05, increases in construction costs, material/supply chain delays, and labor shortages continued to delay construction projects during PY21. Even with these challenges, construction got underway and/or is nearing completion on three **rental projects** totaling 90 new units, 72 of which will be affordable. Construction is also underway on two single-family homeownership projects totaling 48 units, 15 of which will be affordable.

Number of households supported through Rehab of Existing Units

The City's Home Improvement Program for homeowner rehabilitations remains in high demand. The City is also exploring additional opportunities and incentives for rental rehabilitation with CDBG funds.

ADDITIONAL MEASURES TO PROVIDE AFFORDABLE HOUSING

The City has created and is actively implementing an affordable housing project pipeline braiding investments from the City's local funds, the City's HOME and CDBG programs, and other financing sources to bring much needed deeply affordable and permanent supportive housing (PSH) units online. Currently, there are 14 projects and over 1,400 units in the pipeline.

Discuss how these outcomes will impact future annual action plans.

Projects noted above are anticipated to be completed during PY22 and will be reported in the 2022 CAPER.

The City will continue to respond to community need by identifying affordable housing projects that align with each year's annual action plan, with a focus on multi-family rental developments.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	8	0
Low-income	4	0
Moderate-income	3	0
Total	15	0

Table 13 – Number of Households Served

Narrative Information

Home Improvement, Rental – 1 unit completed
low income = 1

Home Improvement, Owner-Occupied – 14 units completed:
extremely low income = 8
low income = 3
moderate income = 3

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

- Fully staffed street outreach team to reach out to unsheltered persons, especially those with severe and persistent mental illness. This team meets bi-weekly with a cross-agency team from different organizations that interface with unengaged, unsheltered individuals to ensure all entities are coordinating efforts to identify every individual & connect them to resources.
- Coordinated Entry (CE) continues to refine how to prioritize the most vulnerable, including those sleeping outside. Connection to CE through street outreach team is now direct, meaning outreach workers perform housing assessments directly and coordinate with CE staff on daily basis.
- Outreach and CE data is being entered into HMIS; HMIS lead has trained CE staff and is building custom reports (see **Attachment A: HMIS DATA**).

Addressing the emergency shelter and transitional housing needs of homeless persons

- All emergency shelters have formally partnered with CE. Two emergency shelters are working through permitting processes for new shelter/transitional housing facilities that will create a net impact of 140 additional beds.
- During the COVID-19 pandemic, the Continuum of Care (CoC) has sheltered over one hundred medically fragile and families in hotel rooms. This allowed congregate shelters to decompress and also serve more single adults – bringing them into shelter instead of sleeping outside.
- The CoC is partnering with health system providers through bi-weekly Public Health for Homelessness meetings. Partners advise and consult during COVID-19 and other public health issues, including on-site medical support, staff training on basic medical processes (screen/test/blood oxygen levels), testing/vaccination clinics as needed, vulnerable patient discharge processes, and connection to medical supports (home health, skilled nursing, etc.)
- CE continues to offer connections to employment through formal MOU with employers (e.g., Idaho Youth Ranch).
- Two site-based permanent supportive housing (PSH) projects have been completed. Outcome evaluation shows great impact, including cost avoidance to emergency medical and criminal justice systems. Plans to develop five additional site based PSH projects are in progress.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

- Expanded funds at CE access point to remove low-level barriers to obtain and retain housing.
- Prevention providers and both school districts are formal partners of CE and the CoC; they have launched new legal clinics and expanded eviction court support.
- The CoC launched the Campaign to End Family Homelessness. This campaign includes a system re-design with a focus on diversion and progressive engagement as well as the resiliency of families. These system changes are transferrable to the single adult population.
- Partnerships between community non-profits (CATCH, Terry Reilly, etc.) continue to be strengthened and increasingly collaborative for households to make warm hand-offs among providers, including to access mainstream benefits.
- The CoC Public Health for Homelessness workgroup is working directly on strategies for working with health facilities, including hospitals, mental health facilities and other to ensure each household relates to the most appropriate resource.
- The CoC is working with Department of Corrections and reentry service providers on data sharing for increasing collaboration on housing connections as part of discharge planning.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

- Created and responding to comprehensive data monitoring tool to track those points at which the system may become bottle-necked and to address the challenges to moving persons into permanent housing faster.
- CoC access points all trained in diversion techniques. Created problem-solving phase to offer strengths-based diversion to all households.
- Launched philanthropic campaign to raise the funds needed to end family homelessness.

- Launched dedicated units program in collaboration with housing developers to increase the number of units available to housing partners.
- Finalizing plan for pipeline of five additional PSH projects over the next five years.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Boise City/Ada County Housing Authorities (BCACHA) are the local housing authorities for the cities of:

- Boise
- Meridian
- Kuna
- Garden City
- Eagle
- Star
- Unincorporated Ada County

BCACHA owns, manages, and maintains 250 public housing units for low-income households and 441 total units:

- 80 units are HUD-assisted elderly/disabled (Section 8 New Construction Program)
- 160 units for elderly/disabled (Low Rent Public Housing)
- 10 units for families on scattered sites (Low Rent Public Housing)
- 4 units for permanent supportive housing (PSH)
- 187 market rate housing units

The Low Rent Public Housing and Section 8 New Construction programs offer subsidy to households living at the properties. In most cases, the household pays 30% of the combined household income as their portion of rent.

The Section 8 Housing Choice Voucher Program serves approximately 2,250 low-income households throughout Ada County. Approximately 77% percent of voucher recipients are Boise residents. This program allows clients to choose affordable rental units that meet program requirements within Ada County. Once an affordable rental unit has been identified, the household may pay a portion of the rent based on income. BCACHA provides the Section 8 rental subsidy portion to the landlord.

Actions to address the needs of public housing include:

- Opportunities for residents and community members to become involved with the development of policies, programs, and services regarding public housing.
- Implement activities that recognize residents and community members as a positive resource for effective and responsible public housing.
- Coordinator and catalyst in developing opportunities for public housing residents—aimed at increasing economic and human potential.
- Public housing residents assist in designing BCACHA strategies, participate in on-site resident council/groups and activity committees, and increase communication of resources for residents.
- BCACHA employs two full time Service Coordinators and four full time FSS Coordinators to assist residents in connecting with community services and programs to assist them in maintaining independent housing.

In addition, the City of Boise owns and operates affordable rental housing targeted at residents with the greatest need, including persons with disabilities. In PY21, the City provided 287

different households (471 tenants) with affordable rental housing. Of the households served, 50% earned 0-30% AMI and 74% earned 0-50% AMI. Currently, 154 tenants are on some form of social security and are below 30% AMI. Sixteen percent (16%) receive some form of housing assistance through other HUD programs.

All City-owned HOME-assisted rental units undergo annual recertifications.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Improving the living environment of public housing residents involves providing activities that are designed to benefit the individuals and families by addressing a wide range of issues faced by low- and moderate-income persons, from physical problems with their environment to social issues.

It is a goal of the BCACHA to promote self-sufficiency and homeownership through the Family Self-Sufficiency program (FSS). BCACHA continues to maintain community partnerships and outreach to families that may qualify for homeownership to achieve this goal. The FSS program enables voucher holders to reduce their dependency on rental subsidies and encourages homeownership. While participating in the FSS program, participants work closely with the FSS Coordinators to identify and set goals to achieve self-sufficiency. The supportive services available to program participants include job training, financial counseling, and networking/connecting with housing providers.

BCACHA administers a Housing Choice Voucher Homeownership Option, a program designed to promote and support homeownership by families that are participating in or have graduated from BCACHA's FSS program. Families who have been determined eligible have the option, if they meet certain additional criteria, to purchase a home and receive payment assistance towards their mortgage rather than towards their rent. BCACHA also conducts workshops for first-time homebuyers covering the following topics: benefits of and preparation for homeownership, credit analysis, FICO scoring methodology, mortgage types and requirements, private mortgage insurance, loan to value ratio, down payment assistance programs, escrow and title process, property taxes, and home maintenance and homeowner responsibilities.

Actions taken to provide assistance to troubled PHAs

Neither the Boise City nor the Ada County Housing Authorities are deemed troubled. No assistance is needed at this time.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City continues its process to comprehensively rewrite the Zoning Code, which has included extensive public input and feedback. The rewrite will update code to allow development that better preserves and enhances community character while removing barriers to housing production and expanding housing choice. The new code aims to simplify regulations and the development review process, modernize the zones and development standards, and incentivize developments that integrate various transportation modes and a mix of uses at targeted growth locations throughout the City. The goal for the final public hearing process is Winter 2023.

The City adopted the Housing Bonus Ordinance in 2021 to increase housing supply and affordability within Boise. The Ordinance offers unlimited housing density, reduced parking, additional building height, and streamlined approval processes to incent projects that incorporate affordable housing located near community and regional activity centers and/or utilize adaptive reuse for the creation of new housing. As part of the A Home for Everyone (AHE) Action Plan 2022-2026, the City will increase the use of the adopted the Housing Bonus Ordinance, including revisions to incent deeper affordability and ownership. The AHE Action Plan also calls for conducting pilot programs around innovative housing approaches, including for Accessory Dwelling Units and Tiny Homes on Wheels.

Lastly, the City continues to push a state legislative agenda and gather statewide support for housing policy tools at the state level. These advocacy efforts include policies to produce and preserve affordable housing by funding the state housing trust fund, creating tax incentives, and rent stabilization and tenant protections, among others.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City's 2021 Housing Needs Analysis showed the urgent need to create housing that serves households earning 60% AMI and below. Many of these households have a fixed-income or no income and also have one or more disability, making it difficult to access and maintain housing. In response, the City is targeting its resources (funds and land) for the creation and preservation of deeply affordable units and units that will serve households exiting homelessness. As part of its A Home for Everyone (AHE) initiative, the City is committed to ensuring those without homes are stably housed and supported with the services they need to stay housed. The City continues to augment its investments in affordable housing through several housing programs:

- The **Housing Investment Program** provides financial incentives for development of rental housing for households earning 80% AMI or below.

- The **Housing Land Trust** aims to bring affordable housing to the market by leveraging City-owned land holdings and prioritizing suitable parcels for affordable housing.
- The **Housing Bonus Ordinance** provides incentives in exchange for helping improve housing affordability, housing options, and transportation choice.
- Within its own rental housing portfolio, the City is working to revise its rent structure to ensure no tenant pays more than 30% of their income towards rent.

The City also prioritizes underserved populations by working collaboratively with nonprofit partners and other agencies that provide supportive services in the community and leveraging their expertise and relationships with residents, prioritizing funding for those needs and programs not covered by another fund source. During PY21, the City allocated CDBG and CDBG-CV funds to public services for health and mental health case management, supportive housing services for households experiencing homelessness, mortgage assistance, medical services, and services for victims of domestic violence.

In addition, the City serves as the lead agency for the local Continuum of Care (Coc), Our Path Home, contracting with the Corporation for Supportive Housing to create a five-year permanent supportive housing project pipeline to address obstacles facing households experiencing homelessness. Our Path Home launched a five-year Campaign to End Family Homelessness that involves an initiative to secure 300 units dedicated to the CoC, fundraising efforts, and a triage/diversion team.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City promoted the evaluation and reduction of lead-based paint hazards in PY21 by:

- Coordinating and funding LBP Certified Renovator Renovation Repair and Painting (RRP) training for 17 local contractors.
- Providing partners, tenants, and homeowners with pre-1978 housing the following disclosures (as applicable): "Protect Your Family from Lead in Your Home" and "Renovate Right"
- Increasing awareness on EPA's Renovation, Remodeling, and Painting rule, including lead-safe work practices, for City of Boise employees and contractors.
- Conducting LBP risk assessments and/or inspections for all pre-1978 housing assisted by the City's Home Improvement Program.
- Conducting over 10 LBP Inspections, Risk Assessments and/or Clearance Tests and reports for pre-1978 housing units and/or structures.
- Conducting 3 LBP Visual Assessments for properties receiving Cares Act Assistance, due to COVID-19. Performed Selective Surface Testing for same (as applicable).
- Requiring all contractors and contracting firms performing work on pre-1978 City-owned rental housing and HUD-financed projects to be EPA certified.
- Maintaining the City of Boise's certification as a Lead-Safe Certified Firm by the EPA.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City continues to seek ways to improve upon how it approaches affordability holistically. This includes efforts to implement tools designed to correct for inequities that are frequently exacerbated in the private housing market and partnering with service-based organizations that assist people who are cost-burdened, housing insecure, or who have disabilities. The City has supported eviction prevention programs, tenant-based rental assistance programs, and mortgage assistance programs through local funds, CDBG, and CDBG-CV. Additionally, the City heavily focuses its limited resources on ending homelessness for families, housing advocacy, ensuring their stability in housing, and preventing homelessness for families at risk of experiencing it.

Upon the completion of the City's 2021 Housing Needs Analysis, the City has created goals to both produce and preserve affordable housing and to focus housing investments where the private market does not so that all Boise residents can afford to live, work, and play in the City.

Housing efforts focus on expiring affordable rental preservation, rental development, and rehabilitation and homeownership assistance. City investment in a long-term transportation plan will also provide greater connectivity and will provide households the ability to access employment centers at less expense than driving a vehicle.

Furthermore, the principles guiding the City's goals to produce 1,250 units of housing affordable to households earning 60% AMI and below and its goal to preserve 1,000 units of housing affordable to households earning 80% AMI and below over the next five years are to approach affordability holistically, center the most marginalized, embrace Housing First, and target resources where resources are needed most. The City is tracking the percentage of Boise households that are housing cost-burdened as a community indicator, evaluating the effectiveness of the City's investments and partnerships.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Housing and Community Development (HCD) is a division within the City's Planning and Development Services Department and provides the backbone institutional structure for the City's housing and homelessness efforts. HCD's strategic plan includes a funding allocation strategy that stacks and leverages the City's resources alongside other funding sources (State of Idaho, Idaho Housing and Finance Association, and private philanthropy) to maximize impact and provide the expertise necessary to generate lasting change. HCD also provides technical assistance and performance evaluation for agencies receiving federal and local funds to ensure that agencies working in housing and other support services develop a deep knowledge base community-wide.

The City of Boise is the lead agency for the local Continuum of Care, Our Path Home. Our Path Home has evolved into a sophisticated partnership that has structured collaboration to improve outcomes for households experiencing homelessness or at risk of experiencing homelessness. Our Path Home has become the standard for coordination and institutional

structure, and a successful local model for bringing together public/private partners, thereby reducing inefficiencies for vulnerable populations.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Boise owns and operates affordable rental properties that serve extremely low, very low, and low-income individuals. The City coordinates with local providers of physical and mental health, homelessness, and other services for its residents. CDBG and HOME funds have historically been used by the City to acquire and construct housing units to increase the City's supply of affordable housing. This investment of federal funds has been critical to provide gap financing on projects that otherwise would not be able to deliver deeply affordable units of housing.

To further encourage coordination of services, the City uses CDBG Public Services and CDBG-CV funds to support local nonprofit organizations, most of which participate in Our Path Home and/or collaborate with other agencies to meet community need and reduce duplicative efforts.

Our Path Home is administered and coordinated by two HCD employees. The primary focus of these positions is to enhance coordination of the partnership and ensure all member agencies are moving in the same direction. This effort ensures services are not duplicated but rather that needed services are either augmented or service gaps are filled. It continues to be the case that as we navigate the pandemic, the partnership lead staff is the point person for ensuring a comprehensive response to protect our most vulnerable residents. The City has maintained non-congregate shelter space via a hotel lease and a safe winter day shelter.

City staff that administer the CoC, CDBG, and HOME programs are housed within HCD, allowing for increased coordination and efficiency, decreased duplication of efforts, and implementation of initiatives that work in concert. The City also collaborates annually with the cities of Nampa, Meridian, and Caldwell to provide Fair Housing and Landlord Training that is available to all landlords and housing partners. The four cities also collaborated to relaunch the Fair Housing Forum, which brings together advocacy agencies, non-profits, public agencies, and many other stakeholders from across the state to discuss challenges, brainstorm solutions, and offer resources to community members.

City staff also work in close partnership with our local housing authority. Specific efforts this year have included partnering with the housing authority to property manage Sage Mobile Home Park that the City acquired to preserve the affordability of the park and engaging in planning efforts to align City resources (land and gap financing) with the housing authority's Section 8 vouchers to establish a project-based voucher program that can enable the development of new Permanent Supportive Housing.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Boise worked with the other entitlement communities throughout the Treasure Valley (Caldwell, Meridian, and Nampa) to develop a Regional Analysis of Impediments to Fair Housing Choice, which was completed in August 2021. This document reaffirms the cities' commitments to affirmatively furthering fair housing, while exploring the policies and structures that limit fair housing choice.

The Analysis was incorporated into Boise's Five-Year Consolidated Plan 2021–2025. Public involvement via community survey and stakeholder meetings informed the report and recommended actions. Stakeholder meetings included representatives from more than 25 local organizations and public agencies as well as individual members of the community. Feedback helped identify impediments, as well as resources available to address challenges.

The entitlement communities will continue to collaborate on region-wide policies and actions to address the impediments identified through this process. The cities have continued to coordinate the Idaho Fair Housing Forum, which brings together advocacy agencies, non-profits, public agencies, and stakeholders from across the state to discuss topics and challenges, brainstorm solutions, and offer resources.

In Boise, the following actions have been taken to address the impediments identified in this most recent Regional Analysis of Impediments to Fair Housing Choice.

Impediment: Discrimination by property owners/managers against people of different race, gender identification, religion, disabilities, families with children, age, and income levels limits these groups from equal access to housing.

- The City's Building Division provides consultation to builders/designers/architects regarding accessible or adaptable units.
- The City's Title VI Coordinator is available to provide information regarding individuals' rights, as well as supporting residents who wish to file a discrimination complaint. (<https://www.cityofboise.org/departments/human-resources/title-vi/>)
- Fair Housing information is posted at Boise City Hall

Impediment: Increases in rental and for-sale housing prices, combined with limited local wage growth, have reduced the purchasing power of residents with wages calibrated to local economic conditions.

- **Housing Investment** – the City has created a flexible strategy to increase/preserve the supply of affordable housing to income-qualified households.
 - Housing Land Trust
 - The City continues to identify land to add to the land trust for affordable housing development – either City-owned or through acquisition. The City has identified multiple parcels of land to become part of the land trust, representing a \$28.6 million contribution of city assets. The City is focused on creating 100s of new housing units on city-owned parcels at a variety of household income levels, but primarily focusing on 60% AMI and below.

- The City maintains ownership of the land and enters into a ground lease with the developer, ensuring a minimum period of affordability of 75 years.
- The City put out an RFQ for developers of affordable housing to create a list of pre-qualified developers, which was approved by Mayor and Council.
 - Gap Financing
 - The City continues to seek out opportunities to provide federal and general fund financing for development/preservation targeting households earning at or below 60% AMI.
 - Impact Fee Exemption
 - The City may have the ability to exempt impact fees for the projects in which it invests
 - **Cross Agency Collaboration and Aligning Public and Private Funding and Resources**
 - Two full-time City employees administer and coordinate the Boise City/Ada County Continuum of Care (CoC). City staff that administer the CoC, CDBG, and HOME programs are housed together in the same division, providing an opportunity for increased coordination and efficiency of systems.
 - The City is working to formalize an MOU with Permanent Supportive Housing partners to facilitate the implementation of a pipeline of 5 supportive housing projects.
 - The City has partnered to create the Supportive Housing Investment Fund with key stakeholders from the health systems. Our Path Home has established the fund at Idaho Housing and Finance Association's Home Partnership Foundation, the fiscal agent of Our Path Home.
 - The City uses CDBG Public Service funds to support local nonprofit organizations.
 - The City owns and operates affordable rental properties serving low-income individuals and coordinates health, mental health, and other service providers.
 - The City is partnering more closely with its urban renewal agency, Capitol City Development Corporation (CCDC), to require the inclusion of more affordable housing in its projects and will monitor affordability covenant compliance.
 - **Maximizing Land Use Allowances**
 - The City adopted a Housing Bonus Ordinance (Boise City Code Chapter 11-06-03.4) in 2021 to increase housing supply and affordability within our community. The ordinance offers unlimited housing density, reduced parking, additional building height, and streamlined approval processes for projects incorporating affordable housing, located near community and regional activity centers, and/or utilizing adaptive reuse for the creation of new housing.
 - Through it's a Home for Everyone (AHE) Action Plan 2022-2026, the City will increase the use of the Housing Bonus Ordinance, including revisions to incent deeper affordability and ownership. The Action Plan also calls for conducting pilot programs around innovative housing approached, including for Accessory Dwelling Units and Tiny Homes on Wheels.
 - The City continues working through the Zoning Code rewrite to allow for increased densities in more locations. This will remove historical obstacles for developers proposing multi-family projects.

Impediment: Neighborhood resistance to new affordable housing development, particularly multi-family and rental development or perceived inappropriate density for for-sale housing products.

- Throughout PY21 the City continued to host Community Conversations on housing and the City's zoning code. These events provided information to attendees regarding the current housing market, types of development, and housing-related topics (transportation, neighborhood services). Residents were part of discussions regarding strategies that would incorporate smart, creative, human-centered growth and increased participation in the planning process.
- For affordable housing developments utilizing City land trust properties, the City engages neighborhoods in what they would prefer to see in terms of site design and amenities (e.g., retail, restaurants).
- Resident input is helping shape the City's Zoning Code Rewrite to ensure the update meets current community needs, protects long-term values, and makes Boise more livable for everyone. This process has included surveys, community conversations, neighborhood conversations, community events and open houses. Information has been provided to residents on the current housing market, zoning restrictions, and methods for increasing housing density where services/amenities exist. The code update explores tools to create developments that better preserve and enhance community character, integrate with existing neighborhood, and align with the city's comprehensive plan.

Impediment: Lack of transportation options and access, including public transit, job linkages, sidewalk gaps and repair, and reliance on long-distance commutes.

- The City has invested local funds in building a long-term transportation plan that provides greater connectivity with a focus on projects that directly benefit low- and moderate-income residents and neighborhoods. This would increase access to employment centers with options less expensive than driving a car.
- The recently completed Pathways Master Plan identifies needs and opportunities for expanding the non-motorized pathway system. This plan will guide prioritization of future connectivity projects utilizing right of way, canal corridors, and open space. The plan will add over 112 new pathway miles across the city, putting 76% of current Boise residents within a half mile, or 10-minute walk, of a pathway and providing connections to amenities, recreation, and transportation.
- As possible, transportation connections are required through development agreements. The City's Zoning Code Rewrite will also help ensure future design and development in Boise enables more walkable, dynamic spaces. The updated code will incentivize developments that integrate various transportation modes and a mix of uses at targeted growth locations throughout Boise.

Impediment: Lack of trust that reporting discriminatory actions will result in fair housing change, combined with fear of retaliatory measures for requested rental improvements.

- The City has created a Fair Housing website where information and resources are available to internal teams and external partners, property managers, and residents. <https://www.cityofboise.org/programs/fair-housing/>
- Fair Housing Training has been offered, in partnership with Idaho Housing and Finance Association's Fair Housing Initiatives Program, which offers education and outreach regarding Fair Housing laws and resources. (IHFA receives a grant from HUD to offer

these programs – see <https://www.idahohousing.com/fair-housing/> for more information).

- In 2017, the City launched a Fair Housing Awareness campaign, providing information regarding Fair Housing laws and resources via radio (Spanish and English), TV commercials, and magazine ads. This campaign runs every Spring in collaboration with the other entitlement communities in the Treasure Valley.

Impediment: Communication methods and materials limit access for Limited English Proficiency and disabled populations.

- In PY21 the City created a new position, hiring the Language Access Program Manager. Additionally, a Language Access Team was formed, comprised of representatives from each City department. This team works to ensure City staff are aware of translation and interpretation resources and services and identifies barriers to access that may exist within each department.
- The Language Access Program Manager has begun work to update the City-wide and individual department Language Access Plans.
- Translation and interpretation services are available upon request at all public meetings and for all public documents/forms.
- The City provides translation and interpretation services for subgrantees as requested.
- The City requires organizations receiving CDBG funds for public services to create/provide a copy of their Language Access Plan.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Compliance monitoring of CDBG and HOME program activities continued in PY21. The Compliance Program Manager conducted desk monitorings of two CDBG subrecipients. For compliance with 2 CFR 200, the following were completed for subrecipients:

- Risk assessments of subrecipients as needed based on previous year performance.
- Desk monitoring, with a focus on organizational documents.
- On-site monitoring of subrecipients focused on both CDBG and CDBG-CV programs to help reduce administrative burden on subrecipient partners.
- Technical assistance is provided as needed for subgrantees, as requested, or as identified by City staff. A major focal point of assistance for PY21 was Beneficiary Reporting. Compliance Manager coordinated with HUD Manager and Ops Manager to develop, edit, and create new reporting formats and parameters for use in PY22 with the purpose of reducing completion time and increasing clarity of instructions.

The City requests documentation on Minority Business Outreach and Women's Business Enterprises from subrecipients. Further, the City solicits Section 3 contractors for projects conducted and managed by the City's Housing and Community Development Division, and ensures subrecipients and developers are undertaking outreach efforts to attract Section 3 businesses and workers. The City is developing guidelines, forms, and tracking systems to comply with new Section 3 regulations and will continue to make improvements with additional experience and guidance from HUD.

Subrecipient Performance

The Citizens Advisory Committee reviewed and approved City staff recommendations for Public Service awards for PY21. This also included a review of the subrecipients' performance over the year and their on-site monitoring results (if applicable).

Other Monitoring

The City committed many hours of technical assistance and guidance regarding Davis-Bacon compliance for a CDBG-funded rehabilitation of one of the City's most prominent non-profits. The City's focus on monitoring and compliance continues to ensure that agencies are performing at a high standard. As such, this ensures that HUD funds can continue to support the most vulnerable in our community.

Ongoing Compliance

The City has continued developing a formal Monitoring Plan with specific policies and procedures for conducting various monitoring activities, including Risk Assessments, remote/on-site monitoring of subrecipients, and self-monitoring in preparation for HUD visits. The Compliance team has begun using new software to aid in tracking and scheduling certain monitoring events for ongoing HOME rental units. The City also added a new FTE to the compliance team, the Compliance Specialist, to help ensure compliance with cross-cutting federal regulations. Additionally, staff continue to place a focus on compliance monitoring

training. City monitoring staff has participated in many HUD-hosted and other third-party webinars and classes on the topic of ongoing compliance and will continue to do so as such trainings become available in the future.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The draft CAPER was made available for public review and comment during a two-week period from December 5, 2022 through December 19, 2022.

A public hearing was held on December 15, 2022 with an in-person and virtual participation option.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The 2021 Annual Action plan was amended twice during PY21.

1. Amendment to redirect \$856,983 in CDBG funds from the project "Acquisition, Rehab, & Construction of affordable rental housing" to the Home Improvement Loan Program project (\$406,983) and the Home Ownership Loan project (\$450,000). This amendment was made in response to an increase in homeowner rehabilitation projects since reopening the application and is also in anticipation of supporting homeownership through down payment assistance with a partner organization.
2. Amendment to add the HOME-ARP Allocation Plan, which included the creation of 2 new projects for HOME-ARP services and administration, and to revise the City's Resale and Recapture policies. These policies were updated to better target and leverage funds for affordable housing in response to the current housing market in Boise.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

HUD approved the City of Boise's request of the extended waiver for inspections of HOME-assisted rental units and TBRA through 12/31/21.

14 of 20 required inspections were conducted in PY21. The 6 pending inspections were not conducted due to surges of COVID-19 cases as well as turnover in staff. They will be conducted as soon as possible and will be reported in the PY22 CAPER.

To better track inspections and ensure compliance during periods of staff turnover and training, the City has created a tracking sheet for required annual inspections. In addition, a system of coordination has been created for City-owned units that fail inspection so that the maintenance staff can address issues and complete necessary repairs.

See **Attachment B: INSPECTION DATA** for the summary of inspections that were required and/or conducted in PY21.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

For HOME programs administered by the City's Housing and Community Development Division, the following steps ensure compliance with the Affirmative Marketing Plan adopted by the City:

- All materials contain nondiscrimination language that includes sex, gender, gender identity/expression, sexual orientation, familial status, race, color, national origin, religion, familial status, or disability.
- All materials contain the Equal Housing Opportunity Logo.
- All written documents include how to request language translation services. Legal Announcements are provided in English and Spanish.
- Subrecipients are required to submit their Affirmative Marketing Plan for review at initial application and annually by the monitoring/compliance team.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Total HOME Program Income (PI) received during PY21 was \$248,271.03. PI was used to fund the following activities during PY21:

IDIS #1208 (Celebration Acres (El-Ada)) – \$317,985.72 funded with PI, \$29,339.25 expended. This 28-unit new rental development is under construction: 25 units will be for tenants earning 60% of AMI and below, 8 units are HOME-assisted.

IDIS #1215 (TAFT-LEAP) – \$109,542.05 funded with PI, \$64,153.36 expended. This 2-unit new rental development has completed construction and is pending the final draw; both units are affordable, 1 unit is HOME-assisted.

IDIS #1201 (PY21 HOME Admin) – \$108,734.73 funded with PI, \$75,202.38 expended.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City continues to dedicate HUD funds to its Home Improvement Program to assist low-income households in maintaining safe and decent owner-occupied housing and to its Homeownership Loan Program to provide competitive loans to low-income households to achieve homeownership.

The City continues to invest local funds in maintenance and repair to preserve the 300+ City-owned units of affordable housing. As part of its vision of a Home for Everyone, the City has also programmed significant local dollars into the City's budget to produce affordable housing and supportive housing and continues to explore how to best leverage other fund sources and partnerships. The actions identified through the Housing Investment Strategy will close gaps in the affordable housing pipeline and position the City to achieve its target to produce 1,250 units of housing affordable to households earning 60% AMI and below and to produce 250 units of Permanent Supportive Housing for people exiting homelessness over the course of the next 4 years. The City continues to identify strategic parcels for the Housing Land Trust for affordable housing development, explore innovative ways to increase density, and provide tangible ways for residents to join the City's efforts in problem-solving the housing crisis in Boise.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	1,746				
Total Section 3 Worker Hours	170				
Total Targeted Section 3 Worker Hours	88				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1				
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	1				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	1				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding childcare.					
Assisted residents to apply for or attend community college or a four-year educational institution.					
Assisted residents to apply for or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					

Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121 (e) (2) of the Workforce Innovation and Opportunity Act.					
Other.	1				

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The City provided technical assistance and support to the nonprofit developer in their outreach efforts to Section 3 Business Concern subcontractors and Section 3 and Targeted Section 3 workers. Notices were posted at the project site, at two large affordable housing apartment complexes, and on the nonprofit developer's website.

Attachment A: HMIS DATA

Demographics

from the Boise City / Ada County Homeless Management Information System

***DISCLAIMER:** Information does not account for homeless services organizations that do not participate in HMIS, such as Domestic Violence providers. Clients self-report all information. No documentation is required to verify a client's response in HMIS.

Start Date 10/1/2021	Currently viewing data for: 10/1/2021 - 9/30/2022	Unique Client Counts by Project Type A client will be counted in EACH Project Type where they had an enrollment (click to filter/unfilter)	
End Date 9/30/2022	Deduplicated Total Client Count: 5,700	3,007 clients in CE	
Data Available for: 1/1/2019 - 9/30/2022	Unique Client Counts by Household Type A client will be counted in both categories if they had enrollments as each type of household (click to filter/unfilter)		
	1,493 clients in HP		
Data last updated: 10/13/2022	Total Client Co.	Total Househol..	729 clients in ES
	Adult-Only Household	2,701	461 clients in PSH
	Household w/Children	2,999	409 clients in RPH
	Grand Total	5,700	277 clients in SO/SSO
		3,423	143 clients in TH

IMPORTANT NOTES: Some graphics below will not display if filter(s) result in fewer than 10 total records. If a client has multiple enrollments within filter(s) selected, only data from the most recent record is used.

Veteran
Clients 18+ self-report U.S. Veteran status (click to filter/unfilter)

Age at Project Entry*
*Age of client at most recent project start (or at 1/1/2019 if most recent entry was prior to this date) (click to filter/unfilter)

Age Group	Count	Percentage
Minors (0-11)	1,201	21.1%
12-17	535	9.4%
Youth (18-24)	439	7.7%
25-34	859	15.1%
35-44	892	15.6%
45-54	735	12.9%
55-64	699	12.3%
65+	236	4.1%
Error	10	0.2%
No DOB	94	1.6%

Race
Clients self-identify 1+ race; a client is counted in EACH race identified (click to filter/unfilter)

American Indian, Alaska Native, or Indigen...	5.0%
Asian or Asian American	1.0%
Black, African American, or African	8.3%
Native Hawaiian or Pacific Islander	2.2%
White	82.1%
Doesn't know/Refused	3.0%
Missing data	3.1%

Ethnicity
Clients self-identify as Hispanic/Latin(o/a/x) (click to filter/unfilter)

Non-Hispanic/Non-Latin(o/a/x)	4,587 (80.5%)
Hispanic/Latin(o/a/x)	837 (14.7%)

Gender
Client self-identify 1+ genders (click to filter/unfilter)

Female	44.3%	2,526
Male	53.4%	3,042
No Single Gender	0.2%	9
Questioning	0.0%	2
Transgender	0.4%	21
Doesn't know/Refused	0.0%	2
Missing Data	1.7%	98

Chronic Homelessness
Clients age 18+ and unaccompanied minors experiencing CH at most recent enrollment

Disabling Condition
Clients self-report any disabling condition(s)

History of Domestic Violence
Clients age 18+ and unaccompanied minors self-reported DV history at most recent enrollment



Dashboard developed by the Institute for Community Alliances (ICA). Design last updated August 2021.

Attachment B: INSPECTION DATA

Required Inspections for Program Year 2021

**** Several inspections required in PY19 and PY20 were not conducted until PY21 due to Covid-19. Those are indicated below.**

**** Remaining inspections will be conducted as soon as possible**

	Organization	Address of Unit	Inspection Date	Pass/Fail	PY19 required inspections	PY20 required inspections	PY21 required inspections	funding source	Issues to be Addressed (for Fail)	Additional Notes/Comments
1	City of Boise-HCD	11149 Stillwater	2/16/2022	Fail	x			HOME	Back porch GFCI outlet has a broken cover	conducted late due to Covid-19, HUD waiver
2	City of Boise-HCD	5885 Grandview	3/9/2022	Fail	x			HOME	Electrical and plumbing issues	conducted late due to Covid-19, HUD waiver
3	City of Boise-HCD	7599 Devonwood	3/22/2022	Pass	x			HOME		conducted late due to Covid-19, HUD waiver
4	City of Boise-HCD	2131 Raymond	3/24/2022	Pass	x			HOME		conducted late due to Covid-19, HUD waiver
5	City of Boise-HCD	5487 Ellens Ferry			x			HOME		not conducted due to Covid-19 and staff turnover
6	City of Boise-HCD	3537 Shamrock			x			HOME		not conducted due to Covid-19 and staff turnover
7	City of Boise-HCD	8771 Westbrook	3/2/2022	Fail		x		HOME	Electrical issues, Siding, Mold	conducted late due to Covid-19, HUD waiver
8	BCACHA	3006 Regan				x		HOME		not conducted due to Covid-19 and staff turnover
9	BCACHA	3008 Regan				x		HOME		not conducted due to Covid-19 and staff turnover
10	BCACHA	3010 Regan				x		HOME		not conducted due to Covid-19 and staff turnover
1	City of Boise HCD	918 Orchard #110	3/23/2022	Pass			x	HOME		
2	City of Boise HCD	3720 Patricia	3/31/2022	Pass			x	HOME		
3	City of Boise HCD	3325 Kingswood	5/9/2022	Pass			x	HOME		
4	City of Boise HCD	5399 Lena	5/9/2022	Fail			x	HOME	Missing smoke detectors, HVAC not working	
5	City of Boise HCD	3722 Patricia	5/9/2022	Pass			x	HOME		
6	City of Boise HCD	918 Orchard #111	5/11/2022	Pass			x	HOME		
7	City of Boise HCD	2410 Overland	5/19/2022	Pass			x	HOME		
8	City of Boise HCD	2408 Overland	6/2/2022	Pass			x	HOME		
9	City of Boise HCD	916 Orchard #105	6/16/2022	Pass			x	HOME		
10	City of Boise HCD	2422 Mendota					x	HOME		not conducted due to staff turnover