

ANNUAL ACTION PLAN PROGRAM YEAR 2023

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

OCTOBER 1, 2023 – SEPTEMBER 30, 2024

HOUSING & COMMUNITY DEVELOPMENT DIVISION
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IDAHO RELAY SERVICE
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1-800-377-3529 ASCII
1-866-252-0684 SPANISH
1-888-791-3004 SPEECH TO SPEECH
1-800-377-3529 TTY

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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 Maendeleo 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)

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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 ، Housing@cityofboise.org ، بقسم الإسكان وتنمية المجتمع عبر البريد الإلكتروني: N. Capitol فاكس: 4195-384-208 ، أو 150 ، TTY: 1-800-377-3529 هاتف: 6830-570-208 ، (الطابق الثاني) Blvd.

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housing@cityofboise.org

تلفن: ۲۰۸-۵۷۰-۶۸۳۰

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

شماره فکس: ۲۰۸-۳۸۴-۴۱۹۵

اندرس

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حضور

صورت

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

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PROCESS

AP-05 EXECUTIVE SUMMARY

Introduction

In accordance with HUD requirements, the City of Boise (City) is submitting its 2023 Annual Action Plan (AAP), which is the third year of its 2021-2025 Five-Year Consolidated Plan (Plan). The Plan will govern the City's investment of federal funds for persons experiencing homelessness, various housing strategies, and non-housing community development activities for the 2023 Program Year (Oct. 1, 2023 – Sept. 30, 2024).

Summarize the objectives and outcomes identified in the Plan

This plan identifies the highest priority need for the City derived from multiple inputs. The plan will focus on increasing the supply of affordable housing units, especially for households under 60% Area Median Income (AMI). The plan also directs efforts toward preservation of existing housing units and improving access to social and housing-related services for homeless, at risk of homeless, and victims of domestic violence. Additional community development goals focus on neighborhood equity through a public infrastructure improvement project. The plan was informed through public outreach via surveys and community meetings with residents and stakeholders involved in community development, housing, and nonprofit service provision.

Evaluation of past performance

The City has continued to make progress toward the goals and objectives identified in the current Five-Year Consolidated Plan. During PY22, one multifamily rental development (9 HOME units, 60 total), one single-family rental development (1 HOME unit, 2 total), one single-family rental rehabilitation, and a minimum of 12 homeowner rehabilitation projects will be completed. Construction continues on one multifamily rental development (8 HOME units, 28 total) and two single-family homeownership projects (9 HOME/total units and 6 HOME units/39 total). Public Services are successfully being provided to Boise's low to moderate-income and vulnerable residents, and renovation of an important public facility will be completed during PY22.

Summary of Citizen Participation Process and consultation process

Public involvement is a key element of this plan. The City conducted a survey for residents and stakeholders from partner organizations and held two community meetings to gather input on needs and priorities. The City also followed its public hearing process and public comment period as outlined in the Citizen Participation Plan.

Summary of public comments

Insert Text

Summary of comments or views not accepted and the reasons for not accepting them

Insert Text

Summary

PR-05 LEAD & RESPONSIBLE AGENCIES

Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BOISE	Housing and Community Development Division
HOME Administrator	BOISE	Housing and Community Development Division

Table 1 – Responsible Agencies

Narrative (optional)

The City of Boise's Housing and Community Development (HCD) Division is located within the Planning and Development Services Department. HCD is responsible for administration of funds received from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME).

Consolidated Plan Public Contact Information

The City of Boise's Housing and Community Development Division contact person for the Five-Year Consolidated Plan is:

Maureen Brewer, Senior Manager
Housing and Community Development Division
Planning and Development Services
mbrewer@cityofboise.org
208-570-6845
208-384-4131 (fax)

AP-10 CONSULTATION

Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)):

The City of Boise (City) owns and operates affordable rental properties that serve extremely low-, very low-, and low-income individuals. The City supports its residents through a contract for case management specifically available to residents in City-owned properties. The case manager assists in coordinating with local providers on Medicaid/medical services, eviction prevention, food and clothing needs, mental health support, and substance abuse counseling. To further encourage coordination of services, the City uses CDBG Public Service and other local funds to support local nonprofit organizations providing health, mental health, housing, homeless, and case management services within the community.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness:

The Boise City/Ada County Continuum of Care (CoC), Our Path Home, is administered and coordinated by two full-time City employees with the primary focus of enhancing coordination of the partnership and ensuring all member agencies are moving in the same direction. This effort helps to augment or fill service gaps for our community's most vulnerable populations while ensuring services are not duplicated across agencies. These two staff are housed within HCD along with CDBG and HOME program staff, allowing for increased coordination and efficiency, decreased duplication of efforts, and implementation of initiatives that work in concert.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS:

The City does not receive ESG funds. As the lead agency for the Boise City/Ada County Continuum of Care, the City coordinates communication, facilitates meetings, manages strategy development, and oversees annual reporting and HUD applications. The City contracts with the Idaho Housing and Finance Association (IHFA) to regulate the Homeless Management Information System (HMIS). The HMIS is used to meet HUD's data collection, management, and reporting standards with regard to client data, as well as the housing and services provided.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities:

1	Agency/Group/Organization	BOISE CITY/ADA COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Boise City/Ada County Housing Authority provided information about tenants, waiting list information, programs, and plans to inform this AAP development. The PHA works closely with the City to coordinate affordable housing.
2	Agency/Group/Organization	OUR PATH HOME
	Agency/Group/Organization Type	COC
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff provided perspectives on the needs of people experiencing homelessness and at risk of homelessness, as well as goals and actions being taken to address needs. OPH assisted in the dissemination of the stakeholder and community surveys.
3	Agency/Group/Organization	CITY OF BOISE
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from various City agencies provided insights, planning documents, and other information to create various sections of the plan.
4	Agency/Group/Organization	EI ADA CAP
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	EI-Ada CAP works with other Boise/CoC agencies to coordinate service delivery, providing a broad range of services. They completed the stakeholder survey, disseminated the community survey to clients, and participated in the stakeholder meeting.

5	Agency/Group/Organization	CATCH, INC.
	Agency/Group/Organization Type	Services-Housing Services-Homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CATCH manages the County's coordinated entry system, providing services for homeless residents. They completed the stakeholder survey, disseminated the community survey to clients, and participated in the stakeholder meeting.
6	Agency/Group/Organization	IDAHO YOUTH RANCH
	Agency/Group/Organization Type	Services-Children Services-Homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency works with other CoC organizations, providing a full range of services and support for youth and families. They completed the stakeholder survey, disseminated the community survey to clients, and participated in the stakeholder meeting.
7	Agency/Group/Organization	CATHOLIC CHARITIES OF IDAHO
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services-Homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities works with other CoC organizations, providing services primarily for homeless and victims of domestic violence. They completed the stakeholder survey, disseminated the community survey to clients, and participated in the stakeholder meeting.
8	Agency/Group/Organization	THE JESSE TREE OF IDAHO, INC.
	Agency/Group/Organization Type	Services - Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Jesse Tree works with other CoC organizations, providing financial assistance and case management to households at risk of eviction and homelessness. They completed the stakeholder survey, disseminated the community survey to clients, and participated in the stakeholder meeting.

9	Agency/Group/Organization	SOCIETY OF ST. VINCENT DE PAUL, SOUTHWEST IDAHO DISTRICT COUNCIL
	Agency/Group/Organization Type	Services - Housing Services-Homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency works with other CoC organizations, providing assistance for rent, services, and household items/food. They completed the stakeholder survey, disseminated the community survey to clients, and participated in the stakeholder meeting.
10	Agency/Group/Organization	TERRY REILLY HEALTH SERVICES, INC.
	Agency/Group/Organization Type	Services-Health Health Agency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Terry Reilly works with other CoC organizations and service agencies, providing health/mental health services and substance abuse treatment. They completed the stakeholder survey, disseminated the community survey to clients, and participated in the stakeholder meeting.
11	Agency/Group/Organization	GIRAFFE LAUGH EARLY LEARNING CENTERS
	Agency/Group/Organization Type	Services-Children Services-Education
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Giraffe Laugh provides childcare services at multiple locations. They completed the stakeholder survey, disseminated the community survey to clients, and participated in the stakeholder meeting.
12	Agency/Group/Organization	FRIENDS OF CHILDREN AND FAMILIES, INC.
	Agency/Group/Organization Type	Services-Children Services-Education
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides early childhood Head Start and Early Head Start services. They completed the stakeholder survey, disseminated the community survey to clients, and participated in the stakeholder meeting.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting:

No affected agencies were intentionally left out of the planning process.

Other local/regional/state/federal planning efforts considered when preparing the Plan:

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Boise Housing and Community Development (HCD)	The City has ensured that the goals and actions of the CoC and those identified in this Annual Action Plan are consistent with the Consolidated Plan.

Table 3 – Other local / regional / federal planning efforts

AP-12 PARTICIPATION

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting:

Input from a broad range of residents and community stakeholders was collected during the development of the 2023 Annual Action Plan. The public was encouraged to participate through multiple modes. A community survey (in English and Spanish) was open 3/20/23-4/7/23 and one public meeting for residents was held 4/17/23. A stakeholder survey was also open 3/20/23-4/7/23 and one meeting for nonprofit service providers was held 4/11/23. These meetings were utilized to share an overview of survey responses and gather additional input on community needs, priorities, and barriers to services/housing.

Additional public input was solicited for the draft of the Plan through a public hearing on June 21, 2023 and a public comment period open to submission of written comments from June 2 through July 3, 2023. The hearing provided an overview of goals, projects, and funding in the Annual Action Plan and solicited additional input. This process concluded with a final public hearing on [date] for the Mayor and City Council to adopt the Plan.

Input from residents and stakeholders was used to determine priority needs and goals to be addressed by annual projects and activities, in alignment with the broader goals of the City's Five-year Consolidated Plan.

All opportunities for public participation and input were advertised with legal notices, website updates, social media, email outreach, and through partner organization networks. More than 55 partner organizations were directly emailed a request to share information with their clients and through their networks as widely as possible.

All legal notices were posted in both English and Spanish in the newspaper and on the City of Boise website. Flyers in English and Spanish were distributed at public locations and community hubs, such as libraries. All materials were offered to be translated into any other language upon request (that information was posted in English, Spanish, Arabic, Farsi, Bosnian, and Kiswahili). The City also advertised the availability of interpretation services available upon request for the public meetings/hearings, as well as the availability of Idaho Relay Services (toll-free) for TTY services. All public meetings/hearings were held in an ADA-accessible location. Both public hearings were held in-person with a virtual option to maximize participation.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Community Survey	<p>Minorities</p> <p>Non-English speaking: Spanish</p> <p>Non-targeted/broad community</p> <p>Low-income neighborhoods</p>	<p>The City received responses and comments from 528 residents and 29 nonprofit service providers. Resident respondents represent all zip codes. 81% are homeowners, 42% are 61 years of age and above, 33% are 41-60 years of age, and 19% are under 40 years of age. 31% have incomes over \$100,000, whereas the City's median income for a household of four is \$87,500.</p>	<p>Residents and service providers prioritized low-moderate income, homeless/at-risk of homeless, elderly, and individuals with disabilities for services. Both groups identified childcare, mental and physical health, and emergency housing support as urgent community needs, with providers also identifying counseling/case management. The biggest housing barriers were identified as affordability and availability.</p>	N/A

Public Meeting	Non-targeted/broad community Targeted stakeholders	Staff from 9 service provider organizations attended, providing expert perspectives on community needs, priorities, and challenges, as well as insight into provider capacity/challenges.	Organizations identified a lack of providers, capacity, and funding as challenges to meeting many community needs, and identified barriers to residents accessing services as transportation, childcare, limited English, chronic health conditions, chronic homelessness, and lack of information.	N/A
Public Comment Period	Non-targeted/broad community	TBD	TBD	
Public Hearing	Non-targeted/broad community	TBD	TBD	

Internet Outreach	<p>Minorities</p> <p>Non-targeted/broad community</p> <p>Low-income neighborhoods</p>	<p>Several internet modes were used for outreach for the resident survey, public meeting, public comment period, and public hearings. 46% of resident survey respondents learned of the survey via the City's online newsletter, website, or social media; 27% learned of the survey via email outreach from the city or its partner networks.</p>		N/A
Newspaper Ad	<p>Non-targeted/broad community</p> <p>Non-English speaking: Spanish</p>	<p>Notices regarding the public comment period and public hearing were published in the Idaho Statesman per the guidelines identified in the Citizen Participation Plan.</p>		N/A

Table 4 – Citizen Participation Outreach

ANNUAL ACTION PLAN

AP-15 EXPECTED RESOURCES

Introduction

The City of Boise receives federal assistance from the U.S. Department of Housing and Urban Development (HUD) under its primary allocation programs: CDBG and HOME. The City also anticipates receiving funding to administer the Continuum of Care for Ada County. The City anticipates allocating approximately \$22,914,280 through these programs over its five-year Consolidated Plan period beginning in 2021 and ending in 2025. This Annual Action Plan is the third year of the five-year Consolidated Plan. Amounts anticipated over the Consolidated Plan period include:

- Community Development Block Grant Program: \$11,172,435
- The HOME Investment Partnership Program: \$11,574,640
- Continuum of Care: \$167,205

These resources include the anticipated entitlement grants combined with unspent funds from previous years, and the program income expected to be generated over this time period from the CDBG and HOME programs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Homebuyer assistance, rehabilitation, public improvements, public services, URA, Administration	\$1,390,584	\$464,000	\$375,000	\$2,229,584	\$5,416,581	This funding will be invested in preservation of existing units, direct financial assistance for homebuyers, public facilities, URA payments, & public services. Program Income includes CDBG PI and RL Funds
HOME	Public-Federal	New Construction of Multi-family Rental housing	\$795,702	\$200,000	\$2,450,351	\$3,446,053	\$2,758,595	This funding will be invested in the development of multi-family rental housing. Program Income includes PI & Recapture (HP)
CoC – McKinney Vento	Public-Federal	Administration	\$45,926	\$0	\$0	\$45,926	\$96,116	This funding provides support for the CoC staff salaries

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied:

HOME and CDBG funds are leveraged with City general funds and other local financial resources. Developers and subrecipients must provide leverage with other local, state, federal, and private sources. Other sources of leverage include: Low-income Housing Tax Credits, State and Local Fiscal Recovery Funds, State HOME funds, Federal Housing Trust Fund, State Workforce Housing Fund, Federal Home Loan Bank Board funding (FHLBB) grants, Public Health Services Funding (federal), Substance Abuse and Mental Health Services Administration (federal), Medicaid, and private foundations and donation funding. On average over the last program year (PY22), each HUD dollar leveraged approximately \$1.93 in other federal, state, local, and private funds.

City General Funds: The City has allocated \$33,000,000 in general funds over a five-year time period FY22–FY26 (PY21-PY25). Those funds will be used to create and preserve affordable housing, focusing on households at 60% and below of area median income (AMI). Additionally, the City invests general funds to support the Continuum of Care and systemwide needs including staff, the coordinated entry system, housing crisis hotline, homeless prevention, the CoC's Homeless Management Information System (HMIS), and other housing programs and initiatives, including the land trust.

HOME Match: The HOME Program requires participating jurisdictions to provide a 25% non-federal match on eligible HOME entitlement funds expended each program year as a permanent contribution to affordable housing. HOME match contributions are tracked and reported annually in the Consolidated Annual Performance and Evaluation Report (CAPER).

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan:

The City continues to identify land ideal for purchase through the established land trust. The land trust primarily supports the development of income-restricted multifamily rental housing. The City actively pursues opportunities when they are presented for properties available for development. The City has also completed an analysis of the land it currently owns and intends to re-purpose some of these properties for affordable housing.

Discussion

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase access/inventory of affordable housing	2021	2025	Affordable Housing	City-wide	Access/inventory of affordable housing Housing services for homeless or housing insecure	CDBG: \$1,077,256 HOME: \$3,446,053 Continuum of Care: \$0	Rental units constructed: 30 Household Housing Units Direct Financial Assistance to Homebuyers: 5 Households Assisted Buildings Demolished: 1 Building
3	Increase neighborhood equity	2021	2025	Non-Housing Community Development	City-wide	Neighborhood equity	CDBG: \$399,881 HOME: \$0 Continuum of Care: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 facility improved
4	Provide support services	2021	2025	Homeless Non-Homeless Special Needs	City-wide	Support services Housing services for homeless or housing insecure	CDBG: \$238,315 HOME: \$0 Continuum of Care: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 133 Persons Assisted Homelessness Prevention: 130

								Persons Assisted
5	Preserve affordable housing units	2021	2025	Affordable Housing	City-wide	Preservation of existing affordable housing units	CDBG: \$514,133 HOME: \$0 Continuum of Care: \$0	Homeowner Housing Rehabilitated: 12 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

Goal Name	Increase access/inventory of affordable housing
Goal Description	Increase availability of affordable housing for lower-income households with a special emphasis on those residents that have specific vulnerabilities such as those experiencing homelessness, seniors, or those with a disability
Goal Name	Increase neighborhood equity
Goal Description	Two focus areas for this goal are: - Access: Work to increase availability of broadband internet service in underserved areas and improve communication and outreach methods for underserved/vulnerable populations. - Infrastructure: Investments in public improvements will increase safe transportation options for pedestrians and bicyclists, improve neighborhood safety, and address equity in available neighborhood amenities and aesthetics.
Goal Name	Provide support services
Goal Description	Support services in the form of programs for domestic and child abuse services are important to and much needed by residents. Stresses on Boise residents have grown as a result of the global pandemic and challenging health and economic conditions. Domestic violence and child abuse cases have increased, as have rates of alcohol and drug abuse. The City of Boise will continue to augment its investments in its crisis response to homelessness to include: supportive housing, homelessness prevention, and efforts to boost housing supply to house those without homes and stabilize those who are at risk of losing housing.

Goal Name	Preserve affordable housing units
Goal Description	Rehabilitate and/or acquire existing units. Include emergency repairs, accessibility upgrade, and energy efficient modifications. Prevent conversion of such units to market rate. Preserve various types of housing, such as mobile homes.

AP-35 PROJECTS

Introduction

Based on data collected through the development of the 2021-2025 Consolidated Plan, projects have been selected that meet community needs. These projects will bring additional affordable rental and homeownership housing options to the City of Boise, preserve affordable homeownership, increase the capacity of service providers to meet community needs, and increase neighborhood equity through public facility improvements.

New construction projects and all public services will be solicited via competitive application process. Opportunities to apply for both CDBG and HOME funds will be advertised via the City's website (cityofboise.org/hcd), posted in local newspapers, and shared through partner networks and via social media. Applications will be reviewed for alignment with Consolidated Plan Goals and the City's housing-related strategies, capacity of the applicant, financial strength, feasibility, and other qualifications before funds are awarded.

Projects

#	Project Name
1	CDBG Public Services
2	HOME Housing
3	CDBG Housing
4	CDBG Homeowner Rehabilitation
5	Public Facilities
6	Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs:

Priorities were based on the continued, intense need for increased rental housing specifically targeted at households earning less than 80% AMI, public services that provide access to vulnerable residents, rehabilitation for homeowners to remain housed in decent and safe homes, and ongoing collaboration to provide services and support for those who are housing insecure or experiencing homelessness, and public facility improvements that increase neighborhood equity.

AP-38 PROJECT SUMMARY

Project Summary Information

1	Project Name	CDBG Public Services
	Target Area	City-wide
	Goals Supported	Provide support services
	Needs Addressed	Housing services for homeless or housing insecure Support services
	Funding	CDBG: \$208,587
	Description	This program supports vital services for low- to moderate-income individuals and households to improve livability and access to basic needs. Examples of services include emergency rental assistance to prevent homelessness, rapid rehousing for homeless, case management for victims of domestic violence, etc.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 263 low to moderate-income individuals in Boise will be served in PY23.
	Location Description	City of Boise
	Planned Activities	Services include rapid rehousing case management for residents experiencing homelessness, rental assistance to prevent eviction and homelessness, and case management for victims of domestic violence and sexual assault.
2	Project Name	HOME Housing
	Target Area	City-wide
	Goals Supported	Increase access/inventory of affordable housing

	Needs Addressed	Access/inventory of affordable housing Housing services for homeless or housing insecure
	Funding	HOME: \$3,366,483
	Description	Construction of new housing units.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 households will benefit from the construction of new housing, with at least 10 HOME units anticipated for households at or below 60% AMI.
	Location Description	City of Boise
	Planned Activities	A new multifamily rental development will be constructed.
3	Project Name	CDBG Housing
	Target Area	City-wide
	Goals Supported	Increase access/inventory of affordable housing
	Needs Addressed	Access/inventory of affordable housing
	Funding	CDBG: \$942,880
	Description	This project may include homebuyer assistance for newly constructed housing, relocation assistance, and site preparation/demolition for new multifamily construction.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately five households to be assisted with purchase of a single-family home and up to 20 households to receive relocation assistance. Site prep/demolition for a new multifamily development would benefit multiple low-moderate income households.
	Location Description	City of Boise

	Planned Activities	Direct financial assistance for homebuyers of newly constructed single-family housing, relocation assistance to tenants of CDBG-assisted rental units that will be demolished for construction of a new multifamily rental development, and site preparation/demolition for construction of a new multifamily rental development.
4	Project Name	CDBG Homeowner Rehabilitation
	Target Area	City-wide
	Goals Supported	Preserve affordable housing units
	Needs Addressed	Preservation of existing affordable housing units
	Funding	CDBG: \$450,000
	Description	Home improvements (rehabilitation) for income eligible households. National Objective LMH. CDBG Activity Code 14A.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 12 income eligible homes will be rehabilitated.
	Location Description	City of Boise
	Planned Activities	Home improvements including bringing homes up to code; safety, health, and accessibility improvements; and other renovations necessary to preserve existing housing that is serving households under 80% AMI.
5	Project Name	Public Facilities
	Target Area	City-wide
	Goals Supported	Increase neighborhood equity
	Needs Addressed	Neighborhood equity
	Funding	CDBG: \$350,000

	Description	Enhance publicly owned facilities and infrastructure to improve communities/neighborhoods, such as parks, streetscapes, sidewalks, playgrounds, accessibility improvements, etc.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The public park is popular for residents from around the City visiting the downtown area.
	Location Description	CW Moore Park, 150 S 5th St, Boise, ID 83702
	Planned Activities	Complete facilities at CW Moore Park as identified in the River-Myrtle Old Boise Urban Renewal District.
6	Project Name	Administration
	Target Area	City-wide
	Goals Supported	Increase access/inventory of affordable housing Increase neighborhood equity Provide support services Preserve affordable housing units
	Needs Addressed	Access/inventory of affordable housing Housing services for homeless or housing insecure Neighborhood equity Support services Preservation of existing affordable housing units
	Funding	CDBG: \$278,117 HOME: \$79,570
	Description	Boise City will use 10% of HOME Entitlement funds (\$79,570) and 20% of CDBG Entitlement funds (\$278,117) for administration of these programs and projects in Program Year 2023.

Target Date	9/30/2024
Estimate the number and type of families that will benefit from the proposed activities	n/a
Location Description	Boise City Hall, 150 N Capitol Blvd
Planned Activities	Activities include preparing required reports and planning documents, contract administration, grant management, citizen participation, subrecipient monitoring, fair housing education and outreach, analysis of impediments, Section 504 Assessment and Transition Plan, lead education, environmental reviews, and the identification and development of programs to meet the needs of the community's lower income residents and household experiencing homelessness. HCD will budget for the allowable administration funding under both the CDBG and HOME Programs.

AP-50 GEOGRAPHIC DISTRIBUTION

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed:

The City of Boise does not specifically target the goals and associated strategies in this Plan by geography. Allocated funds are distributed for projects and services within the city's municipal boundaries based on identified needs and the priorities and goals set forth in the Five-Year Consolidated Plan and this Annual Action Plan.

The needs of Boise residents identified in this planning effort are better prioritized by income levels than geography. CDBG and HOME funds are to be distributed and allocated to households and individuals in the very low, low, and moderate-income categories.

Themes such as access and inventory to affordable housing, preservation of existing affordable housing stock, homelessness prevention, rapid re-housing, neighborhood equity, and the need for support services exist throughout the city.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically:

The City does not plan to target funds in any specific geographical area during this program year. The City will fund one public facility project in an urban renewal district.

Discussion

AP-55 AFFORDABLE HOUSING

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	2
Non-Homeless	46
Special-Needs	0
Total	48

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	36
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	48

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will continue to invest in the development of new affordable rental housing, preservation of existing housing units, and homeownership opportunities with nonprofit development partners.

The City continues to work with developers to increase the number of affordable rental units available for low to moderate-income households. By providing gap financing, the City is able to leverage its HOME funds to ensure quality housing is created and remains affordable. Currently, HCD maintains a project pipeline which identifies upcoming projects that will bring new affordable units into the local market – many of these projects are supported either with federal funds or local incentives designed to maximize the number of affordable units.

Preservation is a focus for CDBG funds, primarily through the rehabilitation of older homes owned by low to moderate-income households. There continues to be a high demand for assistance with addressing life-safety issues, primarily for households below 60% AMI. These preservation activities help ensure the homeowners are able to maintain stable housing in the community.

AP-60 PUBLIC HOUSING

Introduction

The Boise City Housing Authority (BCHA) is currently operating under its 2019-2023 Five Year Public Housing Agency plan. The strategic plan, in combination with BCHA's 2022 Annual PHA Plan, was used to create the following Annual Action Plan for Public Housing.

Actions planned during the next year to address the needs to public housing:

BCHA continues to operate 160 units of Public Housing and 1,446 Housing Choice Vouchers. The number of vouchers increased from 1,434 due to HUD's awarding BCHA 12 Fair Share vouchers in October 2022.

The Public Housing waitlist will be opened for five scattered-site duplexes. These homes are for low income, working families and are located in several areas of Boise. We will work with other local agencies to ensure equitable access to the application.

BCHA has several modernization projects planned to begin in 2023, through the Capital Fund Grant Program. This will include a major modernization of the plumbing within one of the high-rise buildings as well as kitchen renovations in two of the duplexes.

BCHA continues to provide quality housing that is affordable to the low, very low, and extremely low-income households. Strategies pursued by the PHA as outlined in the 5-year PHA plan continue to be successful and allows the authority to meet their mission to promote adequate and affordable housing, economic opportunities, and a suitable living environment free from discrimination.

The organization's strategic goals are:

1. Expand the Supply of Assisted Housing
2. Improve the Quality of Assisted Housing
3. Operate at a High Level of Efficiency
4. Promote Self-Sufficiency and Asset Development of Assisted Households
5. Promote Homeownership Opportunities
6. Ensure Equal Opportunity and Affirmatively Further Fair Housing

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

BCHA encouraged public housing residents to become more involved in management by conducting its Resident Advisory Board Meeting. Public housing residents were invited to participate in the planning of modernization projects through the Capital Fund Grant Program.

BCHA encourages public housing resident to participate in homeownership by:

- BCHA actively promoted the Homeownership program to all existing voucher holders through quarterly newsletters and by attending weekly voucher briefings meetings for new households.
- BCHA referred 6 families who were interested in homeownership to first-time homebuyer workshops 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, home maintenance and homeowner responsibilities.

- BCHA's Homeownership Coordinator facilitated a homeownership workshop and provided one-on-one meetings with current FSS participants to determine short- and long-term goals in obtaining homeownership, and to plan to reduce any barriers that need to be addressed.
- BCHA was able to collaborate with the following local agencies to provide services that will prepare interested participants for future homeownership: NeighborWorks Boise, Washington Trust Bank, Debt Reduction Services, Vocational Rehabilitation, Finally Home, IHFA, Love Inc, Dress for Success, Idaho Department of Labor, TRIO, and Idaho Department of Health and Welfare.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance:

N/A – not a troubled PHA.

Discussion

BCHA has been an invaluable partner by making available project-based vouchers for two permanent supportive housing projects. Both projects would not be financially viable without this resource.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

Introduction

The City of Boise's Housing and Community Development (HCD) Division manages the local Continuum of Care (CoC). The CoC is a public-private partnership working to ensure homelessness in Boise City/Ada County is rare, brief and nonrecurring through the implementation of data-informed, evidence-based strategies to address people's housing crisis. The mission is to build and manage a system of person-centered housing responses that ensure when homelessness does occur the experience is rare, brief, and non-recurring. The CoC approaches its work through five guiding principles: Housing First, Diversion Trained, Trauma-Informed, Collaborative and Equitable.

1. The City of Boise – As the lead agency and collaborative applicant for the Boise City/Ada County Continuum of Care, the City of Boise's responsibilities include administration, planning, monitoring, reporting and systems coordination. The City also serves as the collaborative applicant for CoC Program funds and contracts with the Institute for Community Alliances (ICA) to manage the Homeless Management Information System (HMIS) used to guide local, data-driven decision-making.
2. The Executive Committee – As the governing authority of the CoC, the Executive Committee is responsible for ensuring the CoC meets the standards set forth in 24 CFR Part 578 and provides the overall strategic direction for the CoC, including establishing priorities and goals. The Executive Committee is supported in its work by the City of Boise and several standing committees, advisory committees and work groups.
3. Standing Committees – Sub-entities of the CoC, which support planning and implementation of system service work, include CONNECT, ENGAGE, FUND, and HOUSE. Each of the standing committees form sub-committees and work groups as needed to fulfill their duties.
4. Initiatives – The CoC has two strategic initiatives that will scale evidence-based solutions to end homelessness. The Campaign to End Family Homelessness aims to achieve functional zero for families with children by 2026 through increased private and public funding of housing interventions including rental assistance for prevention, Rapid Rehousing (RRH), and Permanent Supportive Housing (PSH). The Supportive Housing Plan set the goal of creating 750 new units of supportive housing over the next five years, to include 250 units of newly developed single-site PSH and 500 units of dedicated integrated supportive housing units leased up with properties throughout Ada County.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

The CoC launched a system-wide street outreach team in February 2020 in Ada County. The street outreach team is conceptually designed and implemented to ensure individuals and families experiencing homelessness with the highest vulnerabilities are served. The team conducts outreach where people experiencing homelessness are

often found (encampments, streets, cars, by river paths, empty parking lots, day shelters, parks, libraries, and underpasses) and respond to referrals from community partners, such as crisis teams, police units, businesses, and residents. They build relationships with clients to perform assessments of immediate needs, provide and refer to appropriate supports and perform housing assessments to get people connect with all the resources available within the CoC. They prioritize those who are unsheltered, experiencing chronic homelessness and those who cope with serious mental illnesses. Our street outreach team, comprised of 5 full time staff positions, contacted over 353 individuals last year, many of whom were experiencing unsheltered homelessness.

The street outreach team recently launched an extremely successful pilot of an integrated care component by partnering with a local behavioral health organization to imbed one of their staff into the team directly. That employee of the behavioral health company continues to provide case management services in full partnership with the street outreach team. Currently the outreach team is building up new partnerships for the CoC beyond their current reach by adding in more healthcare service providers that will embed directly with the team, increasing the number of mainstream partners that provide services in non-traditional locations that will reach more of the unsheltered populations, and expanding our collaboration with emergency service providers and law enforcement agencies.

In addition to the system-wide street outreach team, many other outreach staff and cross-organizational partners are coordinated through a bi-weekly meeting which includes 10 partner agencies including Veterans Affairs (VA), Permanent Supportive Housing (PSH) healthcare workers, daytime and overnight emergency shelters, law enforcement and the City of Boise. Of those, some shelter providers, law enforcement, and the VA have fulltime staff engaged in outreach work that coordinate their activities with the system-wide outreach team through this meeting. The bi-weekly meetings serve two primary purposes a) collaborate on specific client cases where the individual presents urgent needs for support services to increase likelihood of timely and positive intervention and b) strategic planning and implementation of long-term improvements for individuals and households experiencing unsheltered homelessness including services access, public infrastructure, and policy changes. Outside of this formal meeting this team collaborates closely with the health care systems, local government (city, county, state), law enforcement (city, county, state), bureau of land management, public and emergency service providers, and other community providers to identify people who need connected to resources.

In addition to the bi-weekly outreach meeting, the team participates in our CE weekly case conferencing meetings to ensure they can support individuals access housing once they are at the top of the prioritization list. Additionally, the team attends a county wide collaborative monthly meeting where cross-agency staff (Department of Health & Welfare, Department of Corrections, Ada County, City of Boise, public and private hospital systems, health clinics, substance use facilities, etc.) come together to work on by-name responses to individuals that are high users of emergency systems and/or exiting other systems that have severe service needs and are often experiencing homelessness. Of the 5 staff, 3 positions are dedicated exclusively to support people experiencing unsheltered homelessness with Severe and Persistent Mental Illness and in the programs

data almost 60% of individuals served by the team self-report having a disabling condition.

Beyond this outreach scope of work, the CoC will gather needs this year by performing our annual survey of all people experiencing homelessness to understand barriers people are experiencing and to receive input on solutions implemented by the homelessness response system, working with each funded agency on their implementation of their own agency annual consumer feedback processes, and hosting in-person feedback events that will be the first month of each quarter. Partners working directly with people with lived experience within the last 7 years will be asked to engage in this annual system survey effort.

Addressing the emergency shelter and transitional housing needs of homeless persons.

Our CoC is currently performing well at providing low-barrier and culturally appropriate access to permanent housing to people with histories of unsheltered homelessness. In our CoC annual data pulled from HMIS into a Monitoring Tool, in 2021 more than 45% of households enrolled in RRH and more than 20% of households enrolled in PSH were experiencing unsheltered homelessness immediately before entering housing. This signals both that individuals and families experiencing unsheltered homelessness are prioritized on the queue and that our housing programs are successfully accepting referrals/housing them by adhering to Housing First principles.

Our CoC is working to increase our capacity to provide non-congregate shelter in three ways. First, as part of our CV19 response, we set up 57 additional non-congregate shelter beds in a temporary hotel facility for families & the medically fragile. The total number of beds at this non-congregate facility can expand to include an additional 45 beds to respond to a serious, ongoing community spread of an infectious disease based on metrics in our CoC's CV19 and Infectious Disease Response Plan. These beds are now funded through our county's ARPA dollars, but the goal is to find long term local funding sources to keep the facility open until our CoC's new, permanent non-congregate shelter opens. CoC staff pursue funding options to keep the resource online as part of our larger shelter strategy through Spring 2024. Second, our CoC developed a new emergency overflow program run by one of our shelter providers so that on nights when our shelters have insufficient capacity, either due to weather events or related to an ongoing public health crisis that requires client isolation, the shelter provider can work to place people in hotels/motels that partner with our CoC to implement this program. This is a night-by-night capacity response. Third, our low-barrier shelter provider, with the support of our CoC, was recently granted a conditional use permit by the City of Boise to build a new shelter facility that will replace their current facility, which will result both in an increased number of total beds and significant increase in the number of non-congregate beds our CoC has. Additionally, another shelter partner is looking to open a new transitional housing facility that would add 100 bedrooms of capacity. All of these steps are aimed at increasing our permanent and emergency ability to expand non-congregate shelter and transitional housing capacity.

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.

Our partnership with the CoC on their Permanent Supportive Housing (PSH) Plan recommends targeted solutions to leverage our community's assets in a way that enables us to, for the first time, implement a PSH development pipeline. The planned series of developments aim to bring online, by 2026, another 5 projects representing an additional 250+ PSH units for our most vulnerable households currently experiencing homelessness, specifically targeting people experiencing unsheltered homelessness. Each of the projects will specifically serve households that have either experienced longtime homelessness or unsheltered homelessness and have at least one disabling condition. To implement each project in the PSH pipeline, three resource components must be planned for and identified to ensure project feasibility: 1) capital costs to construct, acquire or rehabilitate, 2) rental assistance, and 3) supportive services. To that end, CoC staff have been working diligently on partnership commitments to advance the goal and leverage housing resources. Notably, two projects are progressing through formal development stages, one project is in due diligence for acquisition, and two additional projects are in early pre-development. The first three projects are slated to bring on a minimum of 184 units.

Boise City/Ada County Housing Authorities (BCACHA) recently approved a change to their Annual Plan and Administrative Plan to pursue the issuance of more Project-Based Housing Choice Vouchers (PBV) up to the maximum of their budget authority (20% under current plan and additional 10% based on FR Notice 1/18/2017; Notice PIH 2017-21). This approval gives BCACHA the established structure to deliver additional PBVs in a manner that is compliant with HUD regulations and responsive to community needs, while considering agency capacity and financial resources. Alongside this effort our CoC is leading the development of a new flexible funding pool called the Supportive Housing Investment Fund (SHIF) to sustainably pay for supportive services in single-site PSH projects within the pipeline. Our CoC has established a partner to hold and manage the fund that is working through a governing charter, starting work with several partners to develop the portfolio investment strategy, and has built a supportive services budget model for the PSH pipeline that leads to the creation of a \$15,000,000 fundraising target to achieve fund sustainability. To that end, our CoC to date has secured a lead gift of \$7,500,000 from the City of Boise.

Currently our CoC has set the goal to recruit an additional 500 units of affordable housing to be used by our supportive housing providers to rehouse people exiting homelessness through a) individual agency programs, b) City of Boise partnership that leverages their affordable development resources and relationships, and c) our CoC via our Dedicated Units Program that serves the entire system. As developers move through planning, zoning, and permitting and put together financing packages - especially on affordable developments - the City of Boise has begun requesting that these developers dedicate a set number of units in each project to our CoC and requiring it for those projects in which the city is investing funds. This has been a significant success for our CoC, already netting an additional 30 units through the pre-development approval processes. However, it is limited by the relatively low number of affordable units being developed in city limits. Our CoC's final strategy is our Dedicated Units Program, which is a system-wide effort to build off the agency recruitment strategies at a larger scale, meaning that

recruitment occurs at an executive level with owners, developers, and property managers with high quantities of units in Ada County and with the support of system level funding. While this strategy pairs with the City of Boise efforts, it also is just beginning independent program recruitment and has, in very nascent soft launch, already secured additional units.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Homeless prevention efforts are part of the CoC and reducing first-time homelessness is a priority for the CoC's Executive Committee and one of the focus areas of the CoC's CONNECT standing committee. Service providers such as the Jesse Tree of Idaho, the Boise School District, and El-Ada Community Action Partnership provide homelessness prevention services for individuals and families who are at risk of homelessness. The City provides local funding to Jesse Tree for homeless prevention with a specific fund source for eviction prevention. Jesse Tree and the Boise City/Ada County Housing Authorities (BCACHA) are providing rental assistance through increased funding from the Emergency Rental Assistance Program and Emergency Solutions Grant fund that have exponentially grown the prevention dollars being targeted at households experiencing housing instability as a result of COVID-19.

The CoC has redesigned its homeless prevention partnerships to better leverage the relationships between providers delivering universal prevention services with providers that specifically target certain, high-risk sub-populations such as those with an eviction notice, those that are doubled up, non-lease holders, those with non-sustainable income or budgets, and those being discharged from a hospital, jail/prison, or aging out of foster care. Further, the CoC launched a countywide Housing Crisis Hotline – a one-stop shop (virtual and physical) for anyone experiencing a housing crisis or housing insecurity to centralize all referrals to mainstream and community resources. This helps ensure the CoC can help keep people housed and/or provide safe diversion options from the homeless services system.

Discussion

AP-75 BARRIERS TO AFFORDABLE HOUSING

Introduction

Actions it planned 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:

Discussion

Together with the community, the City of Boise is developing a modern zoning code to make sure the future design and development of the city protects its character and creates more walkable, dynamic spaces for everyone. A modern zoning code will encourage a variety of housing types so Boiseans can find homes that fit their needs and their budget, protect parks and open spaces, and pave the way for more pathways and transportation options so Boiseans can choose to walk, bike, bus or drive to the places they need to go.

Over the last three years, residents have been asked how they envision Boise's future, what they value about the community and what they want more, or less, of. Feedback was collected at community conversations, open houses, through surveys and stakeholder meetings, and one-on-one conversations with the City's most underrepresented community members.

Through this process, residents shared their values: making sure new growth and development is sustainable, water conscious and protects our open spaces. Residents talked about struggles with housing affordability and that people want to be able to walk to a local coffee shop or neighborhood market and choose how they move about the city, whether it is walking, biking, riding the bus or driving.

The new modern zoning code identifies seven specific purposes, the second of which is to "bring about coordinated and efficient development that encourages affordable and fair housing, stimulates economic opportunity, and promotes diverse, inclusive communities with a variety of housing choices for residents." While the State of Idaho prohibits many of the typical avenues for requiring or incentivizing the development of affordable housing, the new zoning code outlines specific allowances and bonuses designed to encourage developers to include affordable units in their projects.

In suburban residential districts, units are not subject to base zoning district density limits if projects meet the criteria for the number of affordable units required. New rental units must be affordable to households earning 80% or less of Area Median Income and homeownership units must be affordable for households at or below 120% AMI for a 50-year period.

In more compact residential districts, if at least 25% of all permitted units are affordable for households at or below 60% AMI for at least 50 years, projects can receive a 50% reduction in off-street parking requirements.

In mixed-use districts, if at least 25% of all permitted units are affordable for households at or below 60% AMI for at least 50 years, projects are not subject to off-street parking

minimums or height limits.

The new zoning code also makes accessory dwelling units easier to construct - allowing homeowners to either convert existing structures, or to erect new structures, in existing neighborhoods.

The Planning and Zoning Commission unanimously recommended approval of the new zoning code in April 2023 and public hearings are scheduled for Boise's City Council to consider the new code in June 2023. If adopted, the new code will go into effect in late 2023/early 2024.

The City is also exploring several options to make the construction of affordable housing by solely private developers more feasible. The strategies include creating opportunities through cost savings by deferring sewer connection fees, waiving or reducing building permit and development fees, and deferring the payment of impact fees to certificate of occupancy. City staff are moving each of these opportunities through its required approval process expeditiously; an ordinance enabling deferral of sewer connection fees will be considered by Boise City Council in the summer of 2023, building permit fee waivers will be voted on at the July 2023 Fee Schedule hearing, and the policy for impact fee deferrals will be effective June 12, 2023.

City staff also worked to support protections for renters throughout Idaho's 2023 Legislative Session. A Rental Fee Protection bill (SB1039AA) ensuring that late fees assessed by a landlord to a renter remain reasonable and in line with the agreed upon rate outlined in a formal lease was signed into law on March 20, 2023. This bill builds off protections for renters enacted by the Rental Application Fee ordinance, adopted by the Boise City Council in 2019, which regulates application fees that landlords/property managers can charge and ensures that advertised units are actually available for rent.

AP-85 OTHER ACTIONS

Introduction

Actions planned to address obstacles to meeting underserved needs:

Community data demonstrates a clear need for additional housing units in Boise serving those making less than 80% AMI and households exiting homelessness, as well as support services for homeless/at-risk of homeless and other vulnerable/underserved populations.

By investing the maximum funds allowed for CDBG Public Services (up to 15% cap), the City supports nonprofit organizations providing crucial services to our community's underserved residents, such as homeless/at-risk of homeless, victims of domestic violence, etc. Providers' expertise and relationships in the community help to increase trust and decrease barriers for residents. Furthermore, the City serves as the lead agency for the local Continuum of Care (CoC), Our Path Home, ensuring better coordination within the service provider field and identification of needs and gaps in services/funding. Continued outreach and enhancements to the Coordinated Entry (CE) system improve the CoC's ability to reach and prioritize the community's most vulnerable. The City continues actively working on homelessness prevention strategies and increasing its rapid rehousing initiatives and partnerships under the CoC.

As the CoC lead agency, the City has also contracted with the Corporation for Supportive Housing to create a five-year permanent supportive housing project pipeline to address the major obstacles facing households experiencing homelessness, primarily a lack of stable, permanent housing and the supportive services needed to ensure those households do not fall back into homelessness. Our Path Home launched a five-year Campaign to End Family Homelessness in 2021, which involves specific plans to overcome obstacles experienced by families trying to navigate the system and regain housing, including a 300 homes initiative to secure units dedicated to the CoC, fundraising efforts, and a triage and diversion team.

The City will continue to provide technical assistance and oversight to assist housing agencies, which helps them to better address and reduce obstacles and barriers to housing and services. Technical assistance will focus on Affirmatively Furthering Fair Housing Market Plans to gain higher levels of participation in City-funded programs by underserved populations.

Actions planned to foster and maintain affordable housing:

The demand for housing has only grown stronger as housing costs have increased. The City's vision of A Home for Everyone and its 2022-2026 Housing Investment Strategy are focused on housing affordability, with three overarching goals to support and realize this vision: increase housing affordability, keep people in their homes, and house people without homes. The projects identified in this Plan specifically address these needs through the development of rental housing units, dedication of units to households exiting homelessness, and continuation of the Home Improvement Program to assist low to medium-income homeowners with necessary health and safety repairs. The City will also bring its Affordable Homeownership Program back online in PY23, in partnership with local non-profit housing development organizations.

In addition to the HOME and CDBG funds the City receives from HUD, funding through other federal programs will also be leveraged to support the development of affordable

housing. Specifically, before FY27, the City will invest \$12,000,000 in State and Local Fiscal Recovery Funds (through the American Rescue Plan Act) and \$6,700,000 reserved from the Emergency Rental Assistance Program (ERAP). These City investments will close funding gaps for projects in the affordable housing project pipeline and position the City to create 1,500 homes: 1,250 homes at 60% AMI and 250 units of Permanent Supportive Housing by FY26 to support the City's goal to house people without homes.

Actions planned to reduce lead-based paint hazards:

Both the U.S. Department of Housing and Urban Development (HUD) and the Environmental Protection Agency (EPA) have Lead Safe Housing Rules and/or Requirements/Regulations for all pre-1978 Housing and/or Child Occupied Facilities, defined as Target Housing. Idaho is part of the EPA's Region 10, which also includes Alaska, Oregon, and Washington.

The main differences between HUD's Lead Safe Housing Rule (LSHR) and the EPA's Renovation Repair and Painting (RRP) are the workers and/or company training and certification requirements and third-party Clearance Testing upon completion of renovation activities and/or prior to occupancy. HUD's LSHR also requires that all Lead Based Paint (LBP) Hazards be abated and/or permanently removed on all renovation projects that exceed \$25,000.00 per unit.

All housing receiving CDBG and HOME assistance through HCD will comply with both EPA's RRP and HUD's LSHR as applicable based upon the activity being undertaken and/or the amount of funding used and/or received. Grantees involved in leasing, acquiring, rehabilitating, or maintaining housing units must keep files that provide compliance with these rules and regulations. Sub-grantees must provide clients with a disclosure of known LBP and the "Protect Your Family from Lead in Your Home" and/or the "Renovate Right pamphlet" as applicable. Verification of the disclosure notification and certification of the pamphlet delivery must be maintained in client files.

As housing providers purchase, rehabilitate, and lease housing units located in Boise, they are required to assess and mitigate lead hazards according to the guidelines provided in the LSHR. The City will provide technical assistance and/or training on HUD's LSHR and/or EPA's RRP rules and/or regulations as needed during the program year.

Actions planned to reduce the number of poverty-level families:

Recognizing that limited funds should be focused where the need is greatest, the City gives preference to projects that directly benefit low- and moderate-income residents or serve low- and moderate-income neighborhoods over those that will benefit the City as a whole. The City will continue to focus funding on projects and activities that address poverty's root causes and assist people in becoming self-sufficient through permanent affordable housing and support services. Housing efforts include housing advocacy, homelessness prevention and rapid-rehousing, preservation of affordable rental units, new rental development, and homeowner rehabilitation.

The City has also invested local funds in building a long-term transportation plan that provides for greater connectivity, which would provide households a more affordable option for accessing employment centers than driving a car.

Actions planned to develop institutional structure:

HCD is one of three divisions within the City's Planning and Development Services Department (PDS). The Building and Planning Divisions are responsible for plan review, building permits, inspections, planning and zoning functions, mobility and public space planning, design review, historic preservation, and long-range planning. HCD is responsible for:

1. Administration of CDBG, HOME, and other local housing funds
2. Boise City/Ada County Continuum of Care administration and operation
3. Implementation of the Affordable Homeownership Program
4. Implementation of the Home Improvement Program
5. Affordable Rental Housing management and operation
6. Fair Housing Education and Outreach
7. Administration and Operation of the City's Housing Land Trust
8. Implementing the Mayor's Housing Strategy
9. Compliance Monitoring of all subrecipients, subgrantees, and affordability covenants initiated through zoning code or Urban Renewal District funding programs.

HCD continues to work on improving communication and coordination between PDS divisions and other departments that touch on different pieces of housing projects and city-wide goals such as energy efficient building standards, transportation connectivity, infrastructure, etc.

Actions planned to enhance coordination between public and private housing and social service agencies:

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, counseling, case management, and other services for tenants.

The Boise City/Ada County Continuum of Care (CoC), Our Path Home, is administered and coordinated by two full-time City employees with the primary focus of enhancing coordination of the partnership and ensuring all member agencies are moving in the same direction. This effort helps to augment or fill service gaps for our community's most vulnerable populations while ensuring services are not duplicated across agencies. These two staff are housed within HCD along with CDBG and HOME program staff, allowing for increased coordination and efficiency, decreased duplication of efforts, and implementation of initiatives that work in concert.

The City uses CDBG Public Service and CDBG-CV funds to support local nonprofit organizations providing services to the community such as physical and mental health, counseling, case management, and homelessness prevention/re-housing. Most of these organizations participate in Our Path Home and/or collaborate with other agencies to meet community need and reduce duplicative efforts. In an effort to further collaboration and knowledge-sharing in the nonprofit service field, the City has created a CDBG Public Services Committee made up of representatives from large community provider agencies (such as hospital, Health and Welfare, Housing Authority, etc.) to assist in application scoring and awarding of annual Public Service funds.

Through the City's A Home for Everyone Action Plan 2022-2026, the City has identified many implementation steps to increase coordination with other public agencies and private agencies that provide housing and social services. The City is working to facilitate the implementation of a pipeline of 5 supportive housing projects. To do so, the City is working closely with Our Path Home (our local Continuum of Care), the Boise City Housing Authority and other key stakeholders, including our local health systems. The Housing Authority released its first annual Request for Proposals for Project Based Vouchers to support supportive housing development, the City is contributing land and gap financing, and the City is leading the creation of and seed funding for a Supportive Housing Investment Fund to pay for supportive services.

Lastly, 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 facilitate 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.

Discussion

AP-90 PROGRAM SPECIFIC REQUIREMENTS

Community Development Block Grant Program (CDBG)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed: \$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan: \$0
3. The amount of surplus funds from urban renewal settlements: \$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan: \$0
5. The amount of income from float-funded activities: \$0

Total Program Income: \$0

Other CDBG Requirements

1. The amount of urgent need activities: 0

HOME Investment Partnership Program (HOME)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
 - a. None
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
 - a. See Attachment Recapture/Resale Policy
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
 - a. See Attachment Recapture/Resale Policy
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:
 - a. This is not an activity the City intends to fund.

ATTACHMENTS

RECAPTURE & RESALE POLICY

HOME Resale & Recapture Policy

Pursuant to HOME regulations at 24 CFR 92.254(a)(5) each HOME-funded homebuyer unit must be subject to either resale or recapture requirements during the affordability period. The resale or recapture requirements are in addition to the universal requirement that the assisted homebuyer maintain the unit as their primary place of residence for the affordability period. In most cases, the City of Boise anticipates using recapture provisions as defined herein and will only consider the use of resale provisions in the context of affordable housing integrated into a community land trust.

Recapture: The City of Boise may provide HOME-funded direct buyer assistance to income eligible buyers through two avenues:

- The City may directly implement a Homebuyer Assistance Program to provide buyers with assistance toward their down payment, closing costs, and/or to “buy down” their first mortgage to an affordable level. When directly implementing the Homebuyer Assistance Program, the City provides funds on behalf of the buyer at the closing when they purchase their home.
- The City also provides HOME funds to nonprofit developers, including CHDOs, to finance the production of for-sale housing, including both new and rehabilitated units. Units are sold exclusively to income eligible buyers, and a portion of the HOME assistance that was provided to the developer is transferred to the buyer at closing as assistance toward the buyer’s down payment, closing costs, and/or “mortgage buy down.”

In both cases, the level of HOME assistance provided to a buyer is determined based on underwriting the buyer according to the City’s underwriting policy, which considers income and resources to sustain homeownership, debts, and assets to acquire housing. Depending on the level of homebuyer assistance provided, the affordability period may be five (5) years (less than \$15,000 in direct assistance), ten (10) years (\$15,000 or more but less than \$40,000 in direct assistance), or fifteen (15) years (\$40,000 or more in direct assistance). Based on market dynamics in Boise, in nearly all cases the affordability period will be 15 years.

All buyers sign a HOME written agreement with the City outlining the affordability period during which the buyer must maintain the unit as their primary place of resident and, as applicable, recapture provisions. HOME assistance is provided in the form of a deferred loan secured by a second-position deed of trust which is due and payable upon sale or transfer of title. Buyers may choose to voluntarily prepay the HOME loan, in whole or in part, at any time. However, prepayment does not end the term of the affordability period or the written agreement which will remain in place and continue to require ongoing owner occupancy. Additionally, absent a voluntary prepayment, in the event buyers have not sold or transferred title to the unit before the end of the affordability period, the HOME loan remains outstanding until sale or transfer of title even though the HOME affordability period expires.

In the event of a sale or transfer of title during the affordability period, the City will recapture an amount equal to the ratio of the sales price to the original purchase price multiplied by the

original direct HOME assistance to the buyer. This means the City will recapture both the original direct assistance plus a portion of the home's appreciation since the buyer's purchase, if any.

For example, the Smith family purchase a \$400,000 house. The City provides \$100,000 in HOME assistance to the Smiths which helped cover their down payment, closing costs, and reduced the first mortgage to an affordable level. After 10 years, the Smith family decides to sell their home. The house sells for \$650,000, \$250,000 more than the original purchase price. This represents total appreciation of 62.5% over the period of the Smith's ownership. When the Smiths sell, the City will recapture a total of \$162,500 representing the original \$100,000 in direct HOME assistance plus 62.5% (i.e., the cumulative rate of appreciation). The remaining proceeds of the sale are retained by the Smith family as shown in the table below:

Original Purchase Price:	\$400,000
Subsequent Sales Price:	\$650,000
Appreciation Percentage:	$\$650K/\$400K = 162.5\%$
Original HOME Assistance	\$100,000 <i>(Brown family had a \$300,000 first mortgage from a bank lender.)</i>
Recapture Amount	$\$100,000 \times 162.5\% = \$162,500$
Sales Price:	\$650,000
Seller Closing Costs:	<i>(\$39,000) (Assumes 6% of sales price)</i>
Payoff 1 st Mortgage:	<i>(\$232,000) (Principal remaining after 10 yrs of payments on 30-year loan.)</i>
City Recapture:	<i>(\$162,500)</i>
Sales Proceeds to Seller (i.e., original buyer):	\$216,500

Notwithstanding, in the event the Net Proceeds of the sale are inadequate to fully repay the City's HOME loan, the City will only recapture the Net Proceeds, defined to be the sales price less the sum of senior secured debt and reasonable seller's closing costs, as full and final payoff of the note. In the event the Net Proceeds are less than the outstanding HOME loan balance, the City reserves the right to determine whether the sales price is comparable to the sales price in an arms-length transaction for a similar unit and to evaluate the closing costs being charged to the original buyer to ensure they are reasonable and customary.

For example, assume the Smith family sold their house after only a year of ownership. Assume also that, the market value had only increased to \$410,000 (only a 2.5% increase as the real estate market had slowed down). After paying seller closing costs of \$25,000 (approximately 6% of the sales price) and the first mortgage's \$295,000 balance (only \$5,000 of principal has been paid after only 12 months), the Net Proceeds available are only \$90,000. This is less than the \$102,500 due under the HOME agreement and loan documents (i.e., the original HOME assistance of \$100,000 and the shared appreciation of another 2.5%). The City only recaptures

\$90,000 in this instance, and there are no remaining proceeds available to the Smith family.

To the extent a buyer has not sold the home during the HOME affordability period, the HOME loan continues to remain in force until the buyer's eventual sale or transfer. The financial terms of the loan continue to remain the same – that is, the amount due is the original HOME loan times the cumulative rate of appreciation (i.e., the future sales price divided by the original purchase price) limited to the Net Proceeds of sale. The distinction as to whether the HOME affordability period has expired has no practical effect for the buyer. Rather it impacts the City's accounting for and reporting of any loan payments received.

Receipts received because of a sale or transfer within the affordability period are recorded by the City as "recaptured funds." Receipts collected after the affordability period has expired are recorded as "program income."

Resale: A Community Land Trust (CLT) is defined within the HOME statute as a Community Housing Development Organization (CHDO) that seeks to provide "permanently" affordable homeownership opportunities to low-income buyers. While there is variation across CLTs nationally, many of which develop housing units with both HOME and non-HOME funds, in general CLTs retain ownership of the underlying land upon which homes are built. Low-income buyers purchase the home itself, obtaining certain rights to the underlying property via a ground lease from the CLT. The CLT typically sells homes at a deliberately below-market price set to be affordable to a range of low-income buyers (typically from 65% to 80% AMI). Via the ground lease, the CLT retains a preemptive option to purchase the home back when the initial buyer is otherwise ready to sell and move on. The purchase option defines the future re-purchase price by formula, seeking to provide the initial buyer with a reasonable return on their investment while keeping the home affordable to similarly situated future buyers.

As of 2022, NeighborWorks Boise, a City-designated CHDO, is developing a CLT approach to its homeownership development activities. In the event the City provides HOME funds to support the development of housing by a CLT, whether NeighborWorks Boise or a future CLT, the City will impose a resale provision on the property being developed via deed restriction, declaration of restrictive covenants, or another similar legal instrument representing a covenant running with the land and separately impose the same restrictions as part of its written agreement with the assisted buyers. As with recapture, in all cases the assisted buyer is required to maintain the unit as their primary place of residence for at least the period of affordability.

The resale provision imposed by the City will be in effect for the required HOME affordability period, but the City will work with the CLT to ensure that additional longer-term provisions remain in place following the formal end of the HOME affordability period intended to keep CLT units affordable to low-income buyers in perpetuity.

To provide a fair return to assisted buyers while ensuring homes remain affordable to a reasonable range of future low-income buyers, the City will limit any given buyer's future resale price to the lesser of i) their purchase price plus 1.5% for each year of ownership plus the City-recognized value of pre-approved capital improvements made by the buyer during their period of ownership or ii) the then current appraised value of the property (which the City expects is highly unlikely to be the controlling factor). The City's goal will be to ensure the initial pricing of HOME-funded CLT units is affordable to buyers ranging from approximately 65% to 80% AMI,

assuming a household of two persons for any one-bedroom unit, three persons for any two-bedroom unit, four persons for any three-bedroom unit, and five persons for any four bedroom unit. (The City does not anticipate funding the development of units larger than four bedrooms.)

For example, the Jones family purchase a CLT-developed unit for \$300,000 which is well below the \$400,000 market value of the home. The CLT’s ability to sell the unit for less than market value was the result of a City HOME investment in the project. At closing, the Jones family signs a ground lease with the CLT and purchases the unit. They also sign an agreement with the City and acknowledge the declaration of restrictive covenants the City had placed on the property during its development. After 10 years the Jones family decides to sell the home. The restrictions allow them to sell it for \$348,162 as shown by the table below:

Resale Example – 1.5% annual appreciation	
Original Purchase Price	\$300,000
Initial Buyer Sells...	
After Year 1 (purchase price + 1.5%)	\$304,500
After Year 2 (prior year + 1.5%)	\$309,068
After Year 3 (prior year + 1.5%)	\$313,704
After Year 4 (prior year + 1.5%)	\$318,409
After Year 5 (prior year + 1.5%)	\$323,185
After Year 6 (prior year + 1.5%)	\$328,033
After Year 7 (prior year + 1.5%)	\$332,953
After Year 8 (prior year + 1.5%)	\$337,948
After Year 9 (prior year + 1.5%)	\$343,017
After Year 10 (prior year + 1.5%)	\$348,162

In the example of the Jones family, in a sale after 10 years, they would recognize appreciation of \$48,162 and, assuming they originally financed the purchase with a 30 year mortgage at 5%, they would have repaid approximately \$56,000 in principle, leaving them with approximately \$104,000 in sales proceeds before accounting for any seller closing costs (which can be expected to be modest since the CLT will usually identify a subsequent buyer, eliminating the need to list the home through a realtor).

Other Related Issues: In all cases, buyers must have incomes at or below 80% of the area median income (AMI). In any given project or program, buyers must have an income at least high enough to afford their first mortgage based on the City’s buyer underwriting standards. The “minimum” income for eligibility will vary from project to project based on the specific economics of the project, the City’s cap on direct assistance to any given buyer, and ongoing changes in the lending environment (e.g., prevailing interest rates).

Within its homebuyer activities, the City does not anticipate limiting eligibility to any particular subset of the low-income population. However as noted above, in practice there will be households whose incomes are “too low” to participate in homebuyer programs. Similarly, in practice buyers must have reasonable credit to participate. So other households may fall within the income range but not be able to qualify for acceptable and responsible first mortgage

products necessary to leverage the City's homebuyer programs.

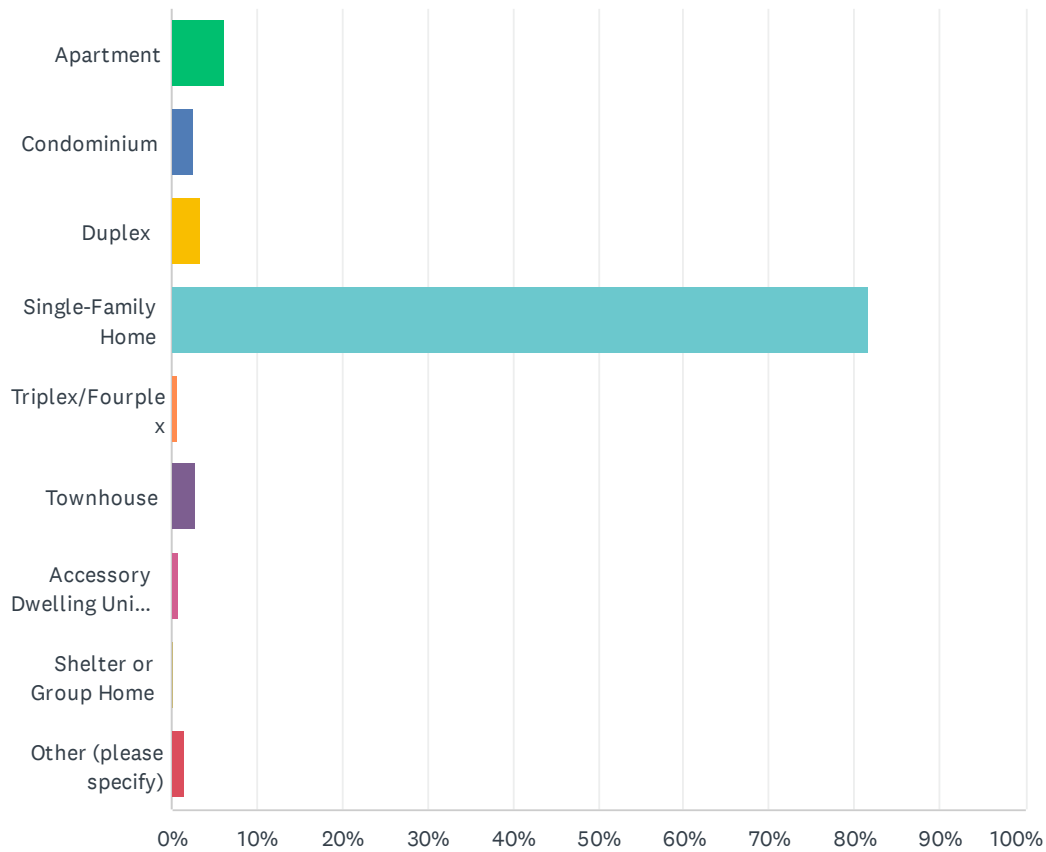
In the case of projects where the City has funded the development of homebuyer units, the funded developer (e.g., CHDO) will be responsible for marketing the units, which are packaged with buyer assistance, to eligible buyers while submitting information to the City documenting each buyer's eligibility under the City's policies and procedures. In the event the City establishes a City-run direct buyer assistance (e.g., down-payment assistance) program, it will publish a program guide explaining how individual low-income households can apply for assistance.

COMMUNITY SURVEY RESPONSES

Boise Resident Survey

Q1 What type of home do you currently live in?

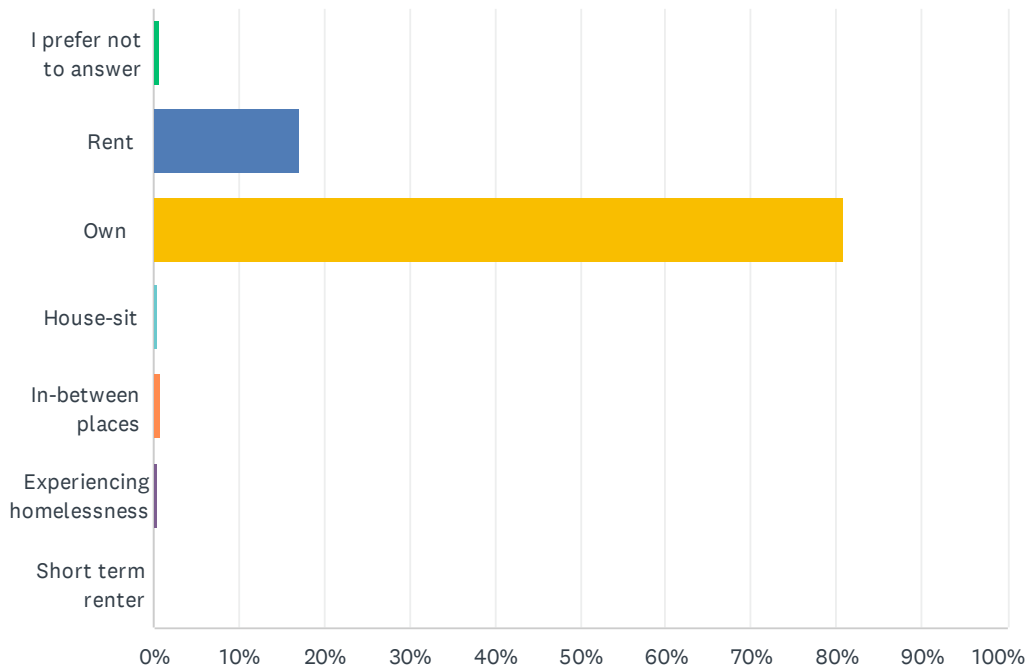
Answered: 528 Skipped: 0



ANSWER CHOICES	RESPONSES	
Apartment	6.25%	33
Condominium	2.65%	14
Duplex	3.41%	18
Single-Family Home	81.63%	431
Triplex/Fourplex	0.57%	3
Townhouse	2.84%	15
Accessory Dwelling Unit, mother-in-law quarters, or tiny home	0.95%	5
Shelter or Group Home	0.19%	1
Other (please specify)	1.52%	8
TOTAL		528

Q2 Do you rent, own, or other (house-sit, in-between places)?

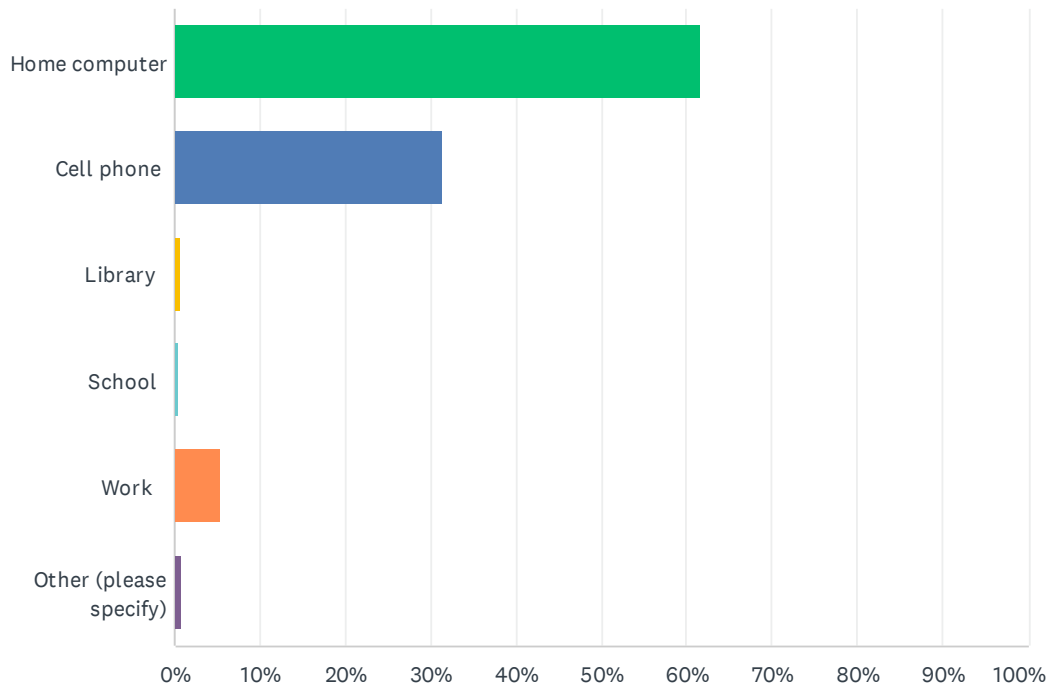
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ANSWER CHOICES	RESPONSES	
I prefer not to answer	0.57%	3
Rent	17.05%	90
Own	80.87%	427
House-sit	0.38%	2
In-between places	0.76%	4
Experiencing homelessness	0.38%	2
Short term renter	0.00%	0
TOTAL		528

Q3 Where do you primarily access the internet?

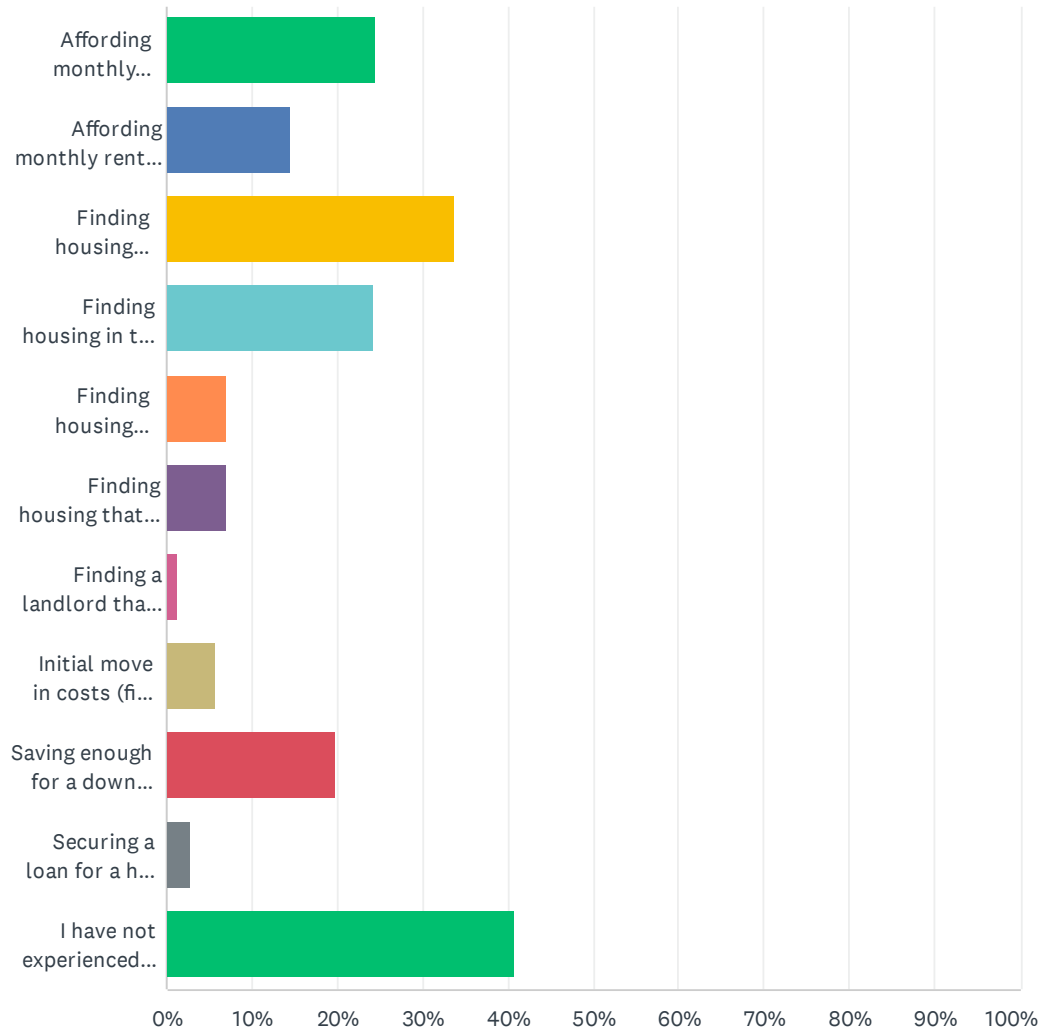
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ANSWER CHOICES	RESPONSES	
Home computer	61.55%	325
Cell phone	31.25%	165
Library	0.57%	3
School	0.38%	2
Work	5.30%	28
Other (please specify)	0.95%	5
TOTAL		528

Q4 What are the most significant housing-related barriers you have faced? (Please select 3)

Answered: 528 Skipped: 0

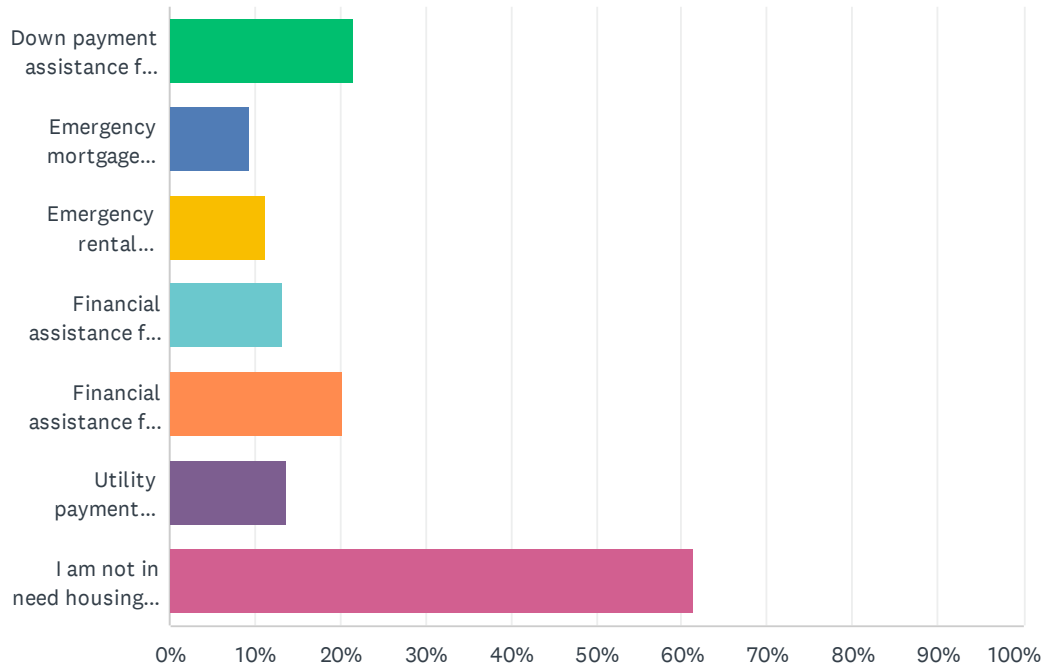


Housing Urban Development + Housing Community Development Funding

ANSWER CHOICES	RESPONSES	
Affording monthly mortgage, utilities, and living expenses	24.43%	129
Affording monthly rent, utilities and living expenses	14.58%	77
Finding housing available to purchase at an affordable price	33.71%	178
Finding housing in the area of town our household wants to live in	24.24%	128
Finding housing available to rent	7.01%	37
Finding housing that is the right size for my household	7.01%	37
Finding a landlord that will accept a housing voucher	1.33%	7
Initial move in costs (first + last month's rent, security deposit, etc.)	5.68%	30
Saving enough for a down payment on a home purchase	19.89%	105
Securing a loan for a home purchase	2.84%	15
I have not experienced housing-related barriers	40.72%	215
Total Respondents: 528		

Q5 Please select the 3 housing-related services or assistance that would be most beneficial for you.

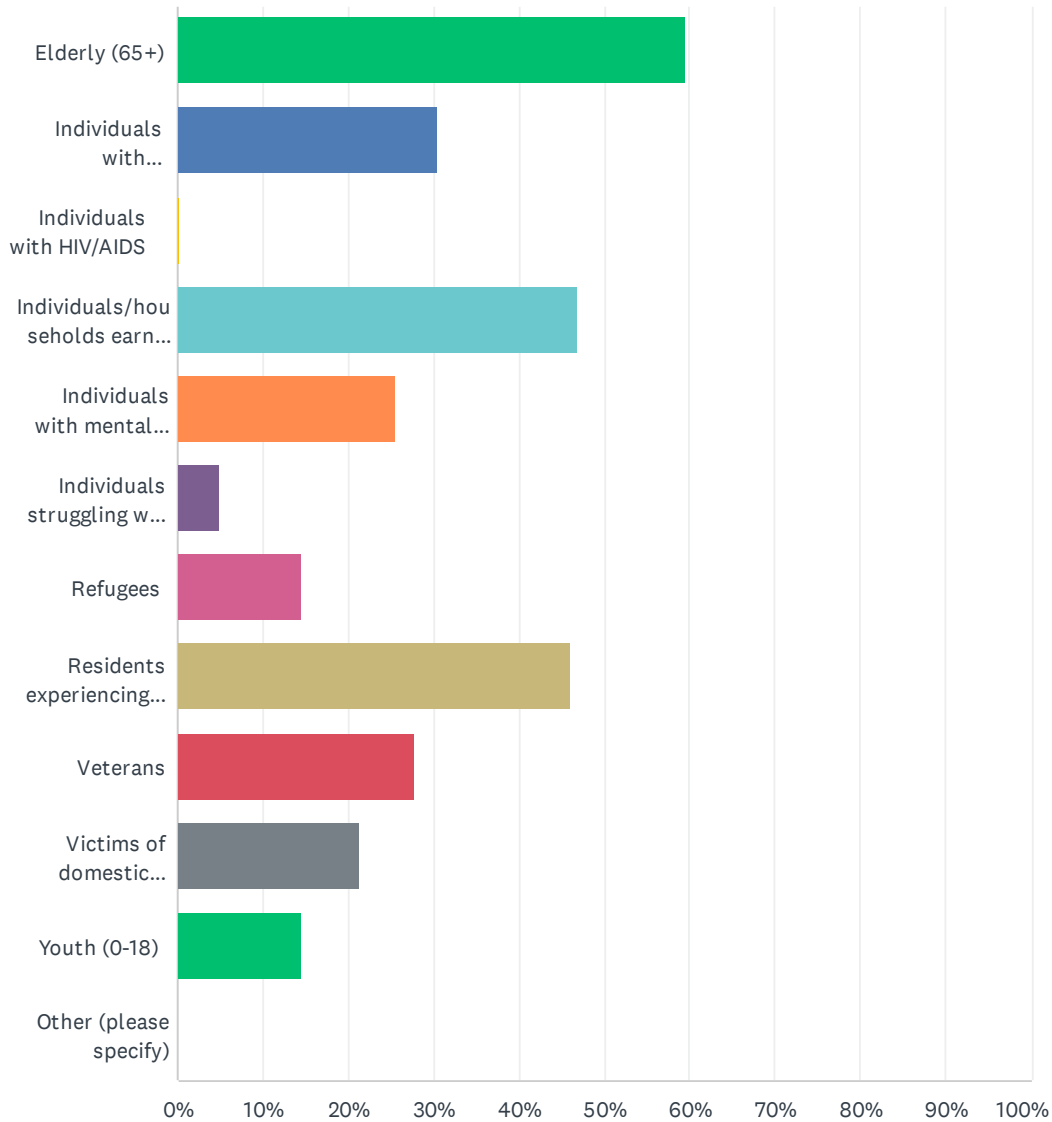
Answered: 528 Skipped: 0



ANSWER CHOICES	RESPONSES	
Down payment assistance for homebuyers	21.59%	114
Emergency mortgage assistance to prevent foreclosure	9.28%	49
Emergency rental assistance to prevent eviction	11.36%	60
Financial assistance for initial move-in costs (security deposit and 1st-last months rent)	13.26%	70
Financial assistance for urgent home repairs	20.27%	107
Utility payment assistance	13.64%	72
I am not in need housing- related services	61.36%	324
Total Respondents: 528		

Q6 Please select the 3 populations you believe the city should prioritize for services.

Answered: 528 Skipped: 0

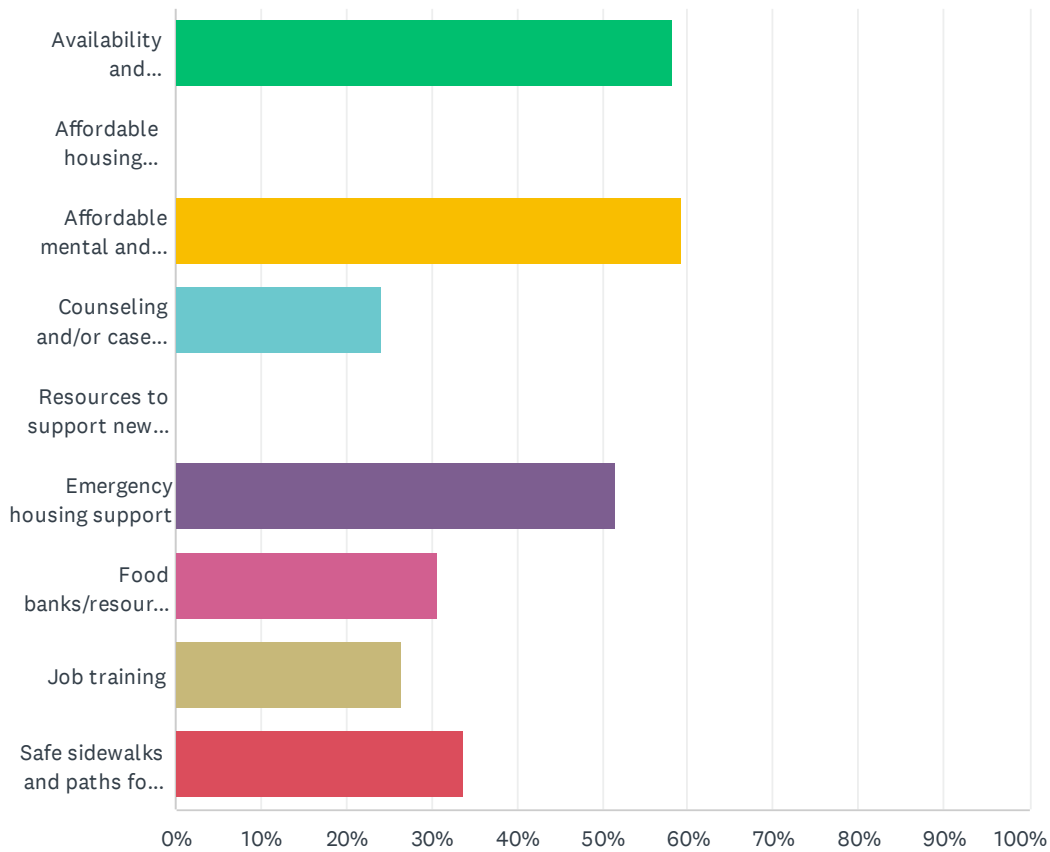


Housing Urban Development + Housing Community Development Funding

ANSWER CHOICES	RESPONSES	
Elderly (65+)	59.47%	314
Individuals with disabilities	30.49%	161
Individuals with HIV/AIDS	0.19%	1
Individuals/households earning less than 80% of the area median income (ex: \$47,150 for Individuals)	46.97%	248
Individuals with mental health needs	25.57%	135
Individuals struggling with substance abuse	4.92%	26
Refugees	14.58%	77
Residents experiencing homelessness or at risk of homelessness	46.02%	243
Veterans	27.65%	146
Victims of domestic violence	21.40%	113
Youth (0-18)	14.58%	77
Other (please specify)	0.00%	0
Total Respondents: 528		

Q7 Please select 3 needs that are urgent for our community.

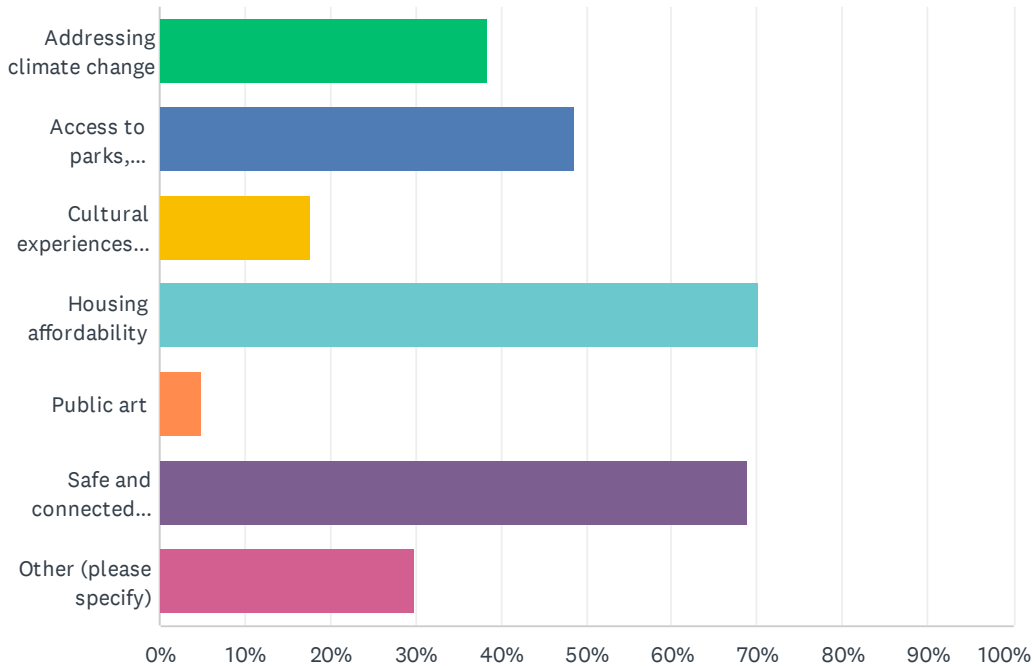
Answered: 528 Skipped: 0



ANSWER CHOICES	RESPONSES	
Availability and affordability of childcare	58.14%	307
Affordable housing (affordable to those earning \$67,350 or less per year for a family of 4)	0.00%	0
Affordable mental and physical health services	59.28%	313
Counseling and/or case management services	24.05%	127
Resources to support new Americans	0.00%	0
Emergency housing support	51.70%	273
Food banks/resources to address food insecurity	30.68%	162
Job training	26.52%	140
Safe sidewalks and paths for walking/bicycling	33.71%	178
Total Respondents: 528		

Q8 Please choose 3 elements of livability that you believe the city should invest in.

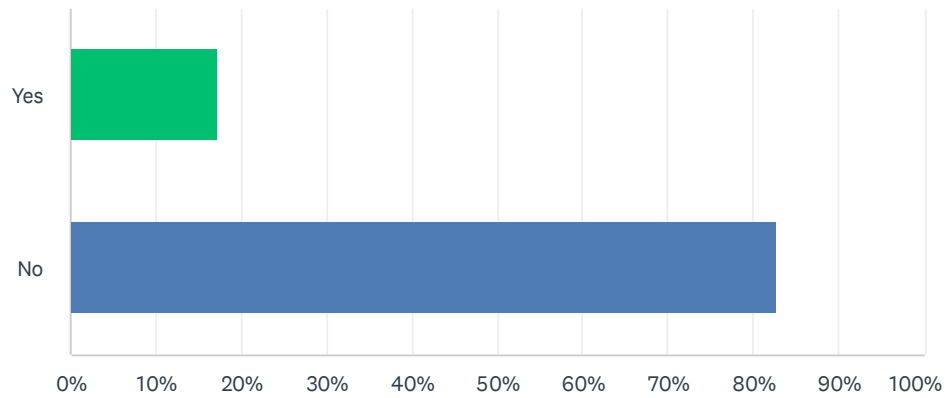
Answered: 528 Skipped: 0



ANSWER CHOICES	RESPONSES	
Addressing climate change	38.45%	203
Access to parks, playgrounds, and open spaces public art	48.67%	257
Cultural experiences (museums, theater, etc.)	17.80%	94
Housing affordability	70.08%	370
Public art	4.92%	26
Safe and connected routes for pedestrians and bicyclists	68.94%	364
Other (please specify)	29.92%	158
Total Respondents: 528		

Q9 Within the last year, have you experienced difficulty in finding housing?

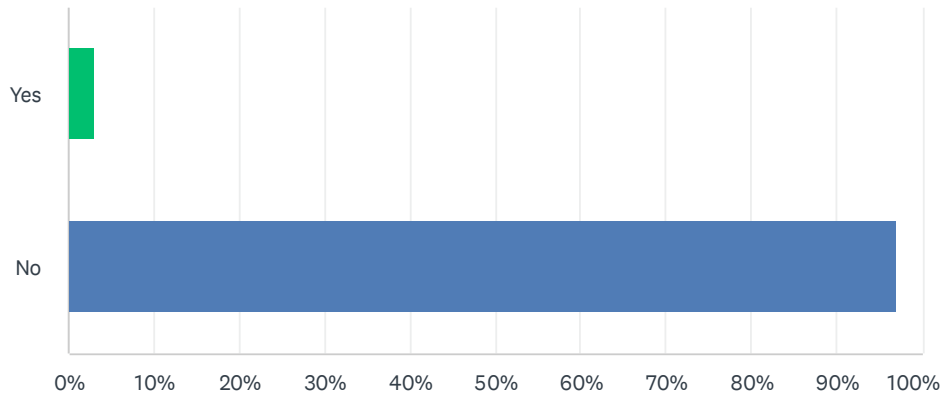
Answered: 528 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	17.23%	91
No	82.77%	437
TOTAL		528

Q10 Fair Housing Law prohibits discrimination in buying, selling, renting, or lending based on race, color, religion, sex, disability, nationality, or familial status. Have you experienced discrimination while seeking housing?

Answered: 528 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	3.03%	16
No	96.97%	512
TOTAL		528

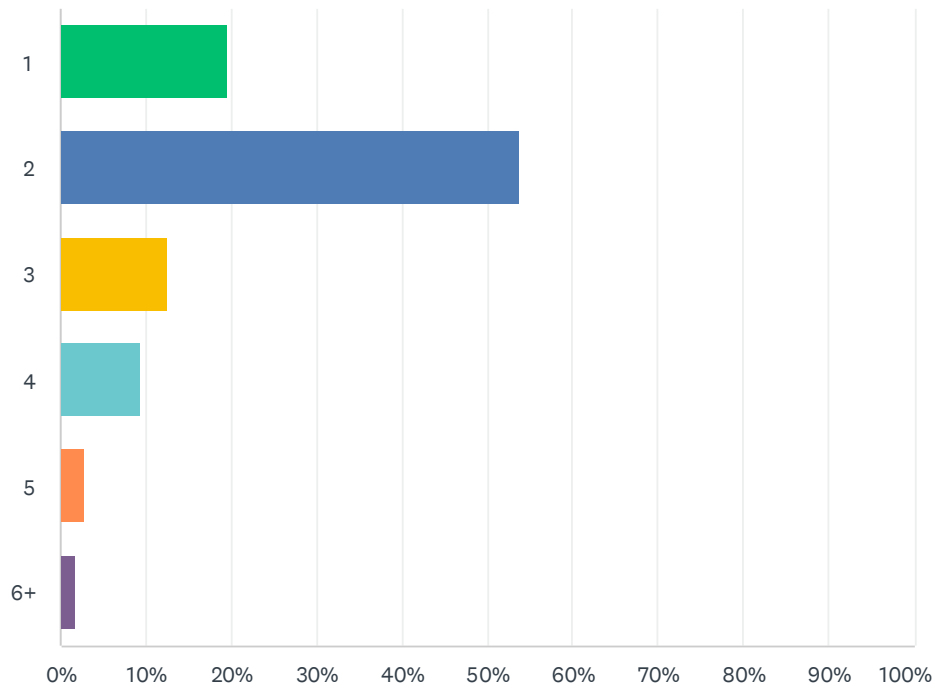
Q11 If yes, are you interested in being connected with resources regarding your fair housing rights? (Please enter email below)

Answered: 63 Skipped: 465

ANSWER CHOICES	RESPONSES	
Name	0.00%	0
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	63
Phone Number	0.00%	0

Q12 Including yourself, how many people live in your household?

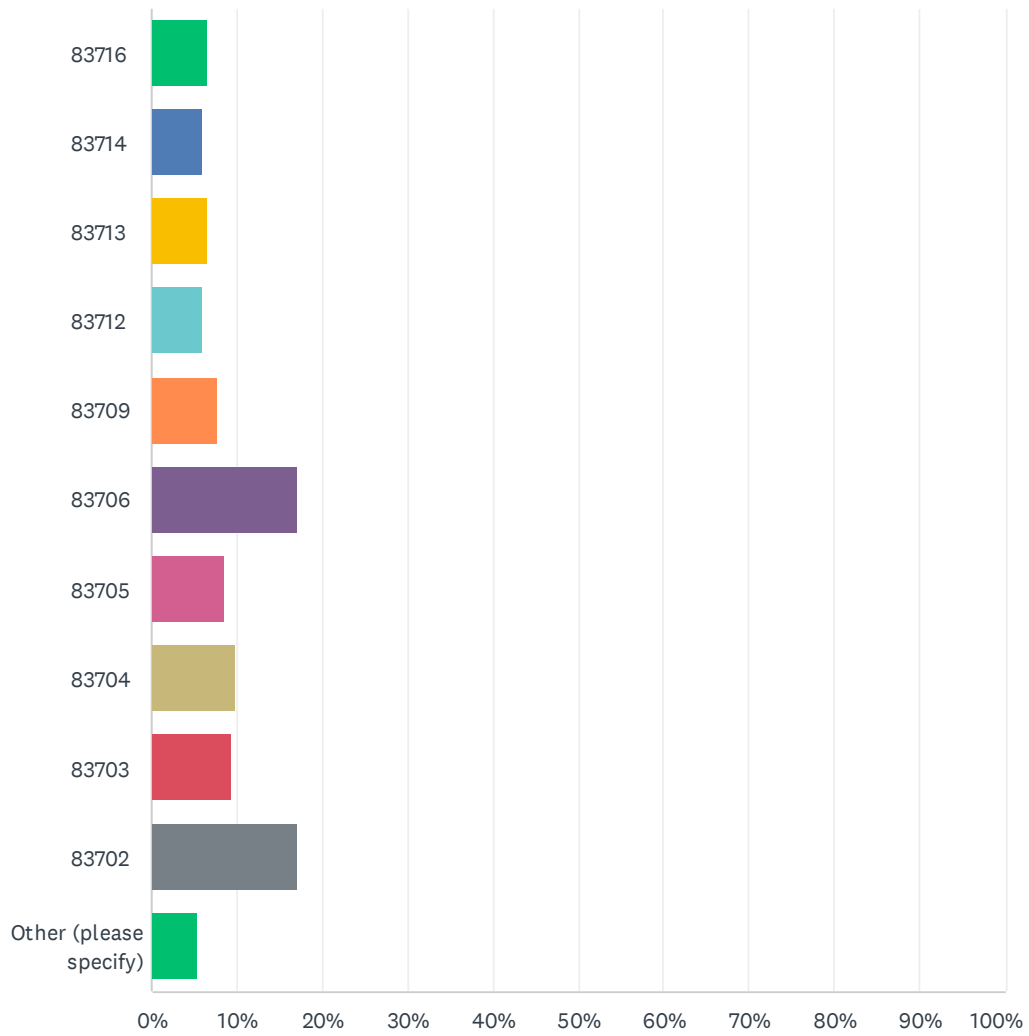
Answered: 528 Skipped: 0



ANSWER CHOICES	RESPONSES	
1	19.70%	104
2	53.79%	284
3	12.50%	66
4	9.47%	50
5	2.84%	15
6+	1.70%	9
TOTAL		528

Q13 What is your zip code?

Answered: 528 Skipped: 0

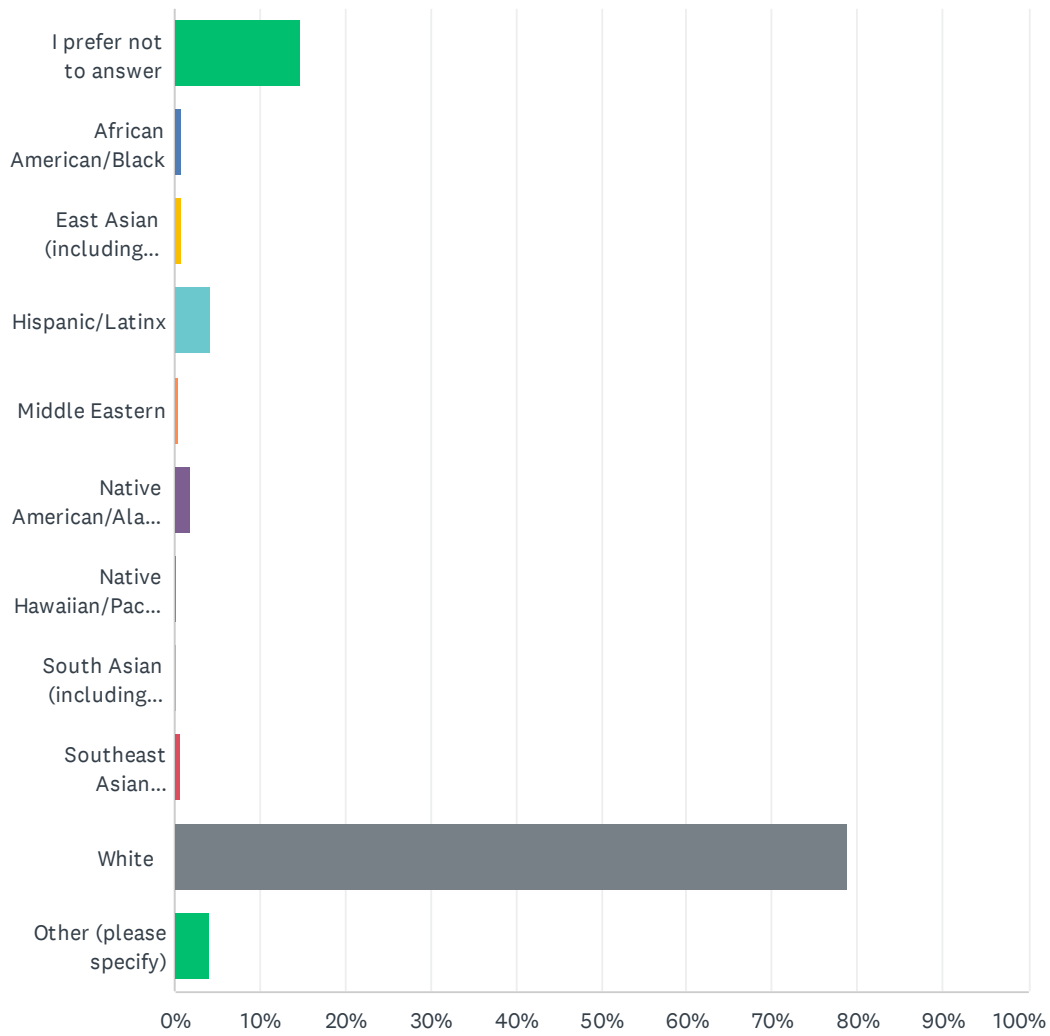


Housing Urban Development + Housing Community Development Funding

ANSWER CHOICES	RESPONSES	
83716	6.63%	35
83714	6.06%	32
83713	6.63%	35
83712	5.87%	31
83709	7.77%	41
83706	17.05%	90
83705	8.52%	45
83704	9.85%	52
83703	9.28%	49
83702	17.05%	90
Other (please specify)	5.30%	28
TOTAL		528

Q14 Please specify your race/ethnicity. (Select all that apply)

Answered: 528 Skipped: 0

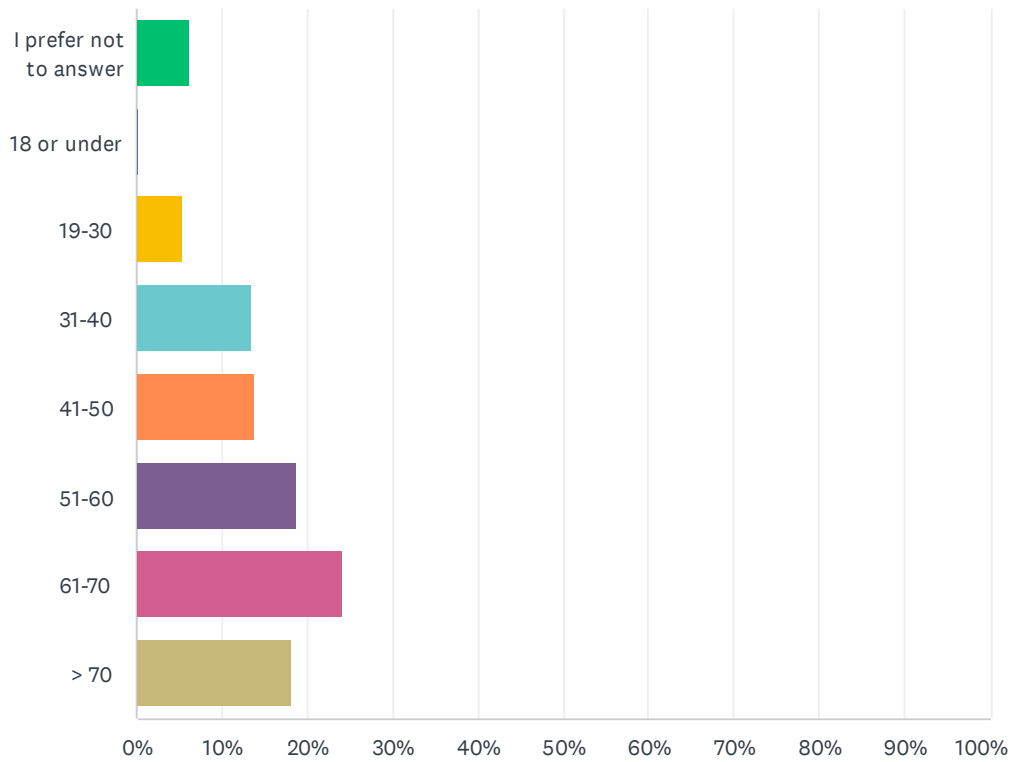


Housing Urban Development + Housing Community Development Funding

ANSWER CHOICES	RESPONSES	
I prefer not to answer	14.77%	78
African American/Black	0.76%	4
East Asian (including Chinese, Japanese, Korean, Mongolian, Tibetan, and Taiwanese)	0.76%	4
Hispanic/Latinx	4.36%	23
Middle Eastern	0.38%	2
Native American/Alaska Native	1.89%	10
Native Hawaiian/Pacific Islander	0.19%	1
South Asian (including Bangladeshi, Bhutanese, Indian, Nepali, Pakistani, and Sri Lankan)	0.19%	1
Southeast Asian (including Burmese, Cambodian, Filipino, Hmong, Indonesian, Laotian, Malaysian, Mien, Singaporean, Thai, Vietnamese)	0.57%	3
White	78.98%	417
Other (please specify)	3.98%	21
Total Respondents: 528		

Q15 Please select your age.

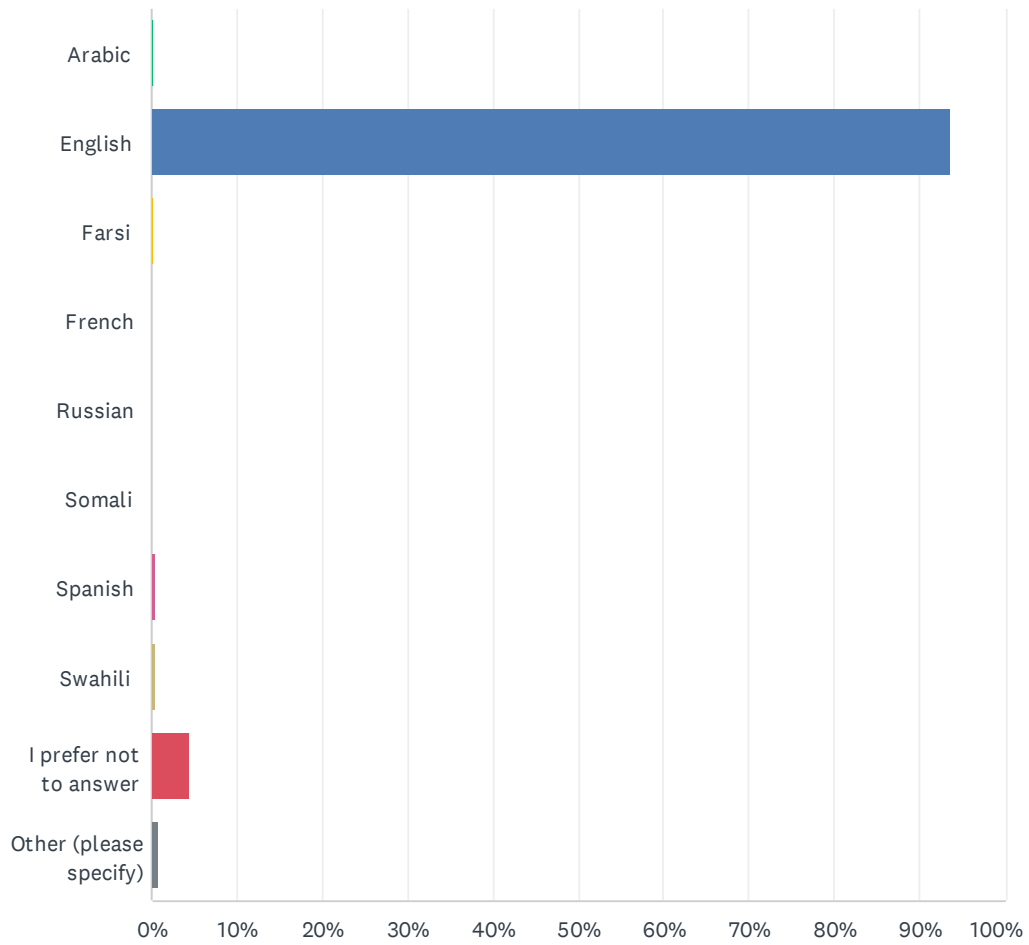
Answered: 528 Skipped: 0



ANSWER CHOICES	RESPONSES	
I prefer not to answer	6.25%	33
18 or under	0.19%	1
19-30	5.30%	28
31-40	13.45%	71
41-50	13.83%	73
51-60	18.75%	99
61-70	24.05%	127
> 70	18.18%	96
TOTAL		528

Q16 What is the primary language you speak at home?

Answered: 528 Skipped: 0

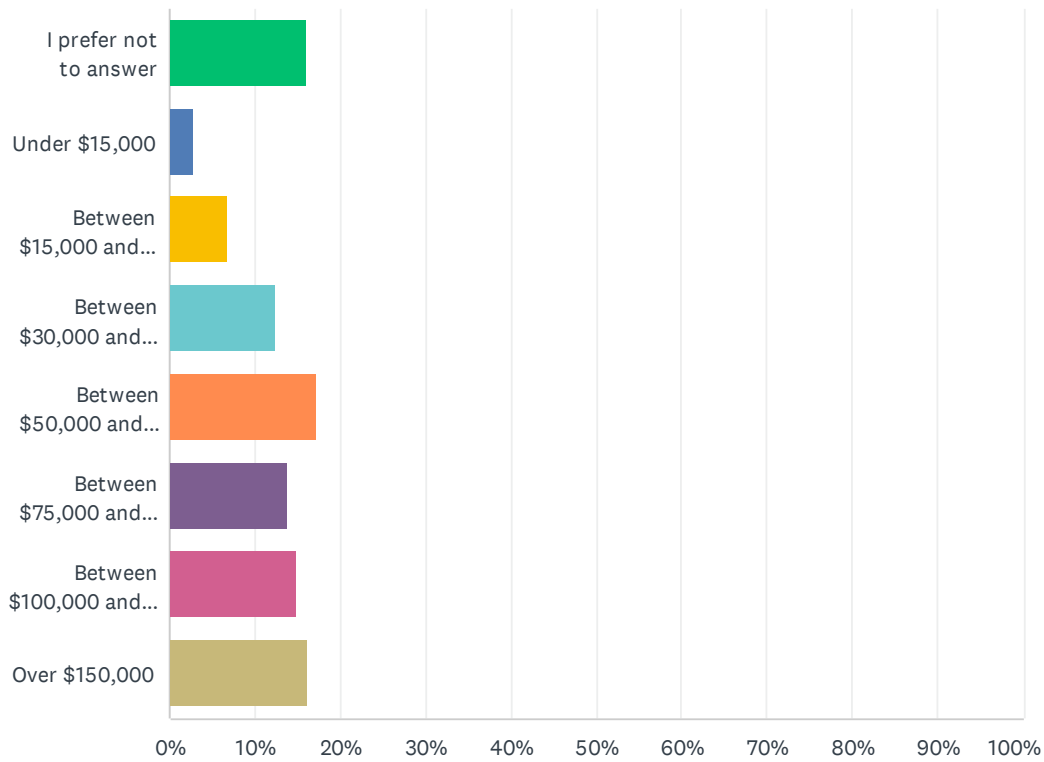


Housing Urban Development + Housing Community Development Funding

ANSWER CHOICES	RESPONSES	
Arabic	0.19%	1
English	93.56%	494
Farsi	0.19%	1
French	0.00%	0
Russian	0.00%	0
Somali	0.00%	0
Spanish	0.38%	2
Swahili	0.38%	2
I prefer not to answer	4.55%	24
Other (please specify)	0.76%	4
TOTAL		528

Q17 Which range best describes your annual household income?

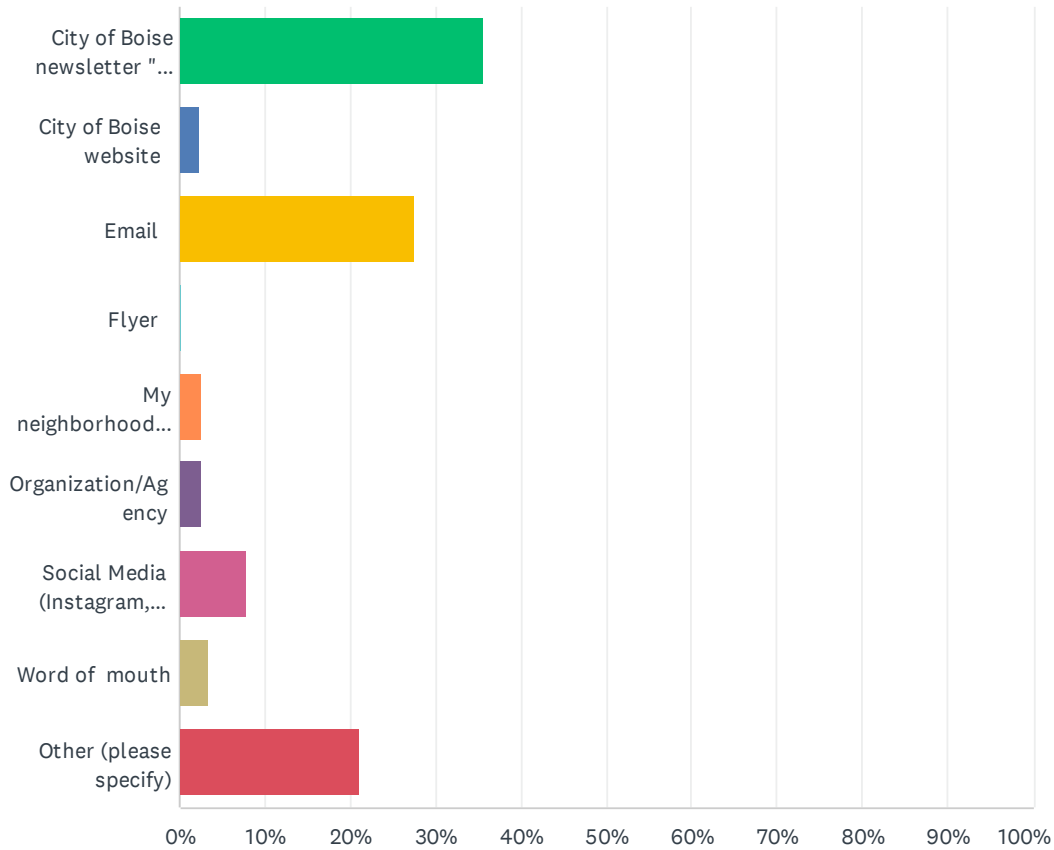
Answered: 528 Skipped: 0



ANSWER CHOICES	RESPONSES	
I prefer not to answer	15.91%	84
Under \$15,000	2.84%	15
Between \$15,000 and \$29,999	6.82%	36
Between \$30,000 and \$49,999	12.31%	65
Between \$50,000 and \$74,999	17.23%	91
Between \$75,000 and \$99,999	13.83%	73
Between \$100,000 and \$150,000	14.96%	79
Over \$150,000	16.10%	85
TOTAL		528

Q18 How did you hear about this survey?

Answered: 528 Skipped: 0

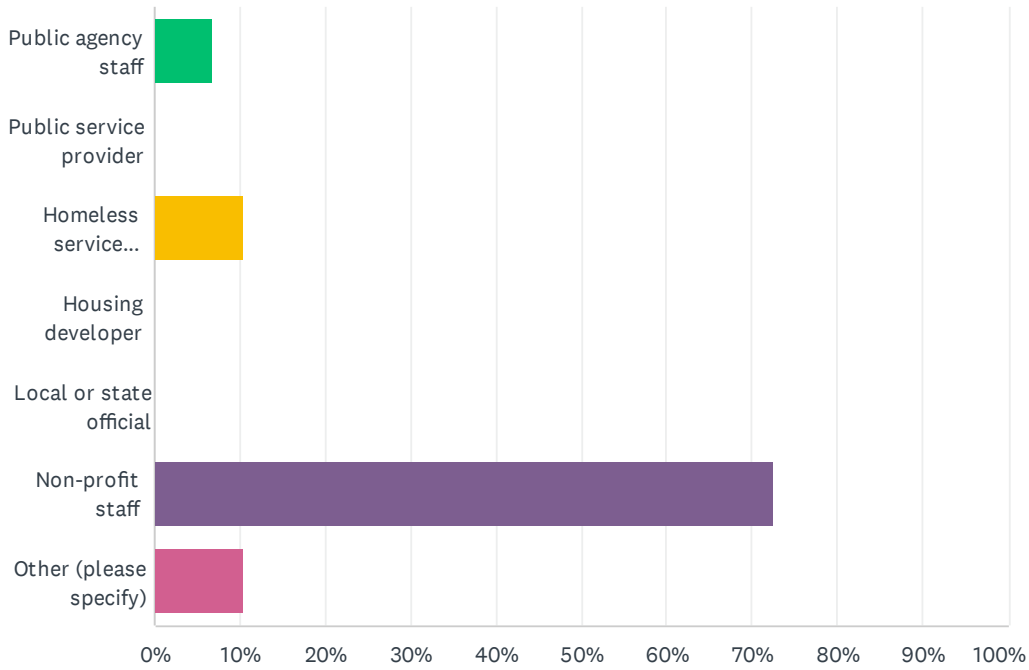


ANSWER CHOICES	RESPONSES	
City of Boise newsletter "In the Know"	35.61%	188
City of Boise website	2.27%	12
Email	27.46%	145
Flyer	0.19%	1
My neighborhood association	2.46%	13
Organization/Agency	2.46%	13
Social Media (Instagram, Facebook, Twitter, etc.)	7.95%	42
Word of mouth	3.41%	18
Other (please specify)	21.21%	112
Total Respondents: 528		

Stakeholder Organization Survey

Q1 Please select one option that best describes your role or occupation.

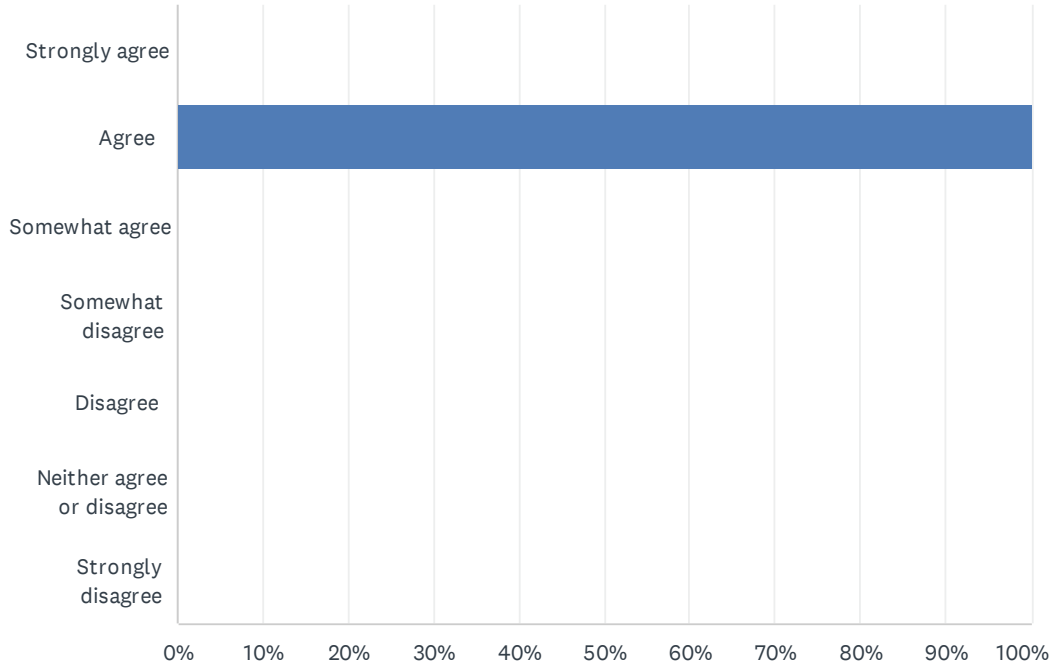
Answered: 29 Skipped: 0



ANSWER CHOICES	RESPONSES
Public agency staff	6.90% 2
Public service provider	0.00% 0
Homeless service provider	10.34% 3
Housing developer	0.00% 0
Local or state official	0.00% 0
Non-profit staff	72.41% 21
Other (please specify)	10.34% 3
TOTAL	29

Q2 Do you agree with this statement: housing affordability is a concern in our community.

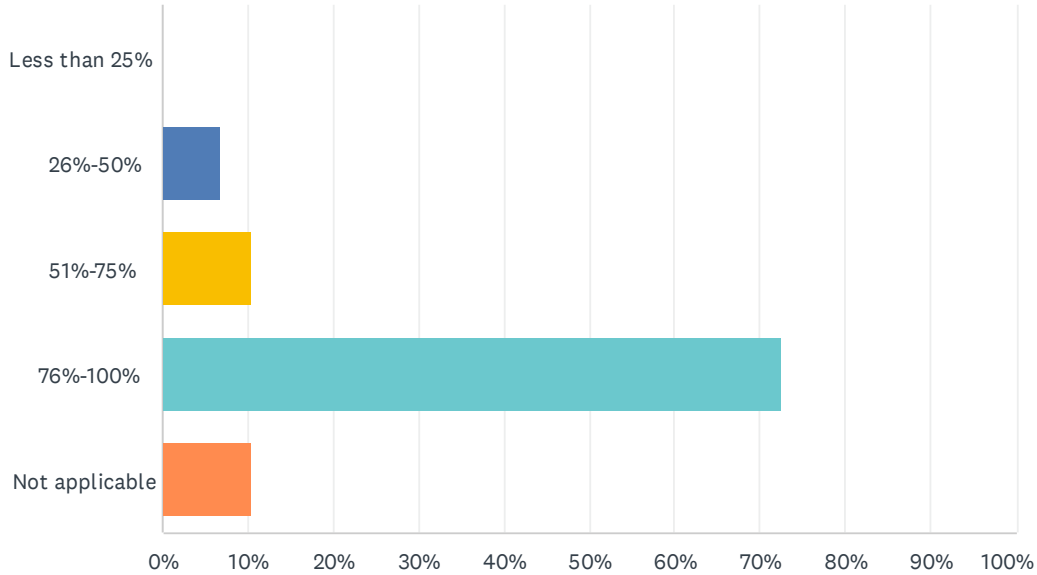
Answered: 29 Skipped: 0



ANSWER CHOICES	RESPONSES
Strongly agree	0.00% 0
Agree	100.00% 29
Somewhat agree	0.00% 0
Somewhat disagree	0.00% 0
Disagree	0.00% 0
Neither agree or disagree	0.00% 0
Strongly disagree	0.00% 0
TOTAL	29

Q3 Please select which range best describes the percentage of your clients who are renters.

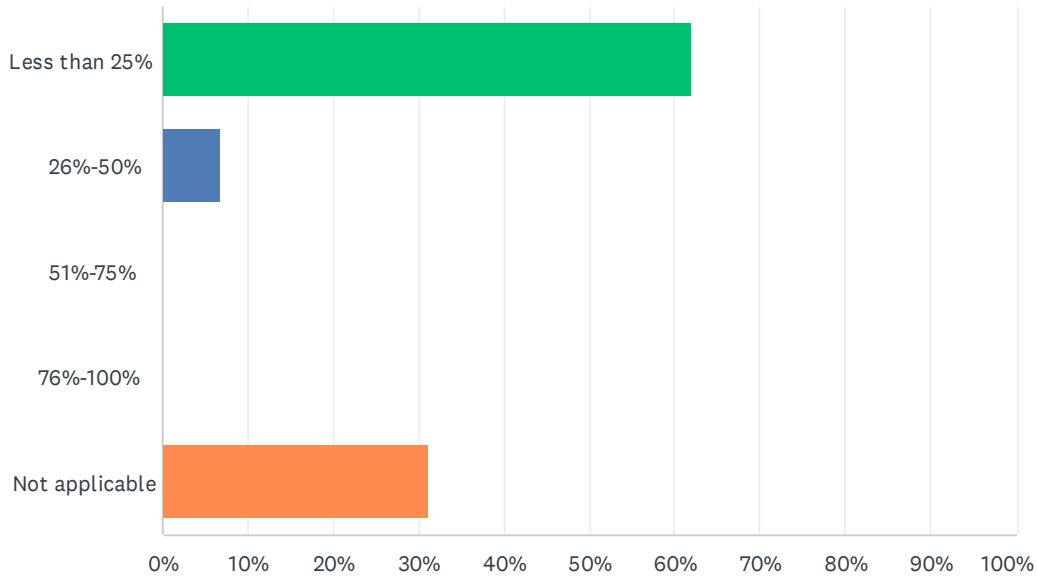
Answered: 29 Skipped: 0



ANSWER CHOICES	RESPONSES
Less than 25%	0.00% 0
26%-50%	6.90% 2
51%-75%	10.34% 3
76%-100%	72.41% 21
Not applicable	10.34% 3
TOTAL	29

Q4 Please select which range best describes the percentage of your clients who are homeowners.

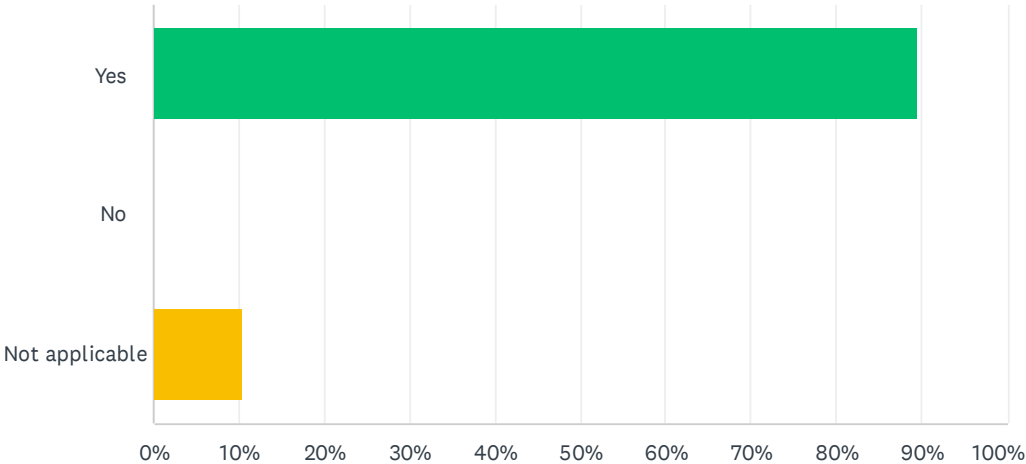
Answered: 29 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 25%	62.07%	18
26%-50%	6.90%	2
51%-75%	0.00%	0
76%-100%	0.00%	0
Not applicable	31.03%	9
TOTAL		29

Q5 Have your clients had any difficulty finding housing?

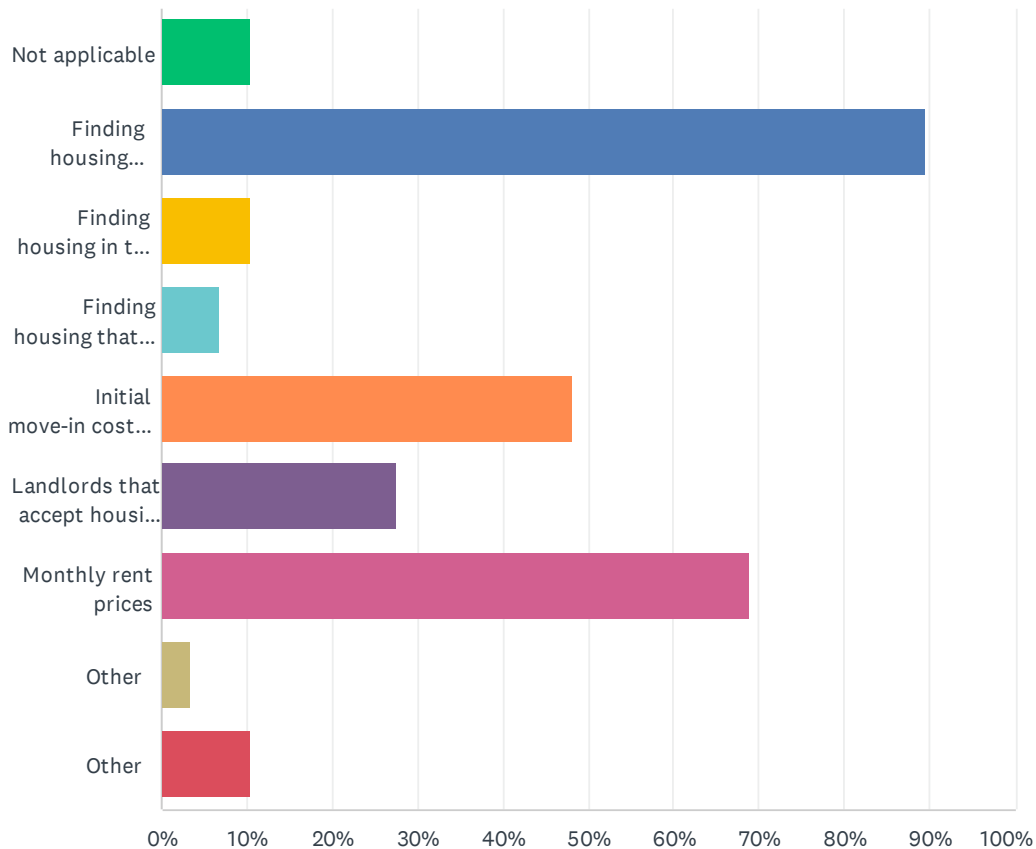
Answered: 29 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	89.66%	26
No	0.00%	0
Not applicable	10.34%	3
TOTAL		29

Q6 If you selected yes to the previous question, what barriers do your clients face when trying to find housing? (Please select 3)

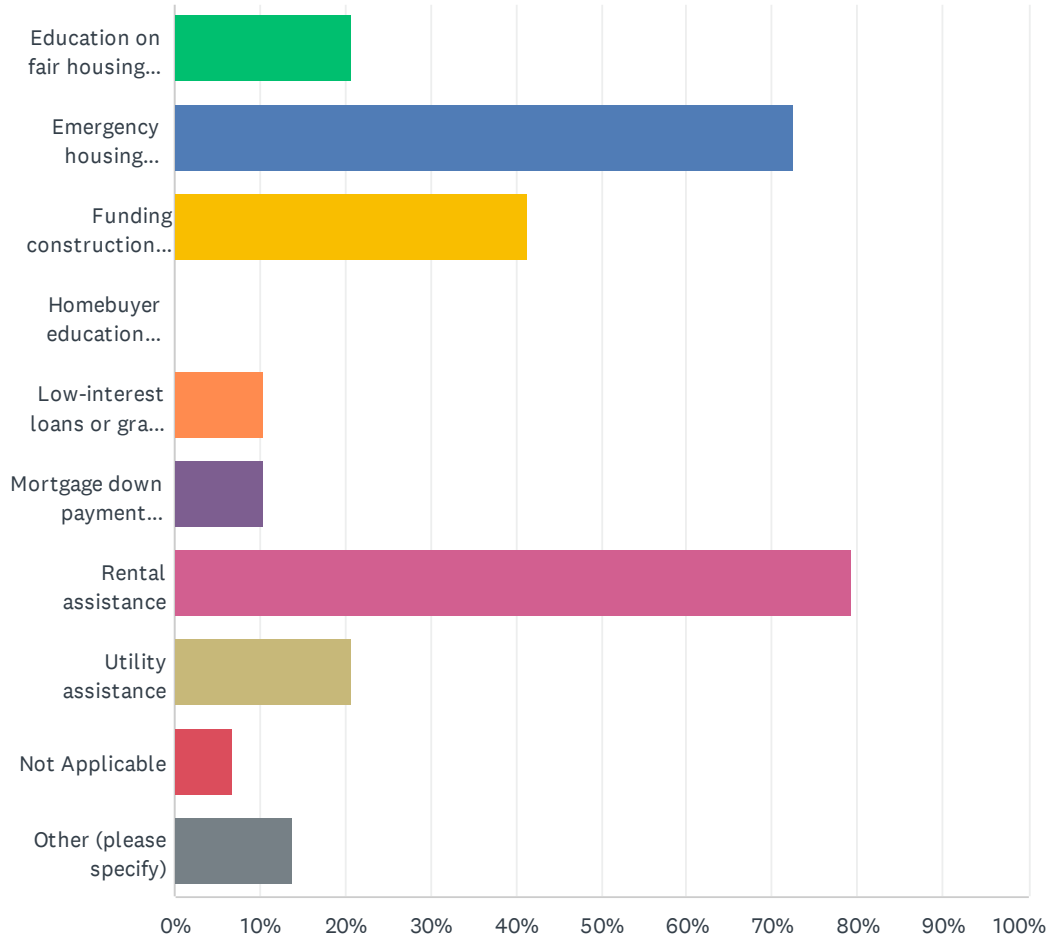
Answered: 29 Skipped: 0



ANSWER CHOICES	RESPONSES	
Not applicable	10.34%	3
Finding housing available to rent	89.66%	26
Finding housing in the area of town they desire to live in	10.34%	3
Finding housing that is the right size for their household	6.90%	2
Initial move-in costs (first + last month's rent, security deposit, etc.)	48.28%	14
Landlords that accept housing vouchers	27.59%	8
Monthly rent prices	68.97%	20
Other	3.45%	1
Other	10.34%	3
Total Respondents: 29		

Q7 Please select the 3 housing-related services that would be most beneficial to your clients.

Answered: 29 Skipped: 0

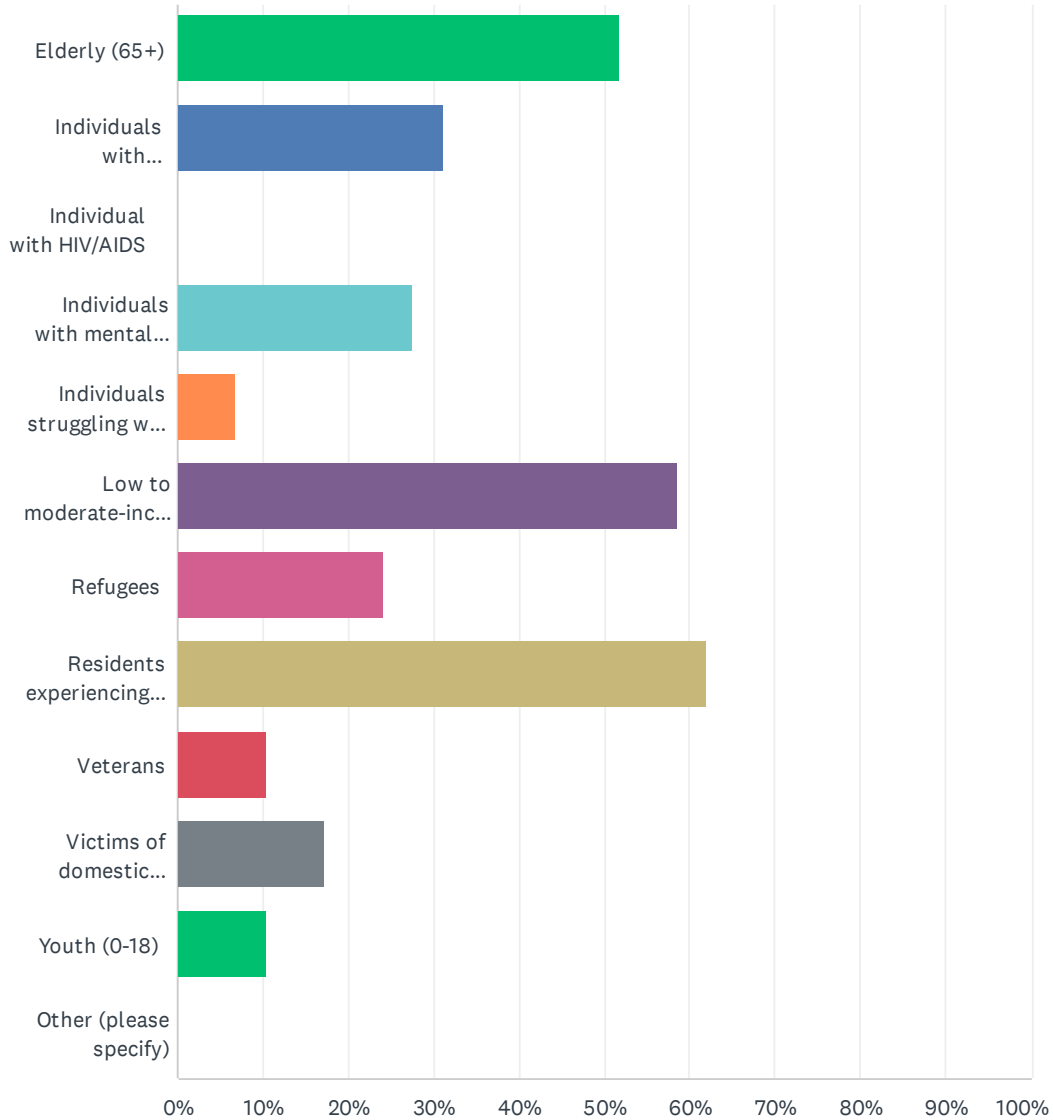


Housing Urban Development + Housing Community Development Funding - Stakeholder and Organization Survey

ANSWER CHOICES	RESPONSES	
Education on fair housing laws and renters' rights/resources	20.69%	6
Emergency housing assistance for residents experiencing homelessness or at risk of homelessness	72.41%	21
Funding construction of housing specifically for people making \$67,350 or less a year	41.38%	12
Homebuyer education and/or counseling	0.00%	0
Low-interest loans or grants for home improvements (e.g. repair/replacement of roofs, windows, heating/cooling systems, ADA accessibility, etc.)	10.34%	3
Mortgage down payment assistance	10.34%	3
Rental assistance	79.31%	23
Utility assistance	20.69%	6
Not Applicable	6.90%	2
Other (please specify)	13.79%	4
Total Respondents: 29		

Q8 Please select the 3 populations you believe the city should prioritize for services.

Answered: 29 Skipped: 0

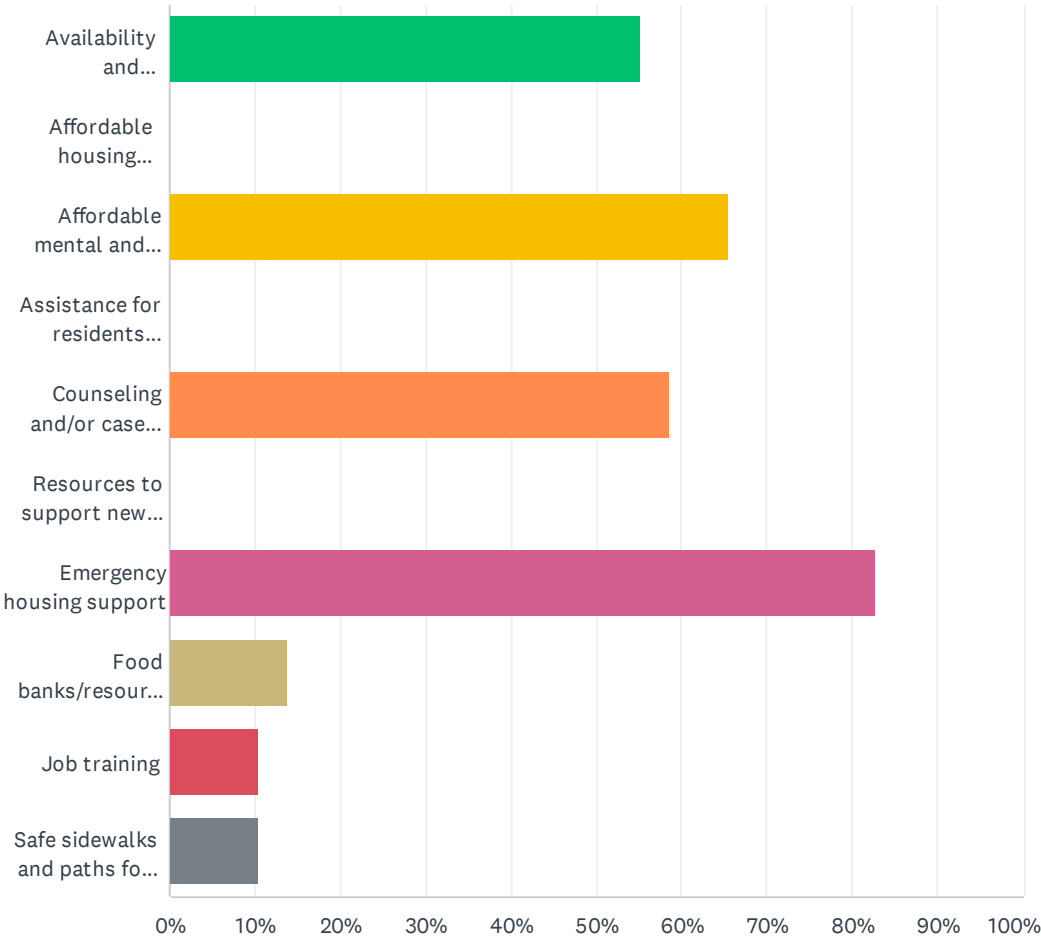


Housing Urban Development + Housing Community Development Funding - Stakeholder and Organization Survey

ANSWER CHOICES	RESPONSES	
Elderly (65+)	51.72%	15
Individuals with disabilities	31.03%	9
Individual with HIV/AIDS	0.00%	0
Individuals with mental health needs	27.59%	8
Individuals struggling with substance abuse	6.90%	2
Low to moderate-income individuals/households earning less than 80% AMI	58.62%	17
Refugees	24.14%	7
Residents experiencing homelessness or at risk of homelessness	62.07%	18
Veterans	10.34%	3
Victims of domestic violence	17.24%	5
Youth (0-18)	10.34%	3
Other (please specify)	0.00%	0
Total Respondents: 29		

Q9 Please select 3 needs that are urgent for our community.

Answered: 29 Skipped: 0

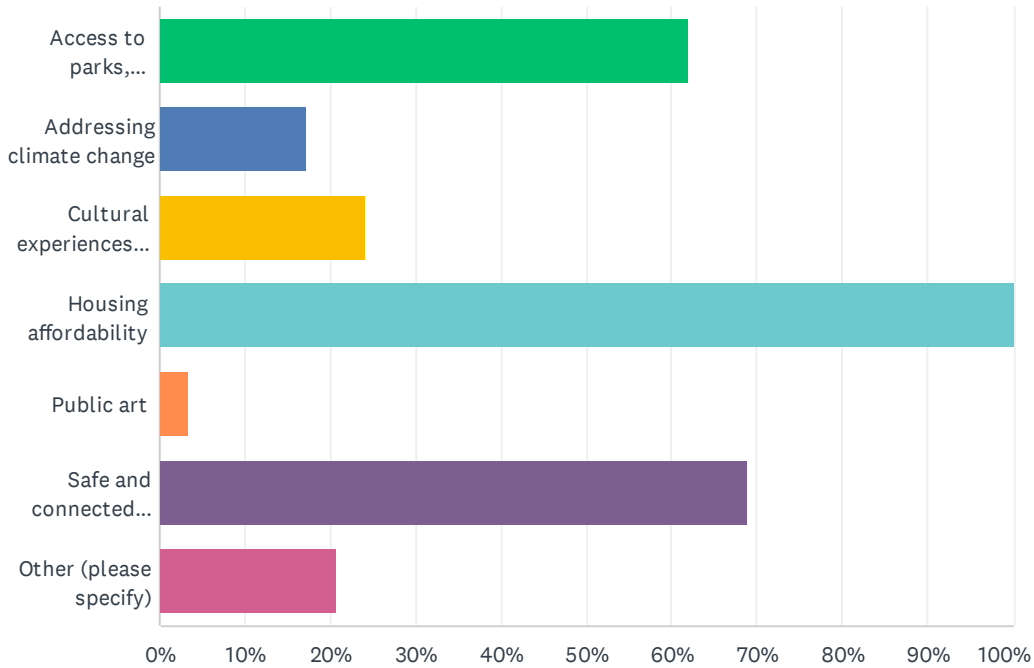


Housing Urban Development + Housing Community Development Funding - Stakeholder and Organization Survey

ANSWER CHOICES	RESPONSES	
Availability and affordability of childcare	55.17%	16
Affordable housing (affordable to those earning \$67,350 or less per year for a family of 4)	0.00%	0
Affordable mental and physical health services	65.52%	19
Assistance for residents experiencing homelessness, or at risk of experiencing homelessness	0.00%	0
Counseling and/or case management services	58.62%	17
Resources to support new Americans	0.00%	0
Emergency housing support	82.76%	24
Food banks/resources to address food insecurity	13.79%	4
Job training	10.34%	3
Safe sidewalks and paths for walking/bicycling	10.34%	3
Total Respondents: 29		

Q10 Please select 3 elements of livability that you believe the city should invest in.

Answered: 29 Skipped: 0



ANSWER CHOICES	RESPONSES	
Access to parks, playgrounds and open spaces	62.07%	18
Addressing climate change	17.24%	5
Cultural experiences (museums, theater, etc.)	24.14%	7
Housing affordability	100.00%	29
Public art	3.45%	1
Safe and connected routes for pedestrians and bicyclists	68.97%	20
Other (please specify)	20.69%	6
Total Respondents: 29		

Q11 Have you experienced barriers when applying for Community Development Block Grant (CDBG) or HOME funds? If so, please describe.

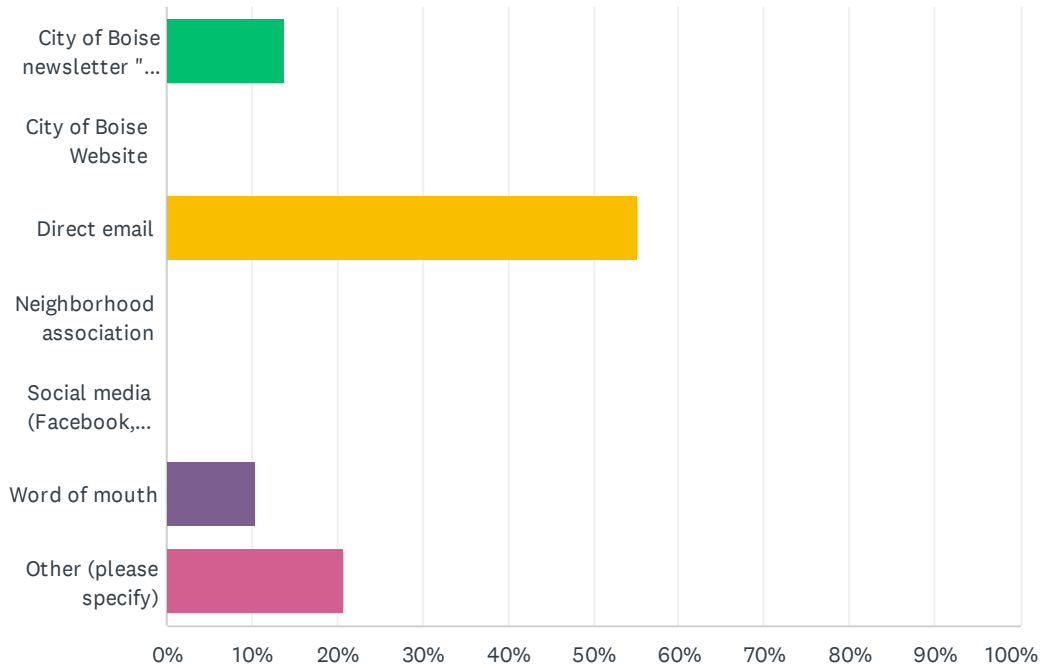
Answered: 29 Skipped: 0

Q12 If you experience barriers to applying for these funds, what tools could be provided to make this funding more accessible?

Answered: 26 Skipped: 3

Q13 How did you hear about this survey?

Answered: 29 Skipped: 0



ANSWER CHOICES	RESPONSES	
City of Boise newsletter "In the Know"	13.79%	4
City of Boise Website	0.00%	0
Direct email	55.17%	16
Neighborhood association	0.00%	0
Social media (Facebook, Instagram, etc.)	0.00%	0
Word of mouth	10.34%	3
Other (please specify)	20.69%	6
Total Respondents: 29		