

## **City of Boise**

### **HOME-ARP Allocation Plan**

#### **Abstract**

The City of Boise has been allocated HOME-ARP funds through the U.S. Department of Housing and Urban Development. HOME-ARP funds assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by helping to increase housing stability. This plan outlines the City's intended uses of HOME-ARP funds to achieve these outcomes.

June 2022

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[housing@cityofboise.org](mailto:housing@cityofboise.org)

تلفن: ۲۰۸-۵۷۰-۶۸۳۰

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

شماره فکس: ۲۰۸-۳۸۴-۴۱۹۵

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150 N. Capitol Blvd (2<sup>nd</sup> floor) (طبقه دوم)

# Executive Summary

The American Rescue Plan (ARP) provides \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME) and are known as HOME-ARP funds. Eligible HOME-ARP activities include acquisition and development of non-congregate shelter, tenant based rental assistance, supportive services, HOME-ARP rental housing, administration and planning, and nonprofit operating and capacity building assistance. A certain portion of HOME-ARP funds must assist people in HOME-ARP "qualifying populations," which include:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homeless

In September 2021, HUD announced that the City of Boise will receive \$2,932,499 in HOME-ARP funds. This supplemental funding was allocated by formula under the HOME entitlement program. To receive the HOME-ARP allocation, the City must develop a HOME-ARP Allocation Plan that will become part of the City's PY2021 HUD Annual Action Plan by substantial amendment. The Allocation Plan includes 1) an outline of the consultation and public participation processes undertaken, 2) an assessment of the needs of qualifying populations and gaps in local housing and services systems, and 3) planned uses of HOME-ARP funds for prioritized populations and eligible activities.

To ensure broad input into the HOME-ARP Allocation Plan from stakeholders and the public, the City engaged in consultation with stakeholders and the public, including an online survey, virtual consultation sessions, direct contact with HUD-required organizations that did not participate in a virtual session, a 30-day public comment period, and a public hearing.

The needs assessment and gap analysis resulted in the following findings:

- According to 2014-2018 CHAS data, there were 9,625 renter households experiencing a severe housing cost burden; 89% (8,605) of these households earn less than 50% AMI.
- In 2020, 1,924 households (2,149 clients) enrolled in emergency shelter or street outreach/supportive services through Our Path Home (Continuum of Care). Of these, approximately 13% were experiencing unsheltered homelessness.
- Among Homeless Families seeking assistance through Our Path Home in 2020:

- 532 families with children were either assessed by or active in Our Path Home CONNECT because they were experiencing literal homelessness in 2020.
- Fifty-eight percent of families with children were single mothers and, of those households, 46% identified domestic violence as the primary reason for seeking assistance.
- At the end of calendar year 2020, 298 families were on Our Path Home's coordinated entry queue.
- The Women's and Children's Alliance reported a 400% increase in emergency shelter intakes from 2019 to 2020 and domestic violence hotline calls increased by 84% in 2020.
- The Idaho Anti-Trafficking Coalition (IATC) received 1856 crisis line calls for housing and shelter assistance in 2021

As a result of the needs assessment and gap analysis, as well as the resources available to support other potentially eligible HOME-ARP activities, the City will utilize its HOME-ARP funds to address the immediate need for intensive, wrap around mental health and other supportive services to chronically homeless households residing in permanent supportive housing (PSH), in accordance with the City's established Preferences and Method of Prioritization outlined in Section 5 and 6 below. Other Qualifying Populations (QPs) will be referred for treatment and other supportive services through the Coordinated Entry process for the Boise City/Ada County Continuum of Care, the City's housing crisis hotline, 211 system or housing and services triage access points. The City will solicit applications from service providers and/or subrecipient organizations to implement a modified Assertive Community Treatment (ACT) model of treatment, rehabilitation, and support services that help clients maintain housing stability and reach their individualized goals. The City's method of selection for service providers is outlined in Section 4 below.

## Consultation

### Process

In developing this Allocation Plan, the City conducted a diverse outreach strategy to engage the community and stakeholders through three methods. An online survey was published in English and Spanish, a series of two virtual and two in-person community meetings were held, and direct one-on-one outreach to multiple stakeholders was conducted to collect specific information around the needs of qualifying populations. The consultation process sought to strengthen existing relationships with housing and service providers, establish new collaborative relationships to increase coordination, and gather data and other information to help determine the City's Allocation Plan priorities. This section summarizes the consultation efforts made by the City.

The City's HOME-ARP Community Needs Survey was open from March 21 to April 22, 2022. The survey was made available in English and Spanish and received a total of 269 responses. A summary of the results is attached as Appendix A.

The City also held a series of four community meetings to solicit input and consult with key stakeholders that serve and support the qualifying populations identified in the HOME-ARP Notice issued by HUD in September 2021. At these meetings, the City provided an overview of HOME-ARP, reviewed the eligible qualifying populations, discussed the eligible uses of funds identified within the guidance provided by HUD, and described the required components of the HOME-ARP allocation plan including the process and anticipated timeline for submitting the plan. The Homeless and Special Needs and Housing meetings were held in person at the City's downtown and Hillcrest libraries. The Community Services and General Resident meetings were held virtually.

<b>Meeting Date</b>	<b>Meeting Topic</b>
April 11, 2022 3:30 pm MT	Homelessness and Special Needs
April 12, 2022 12:00 pm MT	Community Services and Improvements
April 13, 2022 3:30 pm MT	Housing
April 24, 2022 6:00 pm MT	General Resident Perspectives

During the sessions, the City solicited questions, comments, and feedback about the eligible uses of funds through an interactive dialogue with participants. Notice of the meetings was posted to the City's website and the City's Office of Community Engagement shared consultation opportunities through their platforms, including Facebook, In the Know (city-wide newsletter), and by direct messages to community partners. Overall feedback in these meetings primarily focused on the need for more permanent supportive housing units, wrap around supportive services - primarily mental health, substance use disorder treatment and preventative health care - the development of additional affordable housing units for low-income households, the need for low barrier entry housing (Housing First), increased access to transportation and childcare, and expansion of existing collaborations (such as the City's Campaign to End Homelessness).

Finally, the City engaged stakeholders one-on-one to further explore the needs of those experiencing homelessness, those at risk of homelessness, and other vulnerable populations. Invitations for interviews were sent to twenty stakeholders.

## Organizations Consulted

Agency / Organization Consulted	Type of Agency/ Organization	If a Service Provider, Qualifying Population Served	Method of Consultation
Our Path Home	Boise City/Ada County COC (Continuum of Care)	Homeless, special needs, domestic violence, at-risk	On-on-One Interview
Boise City/Ada County Housing Authority	PHA	Homeless, special needs, domestic violence, at-risk	On-on-One Interview
City of Boise -IT Dept -Mayor's Housing Advisor	Public Agency	N/A	Survey/Community Meeting Invitation
El Ada Community Action Partnership	Nonprofit	Homeless, at risk	Survey/Community Meeting Invitation
Family Medicine Residency of Idaho	Nonprofit	Homeless, at risk	Survey/Community Meeting Invitation
Giraffe Laugh Early Learning Center	Nonprofit	Homeless, at risk	Survey/Community Meeting Invitation
Interfaith Sanctuary	Nonprofit	Homeless	Survey/Community Meeting Invitation
Salvation Army	Nonprofit	Homeless, at risk	Survey/Community Meeting Invitation
Terry Reilly Health Services, Inc.	Nonprofit	Homeless, at risk	Survey/Community Meeting Invitation
Idaho Youth Ranch	Nonprofit	Youth, including homeless, at risk	Survey/Community Meeting Invitation
The Jesse Tree of Idaho	Nonprofit	Homeless, at risk	Survey/Community Meeting Invitation
United Way of Treasure Valley	Nonprofit	Homeless, at risk	Survey/Community Meeting Invitation



Women's and Children's Alliance	Nonprofit	Homeless, at risk, domestic violence	On-on-One Interview
New Beginnings Housing, LCC	Housing	N/A	Survey/Community Meeting Invitation
Autumn Gold Senior Services, Inc.	Housing	Seniors, including homeless, at risk	Survey/Community Meeting Invitation
Boise State University - Center for Aging	Education	Seniors, including homeless, at risk	Survey/Community Meeting Invitation
Living Independence Network Corp	Nonprofit	Homeless, low income	Survey/Community Meeting Invitation
Idaho Nevada CDFI	Housing (lender)	N/A	Survey/Community Meeting Invitation
Idaho Office for Refugees	Nonprofit	Homeless, low income	Survey/Community Meeting Invitation
Idaho Commission on Aging	Public Agency	Seniors, including homeless, low income	Survey/Community Meeting Invitation
Leap Charities	Housing	N/A	Survey/Community Meeting Invitation
CATCH	Nonprofit	Homeless, special needs, domestic violence, at-risk	On-on-One Interview
Life's Kitchen	Nonprofit	Homeless, at risk	Survey/Community Meeting Invitation
Idaho Housing and Finance Association (IHFA)	Public Agency (nonprofit HFA)	Homeless, at risk (Continuum of Care for Balance of State)	On-on-One Interview
NeighborWorks Boise	Nonprofit	At risk populations	Survey/Community Meeting Invitation
Intermountain Fair Housing Council	Nonprofit	Homeless, at risk	Survey/Community Meeting Invitation
Boise School District	Education	Homeless, at-risk families and children	Survey/Community Meeting Invitation

Saint Alphonsus	Healthcare provider	Homeless (detox services provider for Allumbaugh House)	Survey/Community Meeting Invitation
St. Luke's	Healthcare provider	Homeless, at risk	Survey/Community Meeting Invitation
St. Vincent de Paul	Nonprofit	Homeless, at risk	Survey/Community Meeting Invitation
Corpus Christi House	Nonprofit	Homeless, at risk	Survey/Community Meeting Invitation
Idaho Department of Health & Welfare	Public Agency	Homeless, at risk	Survey/Community Meeting Invitation
U.S. Department of Veteran's Affairs	Public Agency	Veterans, including homeless, low income	On-on-One Interview
Idaho Food Bank	Nonprofit	At risk populations	Survey/Community Meeting Invitation
Intermountain Fair Housing Council	Nonprofit	Fair Housing; At risk populations	Survey/Community Meeting Invitation

## Summary of Feedback Received from One-on One Interviews and Community Meetings

The City's HOME-ARP Community Needs Survey explored issues of fair housing, housing affordability, and the needs of those experiencing homelessness, at risk of homelessness, and other vulnerable populations. When asked what populations the City should focus on for support 63% of respondents selected low-income persons making less than \$31,680/year and 55% selected persons experiencing homelessness. (Respondents were able to select more than one category). Similarly, when asked to rank the most urgent needs in the city, more affordable housing and more support for people experiencing homelessness were ranked the highest. When asked what housing needs were greatest in the city, more emergency housing assistance for people experiencing homelessness and at risk of homelessness was selected as the top need followed by new units for people making 80% of area median income and below.

Specific comments received in both the stakeholder interviews and community meetings are summarized below. The overall themes from these conversations included the need for more mental health and other supportive services, affordable housing units and low

barrier entry housing options. Stakeholders noted that without critical supportive services for mental health and addiction, housing targeted at homeless households will fall short of meeting the needs of the City's most vulnerable populations. Stakeholders also noted that community members with behavioral, mental health, or substance use issues have a great need for housing options that can meet their needs for appropriate supportive services.

Our Path Home - No sustainable funding mechanism to provide services to individuals, families with children. Estimate that five hundred people need wrap around services, including case management, treatment, access to mainstream benefits (SSI, SSDI). There is no state support or county financial support for homeless households, including existing permanent supportive housing units. Estimated current services need is \$575K annually for New Path permanent supportive housing (PSH) project with five additional PSH projects projected to be on-line by 2024, that will also need dedicated financial support for services.

Jesse Tree – Experienced a 400% increase in demand for services, need more supportive services for chronically homeless/people with disabilities, prevention resources - targeted + diversion, eviction courts (prevention), access to economic opportunity/job training.

Boise City Ada County Housing Authority (BCACHA) - BCACHA manages three affordable housing developments and provides 1200 Housing Choice Vouchers (HCVS). Tenants in PHA supported units have predominately disabling conditions, making the PHA the 'houser of last resort.'" There is a serious lack of mental health services and mobile crisis response. More robust mental health services, alcohol and drug treatment, recovery housing needed to complement PHA case management and housing support. BCACHA has plans to purchase two duplexes to provide PSH and is considering additional purchases of rental housing to preserve affordability as well as development of PHA owned property. BCACHA has 200 HCVs available to convert to project-based vouchers to support PSH. Need PSH set-aside for LIHTC program to be renewed.

Idaho Housing and Finance Association - IHFA is supporting new affordable housing unit development in Boise (180 units at Franklin, Orchard). IHFA will administer a new \$50 million state housing program for households between 60-120% of AMI. Funds expected to be committed by December 2023. IHFA can assist with shelter needs in Boise through its Affordable Housing Trust Fund. Can consider reimplementing Low Income Housing Tax Credit Permanent Supportive Housing set-aside for Boise. Need better communication among jurisdictions, funders, and increase number of developers experienced with affordable and homeless housing options, use of 4% LIHTC allocation for new development can be increased in Boise, increase outreach to providers such as medical community for mental health and addiction treatment, support immigrant and refugee populations.

U.S. Department of Veterans Affairs (VA) – The department's homeless program office collaborates with all providers and stakeholders throughout the city and is part of the Our Path Home executive board. The VA provides services at the Valor Point homeless veterans housing project and is the entry point for all referrals related to homeless veterans. Seventy percent of services are provided in the community and the rest are provided in the VA offices or during dedicated hours at the city library and shelters. The greatest issue for homeless veterans is access to housing due to high rents and property owners not accepting housing vouchers (VASH). There is also no transitional housing for homeless veterans except for ten units owned by the VA. While the VA provides healthcare to homeless veterans, there is a lack of wrap around services such as legal assistance to prevent evictions and enough providers in the area. The Idaho state department of health and welfare does not provide adequate support for the service needs of homeless veterans and non-veterans.

Women's and Children's Alliance (WCA) - WCA has provided shelter and services for victims of domestic violence and sexual assault in Boise/Ada County since 1980. The agency operates an emergency shelter and transitional housing shelter that provides up to seven months of temporary housing. WCA also provides individual and group counseling to clients. All case conferencing and shelter entries are entered into the Coordinated Entry system for Our Path Home. WCA also subcontracts with the BCACHA for a limited number of vouchers targeted to victims of domestic violence. Interactions with the court system have increased significantly and WCA coordinates care with the Ada County Justice Center and St. Luke's hospital. Hotline calls went up 84% during the COVID-19 pandemic. A lack of affordable housing and wrap around services are the greatest challenge for WCA's client group.

Intermountain Fair Housing Council - The volume of calls to IMFHC has significantly increased. The city needs a renter resource center and should be more involved and engaged in rental issues to provide more protection.

CATCH - CATCH works to create a safe, healthy, connected community by embracing Housing First best practices, empowering those without housing, building collaborative partnerships, and increasing public understanding to make homelessness rare, brief, and not recurring. CATCH reported that housing is the biggest need as costs continue to rise and income is not keeping up with costs. They are seeing almost no current vacancies in affordable housing in the City. They also noted growing needs for housing for seniors who are unable to care for themselves and more attention to domestic violence incidences skyrocketed during the pandemic. Childcare accessibility is also a growing concern. CATCH also reported that while only 6% of the City is black or African American, 13% of those experiencing homelessness are black or African American.

Idaho Anti-Trafficking Coalition (IATC) – IATC primarily provides relocation and transportation services to victims of human and sex trafficking. IATC also provides a 24/7 crisis hotline that is used to assess the immediate response and ongoing assistance needed to remove victims from their situation. The agency collaborates with sixty-five community partners in the Boise metro area and coordinates with other entry systems like

Our Path Home. The human and sex trafficking population are transient, constantly moving outside of their original locations. IATC estimates that 95% of the population is homeless. The most important need is emergency response, including rental assistance, auto maintenance, payment of utilities, and other items needed to secure the safety of clients. There is no housing or services system in the state of Idaho for victims of human and sex trafficking. In addition, no assessment tool for client needs is available. Supportive services and permanent housing options are in high demand.

## Public Participation

### Process

#### Date of Public Notice:

A public notice to announce the availability of the HOME-ARP Allocation Plan for public comment was posted in the Idaho Statesman on June 7, 2022, and on the city's website ([www.cityofboise.org/hcd](http://www.cityofboise.org/hcd)). A copy of the notice is attached to this Plan as Appendix B.

#### Public Comment Period:

The City provided the public 30 days to comment on a draft of the HOME-ARP Allocation Plan. The public comment period ran from June 8, 2022, through July 8, 2022.

#### Date of Public Hearing:

A public hearing was held on June 27, 2022, to review the plan contents and provide opportunity for public feedback.

### Efforts to Broaden Public Participation

Opportunities to provide input and participate in the development of the HOME-ARP plan were advertised through a variety of methods: city communication channels (newsletter, social media, and posting on the Housing & Community Development and Five-Year Consolidated Plan webpages) and through partner organization networks. Partner organizations were encouraged to share information with their clients, staff, and other agencies.

Information about the community survey, community meetings, public comment period, and public hearing were shared through the following newsletters:

- City of Boise “In the Know” newsletter: 15,506 recipients
- Our Path Home newsletter: 246 recipients
- Neighbors United newsletter: 235 recipients
- Neighborhood Association Board Member Updates: 274 recipients

The community survey and all information about opportunities for involvement/input were shared in both English and Spanish. Additionally, information regarding the availability of translation/interpretation services was posted in English, Spanish, Bosnian, Kiswahili, Arabic, and Farsi.

Due to the ongoing concerns about the COVID-19 pandemic, meetings were held both virtually and in person for citizens to choose the option that felt most comfortable for them. In-person meetings were held in ADA-accessible locations. Translators, interpretation services, and the availability of Idaho Relay Services (toll-free) for TTY services were advertised and available upon request.

### **Comments and Recommendations Received**

No comments or recommendations received.

### **Comments or Recommendations Not Accepted**

Not applicable.

## **Needs Assessment and Gaps Analysis**

### **Size and Demographic Composition of Qualifying Populations**

The needs assessment and gap analysis must evaluate the “demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations.”<sup>1</sup> The qualifying populations are as follows:

- Homeless
- At risk of Homelessness
- Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- Veterans and Families that include a Veteran Family Member
- Other Populations (Other Families Requiring Services or Housing Assistance to Prevent Homelessness and Households at Greatest Risk of Instability)

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<sup>1</sup> HOME ARP Guidance.

A number of demographic characteristics overlap across the qualifying population categories as defined in the HOME ARP Guidance. For this needs assessment section, two primary categories will be used, Homeless and At Risk of Homeless. Within these large categories, needs, and gaps of other qualifying populations will be described.

### Homeless Individuals

In the City of Boise, Our Path Home is the Continuum of Care and has developed a data dashboard using its Homeless Management Information System (HMIS). The homeless data discussed below will include data points from this local data dashboard.

According to Our Path Home, in 2020, 1,924 households (2,149 clients) enrolled in emergency shelter or street outreach/supportive services – approximately 13% of these households were experiencing unsheltered homelessness. Among Homeless Families:

- 532 families with children were either assessed by or active in Our Path Home CONNECT because they were experiencing literal homelessness in 2020.
- Fifty-eight percent of families with children were single mothers and, of those households, 46% identified domestic violence as the primary reason for seeking assistance.
- Twenty-five percent of families served in 2020 are two-parent families and 52% of these families identified an economic or employment reason as the primary reason they were seeking assistance.
- At the end of calendar year 2020, 298 families were on Our Path Home's coordinated entry queue.

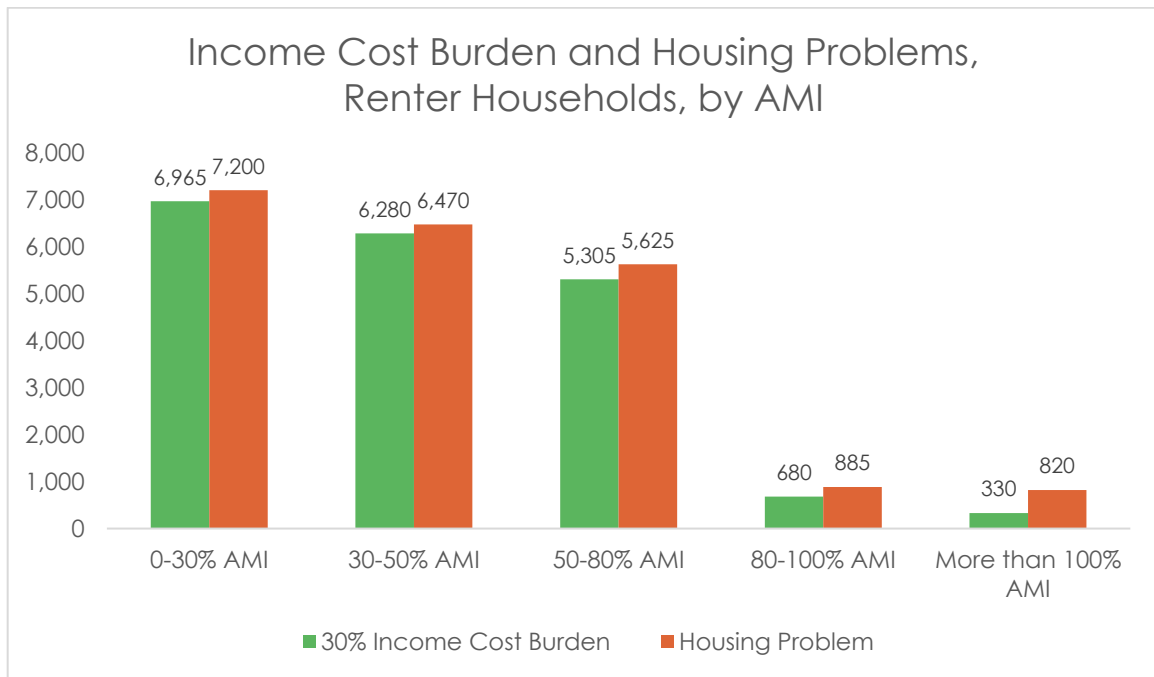
Our Path Home also tracks the average number of days from a person or family's initial assessment to becoming housed. In 2020, it took families an average of 263 from being assessed to being housed; for adults-only the average was 372 days.

### At Risk of Homeless

As defined in the HOME ARP Guidance, households at risk of homelessness are those with incomes below 30% AMI that do not have resources or family, friends, or faith-based support networks to prevent homelessness, and:

1. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance,
2. Lives in the home of another because of economic hardship,
3. Has received a 21-day eviction notice,
4. Lives in a hotel or motel, not paid for with assistance from a charitable organization or government,
5. Lives in overcrowded conditions as defined by HUD, OR
6. Is exiting a publicly funded institution or system of care.

Cost burden is an indication of housing need, and the need for reduced rental costs. Renter households who pay more than 30% of their income for rent and utilities are considered cost burdened. In Boise, households earning between 0-30% AMI are more likely to pay more than 30% of their income towards housing expenses.<sup>2</sup> Among all renters in Boise who are cost burdened at 30% income, 68% earn below 50% AMI (a total of 19,560 households).



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2014-2018.

According to 2014-2018 CHAS data, there were 9,625 renter households experiencing a severe housing cost burden; 89% (8,605) of these households earn less than 50% AMI. The map below shows the geographic distribution of the estimated percent of all renters who are severely cost burdened, by census tract.<sup>3</sup>

The pandemic has exacerbated already challenging affordable housing issues and affected households earning 100% AMI and lower.

<sup>2</sup> Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

<sup>3</sup> Severe Cost Burden: renter households for whom gross rent is 50% or more of household income.



## COVID-19 Related Emergency Rental Assistance

Some eligibility requirements for the U.S. Department of Treasury's Emergency Rental Assistance Programs overlap with HOME APR eligibility requirements, including:

- At risk of homelessness or experiencing housing instability (e.g., past due notice, non-payment of rent, or eviction notice) and
- A household income less than 80% AMI.<sup>4</sup>

Data from the Boise Emergency Rental Assistance Program can help quantify those individuals and households in Boise that are housing insecure. According to the Emergency Rental Assistance Program reporting required by the U.S. Department of the Treasury, Boise has approved over \$11.5 M in payments.

- Between January 2021 and January 2022, 2,221 households in Boise received rental assistance.
- The average amount of assistance was just under \$5,192 per household.<sup>5</sup>

### Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

HOME ARP Guidance specifically identifies individuals "Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking" as a qualifying population eligible to receive assistance. According to the Women's and Children Alliance (WCA) in the City of Boise:

- Calls to the 24-hour hotline increased 57% and calls specific to domestic violence increased by 84% in 2020.
- From 2019 to 2020, intakes into the WCA's emergency shelter increased by 400%.
- Countywide (Boise makes up 50% of the county population), 5,529 calls were made to 911 that related to domestic abuse, sexual assault, or child abuse; 84% of these calls were related to domestic violence or sexual assault.

According to the Idaho Anti-Trafficking Coalition (IATC) annual report for 2021:

- 1856 crisis line calls were received
- Of the 242 persons were served during this period:
  - Seventy-six percent were female
  - The top three forms of victimization are:
    - 51.24% - Domestic or family violence
    - 46.69% - Bullying

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<sup>4</sup> While 80% AMI is the upper limit of assistance, many state and local ERA programs have developed systems to prioritize assistance for households earning 30% AMI.

<sup>5</sup> Emergency Rental Assistance monthly compliance report data:  
<https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/emergency-rental-assistance-program/reporting>.

- 45.87% - Stalking, harassment
    - Eighty-three individuals identified as having a disability
    - Twenty-six percent identified as being literally homeless
- 1,299 instances of housing and shelter services were provided in 2021, including safe housing, emergency, and transitional housing.
- 598 instances of information referral were provided in 2021, including criminal justice assistance and agency referrals.
- 534 personal advocacy services were provided, including advocacy and accompaniment with medical care, law enforcement, forensics exams, immigration, childcare, transportation, and interpreters.

### Other Populations

HOME ARP defines "Other Populations," to include those who:

- Are currently housed and at risk of repeat homelessness,
- Have incomes below 30% AMI and are experiencing severe housing cost burden, AND
- Otherwise meet the definition of at risk of homelessness and have incomes between 30% and 50% AMI.

### **Currently Housed and At Risk of Repeat Homelessness**

The Our Path Home Continuum of Care 2021 Monitoring Tools indicates that approximately 12% of individuals exiting homelessness in any given year will return to homelessness within 24 months. Over a 24-month period in 2020 and 2021, 431 people returned to homelessness, therefore, the risk of repeat homelessness is approximately 247 people per year.

## Returns after Permanent Exit

Of clients that exited the system to permanent situations in the past 24 months, how many reappeared in the homeless services system?

Project Type of Exit	Total # of Persons who Exited	Returns in less than 6 Months (0-180 days)	Returns 6 to 12 Months (181-365 da..)	Returns 13 to 24 Months (366 - 730 d..)	Total Returns	Returns % of Total
TH	37	4	2	0	6	16%
ES	62	8	0	1	9	15%
SO	24	4	4	1	9	38%
PH	289	12	8	3	23	8%
SSO	170	20	8	4	32	19%
O	193	24	15	13	52	27%
CE	1,314	85	19	16	120	9%
HP	1,502	89	59	32	180	12%
Totals	3,591	246	115	70	431	12%

What project served clients the first time they exited to a permanent situation?

Click to filter or hover for details.



What project type did clients first return to?

Click to filter or hover for details.



What project type did clients exit to permanent situations from before returning?

	Returned in 0-180 days	Returned in 181-365 days	Returned in 366-730 days	Grand Total
TH	4	2		6
ES	8		1	9
SO	4	4	1	9
PH	12	8	3	23
SSO	20	8	4	32
O	24	15	13	52
CE	85	19	16	120
HP	89	59	32	180
Grand Total	246	115	70	431

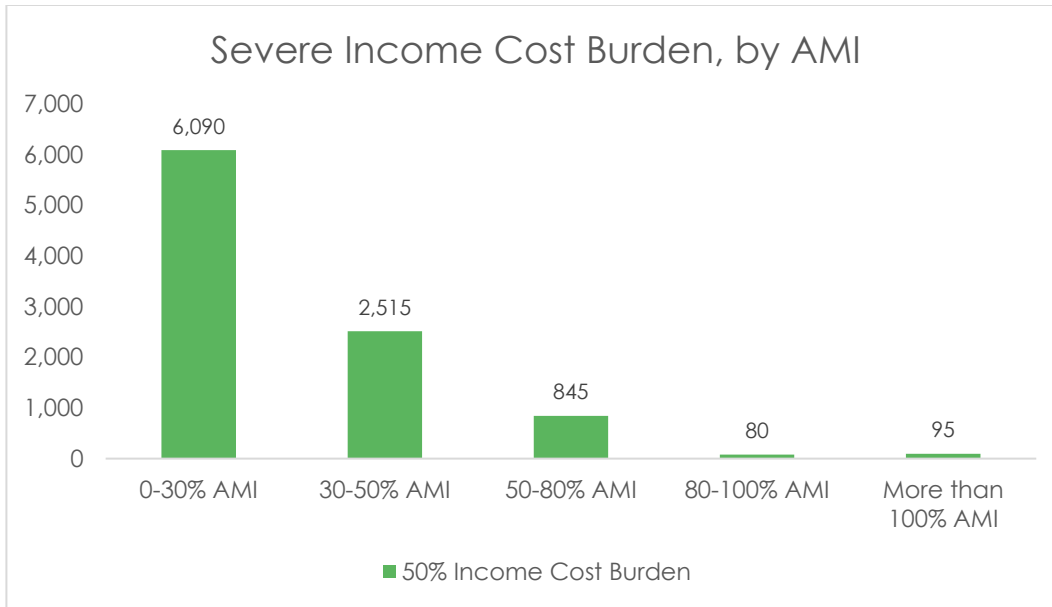
What project type did clients first return to?

	Returned in 0-180 days	Returned in 181-365 days	Returned in 366-730 days	Grand Total
CE	16	18	13	47
ES	46	19	8	73
HP	124	52	47	223
O	37	4		41
PH	9	6	2	17
SO	3	6		9
SSO	11	10		21
Grand Total	246	115	70	431

## Experiencing Severe Housing Cost Burden at 0-50% AMI

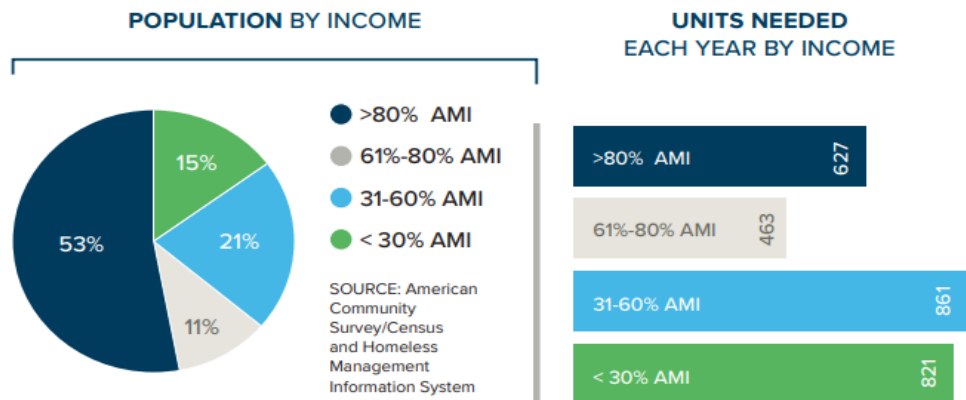
In Boise, there are 9,605 renter households earning between 0-50% AMI and are severely cost burdened or paying more than 50% of their income towards housing expenses.<sup>6</sup>

<sup>6</sup> Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2014-2018.

Further, the City's 2021 Housing Needs Analysis concluded that the affordability levels at which housing is needed does not reflect the income distribution of Boise households, and affordable housing is out of reach for residents who do not make enough to afford what the market is producing.



*Otherwise meet the definition of at risk of homelessness and have incomes between 30% and 50% AMI*

Households in this category are those with incomes between 30% and 50% AMI that lack sufficient resources or support networks to prevent homelessness, and 1) have moved more than two times due to economic reasons in the past 60 days, 2) are doubled up with another household due to economic hardship, 3) will be evicted within 21 days, 4) live in a hotel or motel without financial assistance from a nonprofit or government entity,

5) live in an efficiency apartment and are overcrowded, or 6) are exiting a publicly-funded institution or system of care.

HUD Comprehensive Housing Affordability Strategy (CHAS) 2014-2018 data provides information on housing problems experienced by households, including overcrowding and cost burden. The data shows that 10,070 households with incomes between 30 – 50% AMI have at least one housing problem, and of these 6,470 are renter households. CHAS data also breaks down information on cost burden of housing for households with incomes between 30 – 50% AMI. A total of 9,860 households are cost burdened at greater than 30% of their income while another 4,495 households are severely cost burdened at greater than 50% of their income. Of these households, renters represent the greater percentage over owners with 6,280 renter households experiencing cost burden and 2,515 households experiencing severe cost burden. As rental costs continue to rise, income fails to keep pace, and affordable housing options dwindle, stakeholders report that they are seeing more working households arrive for services because they are at risk of homelessness or currently experiencing homelessness.

## **Current Resources Available to Assist Qualifying Populations**

### ***Congregate and Non-Congregate Shelter Units***

Housing programs and service agencies in Boise City/Ada County are designed to meet the specific needs of persons experiencing homelessness. This is met through a coordinated network of emergency shelters, transitional housing (particularly for victims of domestic violence) providers, and permanent housing and service providers. Through the CoC's response to COVID-19, innovative ways to meet the needs of those in emergency shelter have been implemented by the CoC. The CoC is in the process of making mid-to-long term range plans to enhance the services provided by emergency shelters while other partner agencies come alongside the shelters to move people into permanent housing. Not unlike other areas of the country, Boise City/Ada County is extremely challenged by a tight rental market, limited affordable housing inventory with rapidly increasing housing costs, and a dearth of property owners and property managers willing to work with the housing programs the CoC provides. The CoC is in the process of coalescing a housing work group by partnering with developers, property owners, service providers, housing specialists, and other stakeholders to centralize, simplify and maximize the number of housing units utilized by the CoC to meet the housing needs of people at imminent risk of or experiencing literal homelessness.

A Shelter Capacity Analysis conducted in April 2022 details unoccupied units as well challenges to housing at each of the City's shelters. The Shelter Capacity Analysis is attached to this Plan as Appendix C for review and identifies that the City does not have sufficient shelter capacity of the type needed to provide daytime overnight shelter for everyone experiencing homelessness.

## **Supportive Services**

Supportive service provision for homeless and low-income households is extremely limited within Boise City due to a lack of dedicated resources for homeless and at-risk households at the state and local level. A limited amount of supportive services for Qualifying Populations is available as described below.

The Boise City/Ada County Housing Authorities (BCACHA) permanent supportive housing programs and Supportive Housing and Innovative Partnership (SHIP) programs help participants in accessing treatment options. Treatment options address physical health, mental health, and substance use disorder (SUD) barriers which often have high employment barriers. All the CoC-funded permanent supportive housing projects connect participants to employment options with the support of case managers.

Access to mainstream resources for people who are experiencing homelessness is a critical component in moving a person from homelessness to stable, permanent housing. BCACHA coordinates housing assistance with Terry Reilly – a federally qualified health center. Terry Reilly assists people in need of mental health care, primary care, dental services, inpatient mental health treatment, and detoxification services.

The Supportive Housing and Innovative Partnership program (SHIP) is a nonprofit organization with a goal of serving people exiting from recovery programs in need of support and housing. SHIP serves residents who come from corrections, mental health facilities, and jails. BCACHA's permanent supportive housing programs utilize case management, job training, and employment assistance to help households increase income. BCACHA tenants who have experienced homelessness benefit from services that include financial planning. The BCACHA's Family Self Sufficiency program and Section 8 Homeownership program both provide opportunities for upward mobility for low-income residents.

Women's and Children's Alliance (WCA) provides shelter, case management, counseling, and assistance with the court system to victims of domestic violence and sexual assault. Idaho Legal Aid provides limited on-site services at the agency's emergency and transitional shelters. WCA has difficulty hiring case managers and court advocates due to burnout and turnover. The Idaho Anti-Trafficking Coalition (IATC) provides hotline assistance, case management, court advocacy and limited supportive services and agency referrals for victims of human and sex trafficking.

## **Tenant Based Rental Assistance**

The Boise City Ada County Housing Authority (BCACHA) receives HOME funds from the City for tenant-based rental assistance (TBRA). According to the most recent Consolidated Plan, BCACHA currently manages 1,095 HOME TBRA vouchers. BCACHA entered into a subrecipient agreement with the City of Boise to administer \$11.5 million

of the U.S. Treasury Emergency Rental Assistance Program (ERAP) to help Boise residents pay rent and utility costs to maintain housing stability. The initial round of funding was fully spent within 9 months. Due to a high spending rate and growing need in the community for rental assistance, the City of Boise was awarded more funding and added an additional \$21 million to BCACHA's agreement. The funding is expected to be available through 12/31/22. As of 5/31/22, the BCACHA has distributed \$16.5 million and assisted 3,585 households.

BCACHA also owns, manages, and maintains 250 units of HUD Public Housing and administers 1,434 Housing Choice Voucher (HCVs), including a HUD award of 41 Emergency Housing Vouchers (EHVs) to BCACHA in July 2021. The EHVs are being used to provide housing and supportive services for an individual or family who are homeless, at risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, and recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability (households who are currently in a transitional or rapid rehousing program who are in need of longer-term assistance).

### ***Affordable and Permanent Supportive Rental Housing***

In 2018, New Path Community Housing – Idaho's first site-based permanent supportive housing development – opened its doors to forty-five community members experiencing chronic homelessness. New Path is a 41-unit apartment community designed to serve Ada County residents experiencing chronic homelessness with significant and multiple barriers to housing. The units come furnished and there is a community room with a full kitchen, computer lab, laundry areas and recreational space. Additionally, Valor Point is a 27-unit apartment complex for veterans exiting homelessness offering health care, mental health counseling and substance abuse treatment opened its doors to our community's most vulnerable veterans in August 2020. In November 2021, Our Path Home, the public-private partnership working to end homelessness in Ada County, released its five-year Supportive Housing Plan. The plan identifies the projected number of permanent supportive housing units needed, along with recommendations on how to develop and bring to market more than 250 additional units of housing that will serve the most vulnerable community members. Permanent supportive housing follows the Housing First model, which provides housing to individuals experiencing homelessness alongside supportive services.

Further, the CoC is currently exploring how to evolve its permanent supportive housing interventions to better serve those experiencing chronic homelessness or long-term and episodic homelessness. The CoC expanded its eligibility criteria for permanent supportive housing to include those households that meet the spirit of the definition of chronic homelessness but that did not meet the recordkeeping requirements. The CoC is also working to create a mechanism by which it can bridge housing interventions to step up the level of support services and the length of the rental subsidy should it be needed by

the households. For example, households exiting rapid re-housing can now bridge to a Section 8 voucher. The CoC is also working to identify new resources from the American Rescue Plan Act that can be leveraged alongside existing partnership resources to create additional affordable and supportive housing and/or provide critical supportive services needed for households to maintain their housing. The City of Boise owns and operates over three hundred units of affordable housing for very low- and extremely low-income persons. Currently, 20% of these tenants are experiencing homelessness upon entry and the City prioritizes serving this population.

## **Unmet Housing and Service Needs of Qualifying Populations**

### ***Homeless Populations***

According to Our Path Home, in 2020, 1,924 households (2,149 clients) enrolled in emergency shelter or street outreach/supportive services – approximately 13% of these households were experiencing unsheltered homelessness. Among Homeless Families:

- 532 families with children were either assessed by or active in Our Path Home CONNECT because they were experiencing literal homelessness in 2020.
- At the end of calendar year 2020, 298 families were on Our Path Home's coordinated entry queue.

A Shelter Capacity Analysis conducted by Our Path Home (OPH) in April 2022 found that the City does not have sufficient shelter capacity of the type needed to provide daytime and overnight shelter for everyone experiencing homelessness. This conclusion is based on data from OPH's Shelter Needs Analysis performed by Corporation for Supportive Housing and the current system gaps experienced in real-time by OPH's low-barrier shelter provider and outreach team. The Shelter Capacity Analysis is attached to this Plan as Appendix C and details unoccupied units as well challenges to housing at each shelter.

### ***At Risk of Homelessness***

Cost burden is an indication of housing need, and the need for reduced rental costs. Among all renters in Boise who are cost burdened at 30% income, 68% earn below 50% AMI (a total of 19,560 households). According to 2014-2018 CHAS data, there were 9,625 renter households experiencing a severe housing cost burden; 89% (8,605) of these households earn less than 50% AMI. Data from the Boise Emergency Rental Assistance Program can help quantify those individuals and households in Boise that are housing insecure. Between January 2021 and January 2022, 2,221 households in Boise received rental assistance.



***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

Victims of domestic violence are often at the greatest risk of housing instability. Between 2019-2020, intakes into the Women's and Children Alliance emergency shelter increased by 400% and domestic violence calls to the ACA's 24-hour hotline increased by 84% during this same period.

Data from the Idaho Anti-Trafficking Coalition for the period between January 1, 2022 - June 30, 2022, for new and returning clients shows:

Sixty-three individuals received direct victim assistance

- All sixty-three individuals needed housing assistance; emergency shelter, safe housing, relocation assistance, rent assistance, transitional/sober living programs
- Ninety-five percent of clients served are homeless or at-risk of homelessness

***Other Populations***

HOME ARP defines "Other Populations," to include those who:

- Are currently housed and at risk of repeat homelessness,
- Have incomes below 30% AMI and are experiencing severe housing cost burden, AND
- Otherwise meet the definition of at risk of homelessness and have incomes between 30% and 50% AMI.

The unmet housing and service needs for all these populations includes overall lack of affordable housing units and the rising cost of housing along with the expiration of protections for renters and programs that offer emergency rental assistance. As rents rise and incomes stay constant, those struggling to make ends meet face greater risks of becoming homeless. Stakeholders have already reported a rise in the number of working households who can no longer afford their current rents. In a market where affordable units are difficult to access, it is unlikely that those forced to move due to financial reasons will be able to find alternative housing. Funding to address the COVID-19 housing crisis is beginning to expire and programs that help those at risk of homelessness with rental assistance will become fewer in number and in dollars.

**Gaps within Current Shelter and Housing Inventory, and Service Delivery Systems**

**Shelter Units**

Based on the Shelter Capacity Analysis conducted by Our Path Home (OPH) in April 2022, the primary shelter capacity gaps are an insufficient number of:

- Low-barrier shelter beds
- Shelter spaces for families with children
- Shelter spaces that can appropriately serve people who are medically fragile
- Daytime shelter spaces

No shelter provider has year-round 24/7 space. Further, there is a segment of the population experiencing homelessness that does not access shelter for valid reasons (OPH OUTREACH data), including reasons such as separation from family and partners/pets/possessions, the impact of congregate shelter on their mental health, and general discomfort with shelter system. Therefore, shelter may never be a viable option for them.

The shelter capacity gap is compounded by factors outside of the control or influence of the homeless services system:

- The ongoing pandemic which requires non-congregate shelter space to mitigate community spread
- In instances of severe weather where lack of shelter is dangerous to individuals' health
- Generalized other factors such as stagnated wages, the rising cost of housing, the low vacancy rate, and a lack of behavioral health resources

### Supportive Services

In the state of Idaho, there is currently no general fund support for supportive services for the homeless. Efforts to expand Medicaid to include housing support for homeless households have proved unsuccessful. Similarly, Ada County does not provide support for health and other wrap around services for homeless persons that is typically available in other communities. The services gap creates a critical need for tenants living in affordable housing developments supported with CDBG, HOME and LIHTC.

Stakeholders interviewed for this plan noted the need for increased supportive services for those experiencing homelessness and those at risk of homelessness. The City's 5-year plan to construct 250 additional units of permanent supportive housing currently lacks a dedicated funding stream for mental health and wrap around services that will be critical to client stability and achieving successful outcomes. The estimated *annual* gap in supportive service expenses needed to support the city's PSH unit development goal will total \$2,450,000 (see Section 4 D. for more information).

Information provided by the local Veteran's Administration office for the period from October 1, 2021, to June 8, 2022, shows that 71.7% of clients are homeless and 8.3 % are at-risk of losing their housing (universe = 325 persons). Eighty percent of clients seeking health services have a drug addiction and 85.5% of clients have a drug and alcohol addiction. 55.4% of clients are diagnosed with a mental health disorder and 31.4% have

both a mental health disorder and drug and alcohol abuse. 71.1% of clients are either unemployed or under-employed. VA staff described a critical need for increased mental health and substance abuse services, employment services, case management and counseling for veterans and family members.

Women's and Children's Alliance (WCA) and the Idaho Anti Trafficking Coalition (IATC) identified a critical need for permanent housing options for victims of domestic violence with enhanced clinical services, including case management, counseling, legal services, and court advocates. WCA has increased its court advocacy services from an all-volunteer group to a program manager, five paid advocates plus volunteers but still needs more assistance to manage its workload. WCA has 20-30 clients on wait lists to receive services each month and must prioritize assistance based on the level of threat to the client from an abuser. Clients also do not have access to affordable childcare, so they can reenter the community and seek employment. WCA has seen an increase in the need for services to the Latin X population in Boise and to members of the LGTBQ community. IATC has provided direct victim assistance to sixty-three new and returning clients during the current period between January 1, 2022 - June 30, 2022. All sixty-three individuals needed housing assistance; emergency shelter, safe housing, relocation assistance, rent assistance, transitional/sober living programs

#### Tenant Based Rental Assistance

The Section 8 Housing Choice Voucher Program serves approximately 2,500 low-income households throughout Ada County. This program allows clients to choose affordable rental units that meet program requirements within Ada County. Once an affordable rental unit has been identified the household may pay a portion of the rent, based on income. BCACHA provides the Section 8 rental subsidy portion to the property owner.

According to staff at BCACHA, the greatest need of voucher holders is the ability to find vacant and affordable rental units. Voucher holders who are successful in finding a rental still must qualify for the unit by meeting the landlord's screening criteria and voucher program requirements. Often, those who receive a voucher cannot find a suitable unit within the 60-day lease up period. This means the household must return the voucher to BCACHA.

As rents continue to increase across our community, it becomes even more difficult for voucher holders to locate housing options that will work with the voucher. The most common needs for applicants, other than a safe and affordable housing unit, are self-sufficiency programs that promote financial responsibility, employment opportunities, and healthy lifestyle concepts. Another immediate need is larger bedroom sizes to accommodate families.

Despite the additional, temporary rental assistance made available through ERAP, BCACHA has an extensive HCV waiting list. The HCV waiting list represent household sizes

with an average of 2.5 members. The waiting list includes approximately 20% elderly households, 49% disabled households, and 48% families with minor children. BCACHA opened the waiting list from 1/10/22 – 2/10/22 and received 3,909 applications. BCACHA used a lottery process to place 2,500 households on the waiting list into units, leaving a gap of 1,400 unplaced households.

In addition, there are 564 households on the waiting list for Public Housing and Section 8 New Construction projects. These high-rise buildings are designated for the elderly and/or disabled. According to ACHA, as of April 2022, 30% of applicants on the Public Housing waiting list reported being elderly, and 82.5% reported having a disability.

### Permanent Supportive Housing

Our Path Home released a Supportive Housing Plan in December 2021. The plan identifies the projected number of permanent supportive housing units needed (517), along with recommendations on how to develop and bring to market more than 250 units of housing that will serve our most vulnerable community members. Permanent supportive housing follows the Housing First model, which provides housing to individuals experiencing homelessness alongside supportive services. The recommendations within the plan include:

- Establishment of a Supportive Housing Investment Fund that will be used to address critical funding gaps for permanent supportive housing.
- Advocacy Path + Timeline for Medicaid Policy Change to support the long-term sustainability of the permanent supportive housing pipeline, which is tied to securing more ongoing services funded by Medicaid.
- Continued partnership with the Boise City Ada County Housing Authorities on formalizing a rental assistance commitment to assist 200-250 households for new permanent supportive housing units.
- Create a Permanent Supportive Housing Sub-Committee to Own the Permanent Supportive Housing Pipeline Implementation. The team will be charged with overseeing the entire pipeline to achieve goals and manage individual projects.

Some stakeholders were skeptical that Boise would be able to secure funding needed for the services and development capital needed to build one supportive housing project per year and that would be the absolute maximum possible in the current state and local funding environment.

## **Additional Characteristics Associated with Instability and Increased Risk of Homelessness**

No additional characteristics to discuss.

## Identify Priority Needs for Qualifying Populations

The following priority needs have been identified for qualifying populations:

- Services to address healthcare and mental health needs
- Services for those experiencing homelessness and at risk of homelessness
- Permanent supportive housing units
- Units affordable to households at 50% AMI and below
- Low barrier shelter options for those experiencing homelessness

## Determination of Level of Need and Gaps in Shelter and Housing Inventory and Service Delivery Systems

The level of need and gaps in shelter and housing inventory and service delivery systems was determined through careful consideration of input from multiple sources, including the public, the COC, homeless service providers, veterans' groups, domestic violence agencies, the public housing agency and other public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities. The City also considered data available through the coordinated entry system, Census, ACS, CHAS, and data collected by individual organizations on the populations served through their programs.

## HOME-ARP Activities

### Method(s) of Selection

For its HOME-ARP program, the City intends to subgrant funds to local organization(s) to provide supportive services assisting chronically homeless households via a modified Assertive Community Treatment (ACT) model. Selection will happen on an annual basis through competitive Notice of Funding Opportunity (NOFO), that would, as part of the decision-making process, include the local CoC governing body to advise on any preferences that might be determined on an annual basis from the qualifying populations.

The City will comply with the requirements applicable to the expenditure of the federal grant funds found at 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements (2 CFR 200). Boise Housing and Community Development staff shall identify applicable federal requirements and effect their implementation in cooperation with the City's Finance Department.

All purchasing and contracting will be accomplished in the best interests of the City and in accordance with 2 CFR 200, Idaho Code and City purchasing guidelines. City

procurement methods are documented in the City's *Business Operations Manual*. To the extent they conform to federal law, the City's methods will also reflect state and local law. At times, the City's procurement methods for small purchases are stricter than federal financial requirements at 2 CFR 200 and shall be followed to the extent they will not conflict. Purchases or leases shall be made to obtain the product that best meets the City's need at the lowest appropriate cost and best value through the bidding process. The City's purchasing process is determined by the highest ranked proposer or lowest cost from a responsive bidder.

The selection of supportive service provider(s) will be conducted using either a competitive or non-competitive method of procurement as described below:

### **Competitive Proposals**

This method of procurement involves more than one source submitting an offer and award of either a fixed price or cost- reimbursement type of contract. It is used when conditions are not appropriate for the use of sealed bids. If this method is used, then:

1. RFPs shall be publicized and identify all evaluation factors and their relative importance. All responses shall be considered to the maximum extent practical;
2. Proposals shall be solicited from an adequate number of qualified sources;
3. The City shall have a written method for conducting technical evaluations of the proposals received and for selecting recipients;
4. Contracts shall be awarded to the responsible firm whose proposal is most advantageous to the program, with price and other factors considered; and
5. For qualifications-based procurement of architectural/engineering professional services only, this method can be used without including price as a selection factor. This does not apply when other types of services are purchased through architectural or engineering firms.

### **Noncompetitive Proposals**

This method of procurement consists of solicitation of a proposal from only one source. It may only be used when one or more of the following circumstances apply:

1. The item is available only from a sole source;
2. The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation;
3. The federal awarding agency or pass-through entity expressly authorizes this method in response to a written request from the City; or
4. After solicitation from a number of sources, competition is determined inadequate.

## Direct Administration by PJ

The City will not directly administer HOME-ARP activities.

## Use of Subrecipients

The City will not allocate funds to a subrecipient nor contractor to administer the entire HOME-ARP grant.

## Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant
Supportive Services	\$ 2,492,625	85%
Acquisition and Development of Non-Congregate Shelters	\$ 0	0%
Tenant Based Rental Assistance (TBRA)	\$ 0	0%
Development of Affordable Rental Housing	\$ 0	0%
Non-Profit Operating	\$ 0	0%
Non-Profit Capacity Building	\$ 0	0%
Administration and Planning	\$ 439,874	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 2,932,499</b>	<b>100%</b>

### Distribution of HOME-ARP funds In Accordance With Priority Needs

In accordance with the Needs Assessment and Gaps Analysis in Section 3, 100% of the City's HOME-ARP funds will be targeted to provide intensive, wrap around supportive services in a modified Assertive Community Treatment (ACT) model to chronically homeless households who reside in permanent supporting housing units. Other households that meet the Qualifying Population definition will be referred for treatment through the Coordinated Entry process for the Boise City/Ada County Continuum of Care, the City's housing crisis hotline, 211 system or housing and services triage access points, as outlined in Section 5 and 6 below. The provision of supportive services will meet the critical needs of current chronic homeless occupants of permanent supportive housing units. It will also support future occupants of PSH units that will be under development as part of the City's separate housing development strategy.

For the purposes of HOME-ARP activity delivery, ACT shall mean a self-contained mental health program made up of a multidisciplinary mental health staff - including a peer specialist with lived experience - who work as a team to provide the treatment, rehabilitation, and support services needed to help clients reach their goals. ACT services will offer a client-centered, recovery-oriented mental health service delivery model that facilitates community living, psychosocial rehabilitation, and recovery for persons who have the most severe and persistent mental illnesses, have severe symptoms and impairments, and have not benefitted from traditional outpatient programs.

Frequency of resident interactions with ACT team members will be individualized. Staff will offer peer-organized social activities and educational groups based on resident preference and input. The services will subscribe to the empirically verified principles of a Housing First, Trauma Informed, and Recovery focused model. Act staff will regularly interact with residents in their home and coach them through practical skills building around independent living and safety.

Ideally, the ACT team will work out of a dedicated space within the permanent supportive housing units where chronically homeless project participants live. Clinical ACT team staff will be on site weekdays during dedicated hours and non-clinic Residential Support staff will provide coverage overnight and on weekends. As needed and in accordance with the City's preferences for HOME-ARP funding, the ACT team may also provide drop-in support to serve the needs of clients referred to the program who meet the definition of a Qualifying Population in the HOME-ARP Notice.

#### Rationale For Funding Based on Characteristics and Needs Identified in the Gap Analysis

As previously mentioned, Our Path Home (OPH) released its five-year Supportive Housing Plan in December 2021. The plan identifies the projected number of permanent supportive housing units needed, along with recommendations on how to develop and bring to market more than 250 units of permanent supportive housing that follows the Housing First model. The plan will provide housing to individuals experiencing chronic homelessness alongside supportive services targeted to meet the individual needs of the City's most vulnerable community members. For the study, the Corporation for Supportive Housing requested data from OPH's Homeless Management Information System (HMIS), the OPH coordinated entry system, and OPH's Campaign to End Family Homelessness. Data was also received from other local systems and institutions that impact the "inflow" of individuals into the homeless system including the justice system, the substance-use treatment (detox) facility, and the child welfare system. CSH analyzed these data, including the number of individuals and families experiencing homelessness annually and annual exits into homelessness from other systems. The analysis included assumptions regarding households needing a supportive housing intervention versus other less intensive interventions like rental assistance or Rapid-Rehousing (RRH), or one-time emergency assistance to resolve an experience of homelessness. The annual permanent supportive housing need was then compared with the existing supportive housing inventory in Boise City/Ada County to produce the gaps analysis which is broken out by families and individuals. The study concluded that the City would need to develop more than five hundred units of supportive housing to meet current needs.

One of the primary conclusions of the Supportive Housing Plan was, "without exception, stakeholders expressed in interviews that the resources (for chronically homeless persons) in Idaho are extremely limited (or, *in the case of supportive services, non-existent*). While the City is accumulating development capital through its Supportive Housing Investment Fund that will develop new permanent supportive housing units over the next five years, a dedicated source of supportive service funding that is flexible enough to adapt to short



and long-term client needs in PSH units does not currently exist. Although the Supportive Housing Investment Fund can be leveraged to create new units of PSH in the short term and create a funding bridge, the long-term sustainability of the pipeline is integrally tied to securing more ongoing services funding. While the City continues to appeal to the state of Idaho Department of Health and Welfare (IDHW) for Medicaid policy change that creates a supportive housing benefit which will create long-term services, there is critical, immediate need for those services that can be immediately addressed with HOME-ARP funding. The estimated *annual* gap in supportive service expenses needed to support the city's PSH unit development goal will total \$2,450,000, as outlined in the chart below:

	PROJECT 1	PROJECT 2	PROJECT 3	PROJECT 4	PROJECT 5
<b>Development Working Name</b>	SuppHou 1 (New Path)	SuppHou 2 (Individuals)	SuppHou 3 (Individuals)	SuppHou 4 (Individuals)	SuppHou 5 (Individuals)
<b>Total Number of Units</b>	64	64	36	43	38
<b>Number of Supportive Housing Units</b>	64	64	36	43	38
<b>Intensity of Services</b>	Medium	Medium	Medium	Medium	Medium
<b>Supportive Services Cost Per Unit</b>	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
<b>Annual Supportive Services Cost</b>	<b>\$640,000</b>	<b>\$640,000</b>	<b>\$360,000</b>	<b>\$430,000</b>	<b>\$380,000</b>

## Preferences

HOME-ARP funds will be targeted to provide intensive, wrap-around supportive services in a modified Assertive Community Treatment (ACT) model to chronically homeless individuals and families (households) who reside in permanent supporting housing units. Preference and prioritization for HOME-ARP services will be based on the Our Path Home Coordinated Entry (CE) queue for chronically homeless households. Under the preference for chronically homeless households, all eligible Qualifying Applicants (QP) applicants will be selected in chronological order for HOME-ARP supportive services, except those applicants that qualify under the preference of chronically homeless will be selected to receive supportive services before other eligible QP applicants who do not qualify for the preference of chronically homeless. This preference gives chronically

homeless applicants priority for receipt of supportive services tied to the provision of permanent supportive housing. All other eligible QP applicants (including homeless QP applicants who do not qualify as chronically homeless) will be selected in chronological order for services not utilized by chronically homeless QP applicants, as described in Section Six below.

The City will use its intake assessment during the CE process to determine whether a chronically homeless individual or family meets the preference criteria and prioritization for HOME-ARP supportive services. The coordinated entry process using a custom formula that incorporates the score from the WHO-QOL plus length of time experiencing homelessness, age, presence of children, DV status, fragility/functionality, & emergency services use to improve upon how quickly those w/ the longest length of time homeless and with the highest severity of service needs receive assistance. As part of phased assessment, CE completes a housing plan with clients to move them into PSH as quickly as possible. This plan looks different for every client & depends on the client's needs, including strengths & resources.

The preference and method of prioritization described above will address the critical unmet need for supportive services linked to the city's current and future permanent supportive housing units. The city will be unable to provide these critical supportive services without HOME-ARP assistance. The City will comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when using this preference and referral method.

### **Identification of Preference**

The preference and method of prioritization described above will address the critical unmet need for supportive services linked to the city's current and future permanent supportive housing units. The city will be unable to provide these critical supportive services without HOME-ARP assistance.

## **Referral Methods**

The City will use the coordinated entry (CE) intake process developed for Our Path HOME to refer eligible chronically homeless households directly to a qualified subrecipient supportive service provider(s). The rationale for funding services described in Section Four clearly demonstrates that use of the CE process will refer more than enough qualifying chronically homeless individuals and families to the targeted supportive services funded by the City's HOME-ARP resources. Other non-chronically homeless households that meet the Qualifying Population definition will be referred for treatment and wrap around supportive services through the City's housing crisis hotline, 211 system or housing and services triage access points. The HOME-ARP service providers will develop waiting lists from those referrals, documenting the date households presented for assistance through the City's housing crisis line, 211 or triage access points. The waiting list will be used to

determine the first-come, first-serve order for supportive services to other Qualifying Population households, in the unlikely event that HOME-ARP resources are not fully utilized for chronically homeless families and individuals.

## **HOME-ARP Refinancing Guidelines**

Not applicable to the City's chosen HOME-ARP activities.

# **APPENDIX A**

## **SUMMARY OF SURVEY RESULTS**

**APPENDIX B**  
**NOTICE OF PUBLIC COMMENT PERIOD**

**APPENDIX C  
SHELTER CAPACITY ANALYSIS**