



ANNUAL ACTION PLAN PROGRAM YEAR 2024

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

OCTOBER 1, 2024 – SEPTEMBER 30, 2025

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

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

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

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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 بقسم الإسكان وتنمية المجتمع عبر البريد الإلكتروني:

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

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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

یا به صورت حضوری به ادرس

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

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 at or below 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 low- to moderate-income persons/households. The plan was informed through public outreach via surveys to residents and stakeholders involved in community development, housing, and nonprofit service provision, as well as a focus group with nonprofit service providers.

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 PY23, one new multifamily rental development (8 HOME units, 28 total) and one new single-family homeownership project (9 HOME/total units) will have been completed. Construction continues on one new multifamily rental development (6 HOME units, 40 total), and site preparation has started for one multifamily rental development.

A minimum of 9 homeowner rehabilitation projects will have been completed and direct financial assistance will have been provided to at least 5 homebuyers. Assistance is being provided to relocate 11 tenants and one business from current affordable housing that will be redeveloped to increase housing units.

Public Services are successfully being provided to Boise's low- to moderate-income and vulnerable residents, including homeless households and those at risk of homelessness and victims of domestic violence. One infrastructure project will also be completed during PY23.

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/community partners, including in-person outreach for the resident survey at various locations and events. The City also held a focus group with service providers to gather input on needs, priorities, and challenges.

The City follows its public hearing process and public comment period as outlined in the Citizen Participation Plan.

Summary of public comments

To be completed after public comment period and public hearing.

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

To be completed after public comment period and public hearing.

Summary

The City greatly values the feedback, questions, and suggestions provided by stakeholders and residents that helped to inform this Annual Action Plan and City process. The City intends to focus available resources on increasing affordable housing options and providing services for extremely low to moderate-income individuals in Boise.

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

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 Program (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

The following section describes activities conducted to enhance coordination and consultations as part of the Action Planning Process.

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 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 these City-owned properties. The case managers assist 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, counseling, case management, and childcare 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 consults with the only ESG recipient in the state (Idaho Housing & Finance Association) on priorities of the Continuum of Care for ESG funding. Consultation extends through planning, allocating, evaluating & reporting performance for awarded projects. The City uses general funds on an annual contract for \$180,000 with the Institute for Community Alliances (ICA) to administer

the Homeless Management Information System (HMIS) including the implementation of policies, procedures and operations in line with HUD requirements. 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	Continuum of Care
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CoC 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	Housing Services - Housing Services – Fair Housing 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	El 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?	El-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 provided feedback for the stakeholder meeting.
6	Agency/Group/Organization	YMCA
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides health development services and support for youth and families. They completed the stakeholder survey, disseminated the community survey to clients, and attended the stakeholder meeting.
7	Agency/Group/Organization	FULL CIRCLE HEALTH
	Agency/Group/Organization Type	Services-Health Services-Health Agency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides medical services to vulnerable populations. 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	IDAHO DIAPER BANK
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides diapers to any diaper-wearing person in need. They completed the stakeholder survey 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	GOOD SAMARITAN HOME
	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?	Good Samaritan Home provides income-based housing for low-income adults. 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	This agency provides early childhood Head Start and Early Head Start services. They completed the stakeholder survey,

	outcomes of the consultation or areas for improved coordination?	disseminated the community survey to clients, and participated in the stakeholder meeting.
13	Agency/Group/Organization	CITY OF GOOD
	Agency/Group/Organization Type	Services – Children Services – Elderly Persons
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides nutritious meals and produce to children and elderly persons. They completed the stakeholder survey, disseminated the community survey, and participated in the stakeholder meeting.
14	Agency/Group/Organization	WOMEN'S AND CHILDREN'S ALLIANCE
	Agency/Group/Organization Type	Services – Victims of Domestic Violence
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	WCA provides an emergency and transitional shelter program for women and children fleeing domestic violence. 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

Narrative

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 2024 Annual Action Plan. The public was encouraged to participate through multiple modes. A community survey in English and Spanish (494 responses) and a stakeholder survey (48 responses) were open 3/18/24 – 4/7/24. Flyers for the community survey were distributed at public locations and community hubs, such as libraries, grocery stores, and community schools. The City also partnered with Boise State University on survey design and in-person outreach, providing survey access via iPads at 8 events/locations: Indian Fusion Event (3/28/24), Islamic Center (3/29/24 and 4/5/24), two neighborhood Easter Egg Hunt events (3/31/24), First Thursday at City Hall (4/4/24), Boise Farmers Market (4/6/24), and Hillcrest Library (4/13/24).

A focus group with nonprofit service providers was also held 4/24/24. This meeting was utilized to share an overview of survey responses and gather additional input on community needs, priorities, and barriers to services/housing.

A public comment period is open for submission of written comments from June 8 through July 7, 2024. A public hearing is scheduled for June 26, 2024, to provide an overview of goals, projects, and funding in the Annual Action Plan and solicit additional input.

Input from residents and stakeholders is 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.

Opportunities for public participation and input are 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.

The City's website has had Google translation functionality added, so all information can now be available in 133 languages. All legal notices are posted in both English and Spanish in the newspaper and on the City of Boise website. All survey 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. The public hearing was 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 from 494 residents and 48 stakeholders. Of the resident respondents, there was increased representation of renters, people under the age of 61, and incomes under \$100,000 than years past: 42% are renters, 33% are 18-34, 20% are 35-44, 23% are 45-61, 21% are 62+, 38% have incomes under \$50,000, 33% have incomes \$50,000-\$100,000. The City's median income for a household of four is \$98,700.</p>	<p>Residents and service providers prioritized homeless/at-risk of homeless, children, elderly, individuals with disabilities, and victims of DV for services. Emergency housing support, childcare, mental/physical health, counseling/ case mgmt., and transportation were identified as urgent community needs. Housing barriers were identified as lack of affordability/ availability and voucher acceptance, initial move-in costs, and health/mental health challenges.</p>	N/A

Public Meeting	Non-targeted/broad community Targeted stakeholders	Staff from 10 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 limitations due to funding, and restrictions/requirements in available funding as challenges to meeting many community needs, and identified barriers to residents accessing services as transportation, limited English, chronic health conditions, undocumented status, being slightly over income limits, and lack of information.	N/A
Public Comment Period	Non-targeted/broad community	Scheduled for 6/8/24 – 7/7/24		N/A
Public Hearing	Non-targeted/broad community	Scheduled for 6/26/24		N/A

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, focus group, public comment period, and public hearing. 60% of resident survey respondents learned of the survey via the City's online newsletter, website, and social media; 17% learned of the survey via direct email, service provider, or word of mouth; several respondents learned of the survey due to in-person outreach.</p>	N/A	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 City's Citizen Participation Plan.</p>	N/A	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 fourth year of the 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 unexpended 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 4				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition, Admin and Planning, Housing, Public Services	\$1,410,241	\$318,000	\$1,096,122	\$2,824,363	\$2,592,218	Funding will be invested in preservation of existing units, direct financial assistance for homebuyers, public services, relocation payments, and acquisition of property. Program Income includes CDBG PI and RL Funds.
HOME	Public-Federal	Acquisition, Multifamily Rental New Construction, Multifamily Rental Rehab	\$677,559	\$250,000	\$3,433,227	\$4,360,786	\$1,360,786	Funding will be invested in the acquisition and development of multi-family rental housing. Program Income includes PI & Recapture (HP).
CoC – McKinney Vento	Public-Federal	Administration	\$79,337	\$0	\$0	\$79,337	\$80,000	Funding provides support for 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 grants, Public Health Services Funding (federal), Substance Abuse and Mental Health Services Administration (federal), Medicaid, and private foundations and donation funding.

City General Funds: In addition to the \$33,000,000 in general funds allocated by the City over a five-year time period FY22–FY26 (PY21-PY25), another \$10,000,000 is being proposed for the FY25 (PY24) budget. Those funds will be used to create affordable housing focused on households at or below 60% AMI and Permanent Supportive Housing for households exiting homelessness and to preserve affordable housing for households at 80% AMI and below, including on city-owned land. In FY25, the City will also invest over \$1,200,000 in additional 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.

HOME Match: The HOME Program requires the City 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 for potential purchase through the City's established land trust. The land trust primarily supports the development of income-restricted multifamily rental housing. The City actively conducts market scans to identify opportunities for properties available for purchase and development. Given the City's most recent anticipated investment of general funds for affordable housing, staff estimate the City will be able to acquire another one or two properties for income-restricted multifamily rental housing. The City has also completed an analysis of the land it currently owns and is pursuing redevelopment of one of the City's properties and prioritizing another parcel for the creation of Permanent Supportive Housing.

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: \$1,839,473 HOME: \$4,360,786 Continuum of Care: \$0	Rental units constructed: 10 Household Housing Units Direct Financial Assistance to Homebuyers: 5 Households Assisted Other: 6 households relocated
4	Provide support services	2021	2025	Homeless Non-Homeless Special Needs	City-wide	Support services Housing services for homeless or housing insecure	CDBG: \$235,004 HOME: \$0 Continuum of Care: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 225 Persons Assisted Homelessness Prevention: 70 Persons Assisted
5	Preserve affordable housing units	2021	2025	Affordable Housing	City-wide	Preservation of existing affordable housing units	CDBG: \$749,885 HOME: \$0 Continuum of Care: \$0	Homeowner Housing Rehabilitated: 15 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	Provide support services
Goal Description	Support programs and services providing crisis response/emergency assistance for homelessness, including rehousing and prevention, services for victims of domestic violence/sexual assault, childcare and after-school programming, refugee resettlement, and other crucial services supporting Boise's vulnerable and underserved low- to moderate-income residents.
Goal Name	Preserve affordable housing units
Goal Description	Rehabilitate existing units, including emergency repairs, accessibility upgrades, and energy efficient modifications. Prevent conversion of such units to market rate. Preserve various types of housing, such as mobile homes.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

During the 2024 Program Year, approximately 70 extremely low to moderate-income households will be provided with rental assistance, 10 households will benefit from the production of new affordable rental housing units, 5 households will benefit from homeownership assistance, approximately 15 households will benefit from rehabilitation of existing homeowner units, and 5 households will receive housing relocation assistance.

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) 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	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 60% AMI, rehabilitation for homeowners to remain housed in decent and safe homes, homeownership opportunities for households earning less than 80% AMI, public services that provide access and support to vulnerable residents, and relocation assistance for redevelopment of affordable rental housing.

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: \$211,536
	Description	This program supports nonprofit organizations providing a variety of vital services for low- to moderate-income individuals and households to improve livability and access to basic needs.
	Target Date Complete	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 low- to moderate-income individuals in Boise will be served in PY24.
	Location Description	City of Boise
	Planned Activities	May include rapid rehousing case management for residents experiencing homelessness, emergency rental assistance to prevent eviction and homelessness, after-school childcare services, and case management/support services for victims of domestic violence and/or sexual assault and resettled refugee families.
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: \$4,293,030
	Description	Acquisition, rehabilitation, and/or new construction of multifamily rental housing units.
	Target Date Complete	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 households to 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	Construction of a new multifamily rental development and/or potential rehabilitation/conversion of an existing property.
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: \$1,655,779
	Description	Supports homebuyer assistance for newly constructed or existing housing, relocation assistance, and acquisition of property for development of multifamily housing.
	Target Date Complete	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 households to be assisted with purchase of a single-family home and 6 households to receive relocation assistance. Potential acquisition of one property for construction of multifamily rental housing.
	Location Description	City of Boise
4	Planned Activities	May include direct financial assistance for homebuyers, relocation assistance to tenants of CDBG-assisted rental units that will be demolished for construction of a new multifamily rental development, and acquisition for development of multifamily rental property.
	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: \$675,000
	Description	Home improvements (rehabilitation) for income eligible households.

	Target Date Complete	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 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% AML.
5	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: \$282,048 HOME: \$67,756 CoC: \$79,337
	Description	Boise City will use 10% of HOME Entitlement funds and 20% of CDBG Entitlement funds for administration of these programs and projects in Program Year 2024.
	Target Date Complete	9/30/2025
	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

	<p>Planned Activities</p>	<p>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 households experiencing homelessness. HCD will budget for the allowable administration funding under both the CDBG and HOME Programs.</p>
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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 to and inventory of affordable housing, preservation of existing affordable housing stock, homelessness prevention, rapid re-housing, 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.

AP-55 AFFORDABLE HOUSING

Introduction

Increasing and preserving affordable housing in Boise is a priority of the City and both CDBG and HOME funds will be used to address the issue.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	100
Special-Needs	0
Total	100

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	70
The Production of New Units	10
Rehab of Existing Units	15
Acquisition of Existing Units	5
Total	100

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 of newly constructed or existing housing in partnership with nonprofit developers.

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 2023-2027 Five Year Public Housing Agency plan. The strategic plan, in combination with BCHA's 2023 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 1,447 Housing Choice Vouchers. The Housing Choice Voucher (HCV) program is set to open its waiting list from May 28 to June 27. Through a lottery system, 2500 households will be chosen and added to the waiting list. Priority will be given to elderly households, those with disabilities, families with children, and households transitioning from rapid rehousing/transitional housing programs designed for those experiencing homelessness.

The BCHA has allocated project-based vouchers for the New Path 2.0 construction project. This initiative involves building 96 housing units, with a primary focus on providing permanent supportive housing for extremely low-income and highly vulnerable households facing homelessness. Among these units, 95 have been designated for voucher utilization. New Path Community Housing 2.0 aims to meet the urgent demand for stable housing within marginalized communities, offering vital support and resources to individuals and families in need.

BCHA has several modernization projects planned to begin in 2024, through the Capital Fund Grant Program. A major modernization of the plumbing within one of the high-rise buildings will be finalized and a similar project at a second high-rise building is planned to begin this year. A curb appeal enhancement is also planned for 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. 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 encourages public housing residents to become more involved in management by conducting its Resident Advisory Board Meeting. Public housing residents are invited to provide feedback in annual policy updates as well as modernization projects through the Capital Fund Grant Program.

The Homeownership Program has encountered significant challenges in recent years, primarily due to the changing dynamics of the housing market. Escalating property values, heightened competition, and rising mortgage rates have made it increasingly difficult for low-income families to move from renting to owning a home. To address these issues and promote homeownership among public housing residents, we are actively providing, both directly and through referrals, resources such as financial education and counseling, partnerships with financial institutions, first-time homeownership classes, budgeting assistance, and more.

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 is the lead agency for Our Path Home, the local Continuum of Care (CoC). The CoC is a public-private partnership which oversees and coordinates the homelessness response system in Ada County. Housing and Community Development (HCD) employs two full time staff to manage the City's responsibilities as lead agency, including administration, planning, monitoring, reporting, and coordination of systems. The staff manage all CoC activities governed by the partnership, including strategic initiatives and system programs.

- 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 several standing committees, advisory committees, and work groups.
- 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.
- Strategic Initiatives - The CoC's two strategic initiatives are the Campaign to End Family Homelessness (CEFH) and the Supportive Housing Plan (SHP).
 - The CEFH 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 SHP 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.
- Programs – The CoC's two system programs are the Emergency Overflow Program (EOP) and the Dedicated Units Program (DUP).
 - The EOP aims to ensure safe, accessible shelter can serve all folks experiencing homelessness including during extreme seasonal weather, a public health crisis, or a community emergency. It funds efforts to ensure there is a guaranteed bed for everyone night-by-night, expands daytime space, and provides necessary supplies to stay safe.
 - The DUP is to recruit new units of affordable, accessible housing needed by our supportive housing providers. Units are dedicated to OPH and matched with clients working with supportive housing programs to end their homelessness through permanent housing.

The City serves as the collaborative applicant for CoC Program funds, leading the local competition and submission of the collaborative application. The City receives planning funds, which aren't competitively awarded, while all competitively awarded funding to the CoC goes to supportive housing programs.

The City of Boise is also a critical annual funder of CoC capacity, investing well over \$1 million in the homelessness system response each year. The City pays for 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. The City is the primary funder of Coordinated Entry, a program with 11 full time staff that manage the single point of entry for and prioritization of households experiencing literal homelessness that are seeking services and housing, in addition to funding eviction prevention and emergency shelter access capacity. Through the annual Homeless Services Grants, the City funds hundreds of thousands in rental assistance and capacity for nonprofits working on homelessness. The City also leverages its federal dollars through CDBG and HOME where applications align with housing and homelessness as a top priority for the City.

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 2020 in Ada County that works to build rapport and develop relationships with people experiencing homelessness. The team conducts outreach where people experiencing homelessness are often found (encampments, streets, cars, river paths, parking lots, day shelters, parks, libraries, underpasses) and responds 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 connect people with available resources. They prioritize unsheltered and those experiencing chronic homelessness and serious mental illnesses.

The CoC's street outreach team is 5 full time staff positions. Currently the team is building new partnerships for the CoC by adding more healthcare service providers that will partner with the team directly in their work to try and increase the number of mainstream partners that provide services in non-traditional locations that will reach more of the unsheltered population and by expanding collaboration with emergency responders, health systems, mental health providers, crisis response teams, law enforcement agencies, and legal system representatives.

Many other outreach staff and cross-organizational partners are coordinated through bi-weekly meetings with 10 partner agencies including Veterans Affairs (VA), Permanent Supportive Housing (PSH) healthcare workers, daytime/overnight emergency shelters, law enforcement, and the City. The meetings' primary purpose is to collaborate on specific client cases with urgent needs for support services to increase likelihood of timely and positive intervention. Outside of this formal meeting, the team collaborates closely with health care systems, local government (city, county, state), law enforcement, Bureau of Land Management, public and emergency service providers, and other community providers to identify people who need connected to resources.

In addition to bi-weekly meetings, the team participates in our Coordinated Entry bi-weekly case conferences to ensure they can support housing access of individuals at the top of the prioritization list. Of the 5 staff, 3 positions are dedicated to support unsheltered homeless with Severe and Persistent Mental Illness; program data shows almost 60% of individuals served by the team self-report having a disabling condition.

The CoC gathers needs annually by performing a survey of people experiencing sheltered and unsheltered homelessness. The results of this survey are presented to CoC planning teams to analyze and interpret for pressing needs and for feedback on the system from individuals with lived experience, including how it actually intersects with their life. As part of this larger engagement strategy, the CoC is working towards each funded agency implementing their own annual consumer feedback processes and hosting quarterly in-person lived experience engagement events focused on community building and assessment of needs. Partners working directly with people with lived experience within the last 7 years are asked to engage in this survey effort.

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

Several activities have or will increase our system's capacity to provide shelter and transitional housing. The CoC meets regularly with all of our shelter partners (Interfaith Sanctuary, Boise Rescue Mission, WCA, Idaho Youth Ranch, and Corpus Christi House) to provide updates, share resources, address challenges, and identify opportunities for collaboration. In addition, several shelter partners attend a variety of regular CoC meetings where shelter access is discussed (Executive Committee, Coordinated Entry, Case Conferencing, Street Outreach, Public Health Workgroup).

- The CoC's low-barrier shelter partner recently broke ground to build a new permanent shelter facility that will replace their current facility, which will result both in an increased number of total beds (205 total, increase of 30 beds) and because it will be 24/7, a dramatic shift in our daytime shelter capacity. The CoC voted to approve just under \$900,000 to fund the shelter project.
- The City funds a temporary non-congregate hotel shelter for families with children & the medically fragile run by the CoC's low-barrier shelter partner. It was originally a COVID-19 response strategy that is now thought of as additional capacity to meet the growing need for overnight shelter access. These beds are funded through the City's remaining ARPA dollars, but those run out in March 2025 so the CoC partners are working on a plan to responsibly phase out the temporary resource while ensuring all currently sheltered guests are offered a safe place to go.
- The CoC developed a new emergency overflow program that supports a variety of shelter access strategies. The overnight response is run by our low-barrier shelter provider so that on nights when our shelters have insufficient capacity to safely shelter a guest in need, 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. The program also funds additional daytime shelter strategies through partnerships with shelter providers, public facilities, and private nonprofit and business partners to offer additional space and supplies for those in need.
- Another shelter partner just opened up a new transitional housing facility that added 58 rooms of housing for guests that meet requirements for admission.
- The CoC's prevention efforts, particularly related to individuals exiting publicly funded institutions, involve conversations related to transitional housing and shelter needs and are evaluated between both the carceral and homelessness system responses.

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 community assets in a way that enables us, for the first time, to implement a PSH development pipeline. The planned series of developments aims to bring another 5 projects online by 2026, representing an additional 250+ PSH units for our most vulnerable households currently experiencing homelessness, specifically targeting people experiencing unsheltered homelessness. Each project will serve households that have experienced longtime homelessness and are determined to have a high level of vulnerability, which may indicate a severe service need.

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. CoC staff have been working diligently on partnership commitments to advance the goal and leverage housing resources.

- 1) Three projects are progressing (one breaking ground summer 2024, one designed and working through financing, and one acquired and working through financing) and two projects are in early pre-development. The first three projects are slated to bring on a minimum of 193 units for households that are prioritized for PSH:
 - a. New Path 2.0 – 95 units for individuals
 - b. Park Apartments – 48 units for families with children
 - c. Fulton – 50 units for individuals with high service needs
- 2) 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). They conditionally awarded 95 PBVs to one real PSH project and are working to release a second RPF soon.
- 3) Alongside this effort our CoC lead an effort with the Idaho Community Foundation to launch the Supportive Housing Investment Fund (SHIF). The pooled, flexible fund will sustainably pay for supportive services in single-site PSH projects within the pipeline. The Advisory Committee has been established and is working through the policies and procedures. The City of Boise made the seed gift of \$7,500,000 after a unanimous vote of the Boise City Council in May 2024, and the Mayor is working with the CoC to match their funding dollar for dollar to achieve \$15 million in fundraising.

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 1) individual agency programs, 2) City of Boise partnership that leverages their affordable development resources and relationships, and 3) 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 requires 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.

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's strategy to reduce first-time homelessness. Preventative work is a priority for the CoC's Executive Committee, focused on both those losing their housing and folks exiting from publicly funded systems that are at imminent risk of experiencing homelessness. Service providers such as the Jesse Tree of Idaho, Idaho Legal Aide, Intermountain Fair Housing Council, 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 eviction prevention. With the loss in funding from the Emergency Rental Assistance Program, our system is just beginning to see the tip of the iceberg in terms of the long-term impact on the number of individuals experiencing housing instability in the wake of the multi-year pandemic.

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, and those with non-sustainable income or budgets. The CoC has also increased collaborative efforts to resource new housing strategies with the systems that discharge individuals into the community from an emergency department, behavioral health hospital, jail/prison, or aging out of foster care. With each system we are working on identifying the populations that are unhoused and how to increase the likelihood of collaborate defined positive outcomes.

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.

AP-75 BARRIERS TO AFFORDABLE HOUSING

Introduction

The City has undertaken efforts to both create new and change existing codes and ordinances to address housing affordability, ensure development is sustainable, increase walkability/bikability and public transportation options, and create protections for renters. The City continues to take important actions within the limitations in place by the State of Idaho.

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:

Updated Zoning Code

The City's new Modern Zoning Code (MZC) was adopted by Boise Mayor and City Council in June 2023 and went into effect December 2023. The MZC replaced the existing development code from 1966 and now allows development that better preserves and enhances community character while removing barriers to housing production and expanding housing choice. More information can be viewed at <https://www.cityofboise.org/zoning-code-rewrite>.

While the State of Idaho prohibits many of the typical avenues for requiring or incentivizing the development of affordable housing, the MZC outlines specific allowances and bonuses designed to encourage developers to include affordable units in their projects. The new code simplified regulations and updated the development review process to shorten the entitlement process for allowed uses, which includes increased density in most areas. The new code also requires the designation of affordable units (the number is determined by the project's zoning and total number of units) in exchange for a simplified process for dividing parcels via a Minor Land Division. The Minor Land Division process is gaining traction with developers and there are currently 11 planning applications under review, all of which will include affordable units within their projects. In addition, the City has started requesting a set number of units dedicated to the CoC, which is a requirement for projects in which the City is investing its funds. Thus far in PY23, this change has already created an additional 30 dedicated units through the pre-development approval process.

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

The City will evaluate the impact of the new zoning code over its first year, including a fiscal analysis of the incentives for affordable housing development and unit production, in order to identify areas for revision and/or opportunities for additional public input.

Fee Deferral/Exemption for Affordable Housing

The City adopted incentives/policies in PY23 to make the construction of affordable housing by private developers more feasible. Cost savings opportunities include deferral of sewer connection and impact, building permit, and plan review fees until certificate of occupancy. To be eligible for deferrals, 25% of a project's rental units must be

affordable to households at or below 80% AMI or 120% AMI for home ownership units. Additionally, projects with 50% of rental units serving households at or below 60% AMI or 100% AMI for home ownership units are eligible to have building permit and plan review fees waived entirely. To further assist eligible projects, developers have a dedicated City project manager to assist them throughout the development process. More information can be viewed at <https://www.cityofboise.org/programs/housing/fee-deferral-for-affordable-housing/>.

Additional Housing Pilots

A Home for Everyone Action Plan (2022-2026) called for conducting pilot programs around innovative affordable housing approaches. The City is partnering with a local nonprofit organization on a pilot program for Tiny Homes on Wheels. The first Tiny Home on Wheels was permitted October 2023 and is housing a family of four in Boise. Efforts are underway to recruit additional participants who are willing to host a Tiny Home on Wheels or a Recreational Vehicle on their property.

After efforts to work through challenges related to an unfavorable market, including high interest rates and construction costs, the pilot for Accessory Dwelling Units (ADUs) was canceled. Lessons learned from the pilot will inform future efforts to encourage the construction of ADUs in Boise.

Renter Protections

With the goal of improving housing stability and access for Boise residents, the City created several protections for renters between 2019 – 2023. Ordinances for application fee limits and transparency were passed in 2019. Additional protections to prohibit landlords from retaliating against tenants for making repair requests or raising safety concerns, to require landlords to provide tenants with a notice of their rights and responsibilities under the law, to prohibit discrimination based on source of income, and to establish that security deposits be returned in full when a tenancy is ending as a result of demolition or substantial renovation went into effect (were enforceable) in January 2024.

During the 2024 Idaho Legislative session, a law was passed to limit cities' abilities to enact and enforce local protections. Updated legislation goes into effect July 2024, and the City's ordinances will be updated at that time to bring them into compliance with state code. Information and updates can be viewed at <https://www.cityofboise.org/departments/finance-and-administration/code-compliance/renter-protections/>.

AP-85 OTHER ACTIONS

Introduction

The City of Boise leads many programs and projects to address community needs.

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 low to moderate-income and vulnerable/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. The City has also dedicated HOME-ARP funds to the provision of wrap-around support services at New Path, a permanent supportive housing (PSH) project.

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 is also working on an updated Analysis of Impediments to Fair Housing Choice, which will be completed in early PY24 and used to inform the City's actions and goals for its next consolidated plan. 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, expansion of the Home Improvement Program to assist low to medium-income homeowners with necessary health and safety repairs, and continuation of the Homeownership Opportunity Program to provide financial assistance to low to moderate-income buyers 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. The City will invest \$12,000,000 in State and Local Fiscal Recovery Funds (SLFRF)

from the American Rescue Plan Act and \$6,700,000 from the Emergency Rental Assistance Program (ERAP) before FY27. In partnership with Ada County, the City will also administer \$4,500,000 of its ERAP funds. These investments will close funding gaps for three 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. Of the SLFRF, \$1,500,000 will go toward supportive services at one of the projects. The City continues to explore opportunities to acquire property and/or dedicate current City property for its Housing Land Trust to bring more affordable developments online.

The City submitted an application to HUD's Pathways to Removing Obstacles to Housing (PRO Housing) Notice of Funding Opportunity and is awaiting a response from HUD. The proposal focuses on three main goals: promoting implementation of the City's new zoning code, building capacity of organizations working on affordable housing and community development, and developing a mixed-use affordable housing project near Boise State University.

The City will also be submitting a response to HUD's Preservation and Reinvestment Initiative for Community Enhancement (PRICE) NOFO in the summer of 2024. If approved, this funding would be invested in programs that would expand the Home Improvement Program to serve additional households living in manufactured homes, expand the Homeownership Opportunity Program to assist households seeking to purchase manufactured homes, and develop a fund to support preservation of manufactured housing communities that may be sold or need critical infrastructure repairs.

Lastly, as part of its commitment to keeping rental housing affordable to those with the greatest need, the City committed to an income-based rent structure within its own rental housing portfolio to ensure that tenants are paying 30% of their income to rent. This structure was implemented in September 2023 and goes into effect for units as tenants go through annual recertification.

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:

- Administration of CDBG, HOME, and other local housing funds
- Boise City/Ada County Continuum of Care administration and operation
- Implementation of the Homeownership Opportunity Program
- Implementation of the Home Improvement Program
- Affordable Rental Housing management and operation
- Fair Housing education and outreach
- Administration and operation of the City's Housing Land Trust
- Implementation of the Mayor's Housing Strategy
- Compliance monitoring of all subrecipients, subgrantees, and affordability covenants initiated through zoning code, Urban Renewal District funding programs, and HUD-funded activities.

HCD continues to work on improving communication and coordination between PDS divisions and other departments that touch on different aspects 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. Tenants receive case management to assist with supportive services needs like connection to physical and mental health services, counseling, rent/utility assistance, substance use treatment, etc.

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 population experiencing homelessness 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.

City staff work in close partnership with the local housing authority, Boise City/Ada County Housing Authority (BCACHA), which will continue to property manage Sage Mobile Home Park. The City will also continue to strengthen its partnership with its urban renewal agency, Capitol City Development Corporation (CCDC), to increase affordable housing in its project portfolio, which the City will monitor for compliance.

The City uses CDBG Public Service funds to support local nonprofit organizations providing services to the community such as case management, childcare/after-school programs, and emergency rental assistance. Most of these organizations participate in Our Path Home and/or collaborate with other agencies to meet community needs 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 private and public stakeholders, as well as the CoC, with knowledge of community need and available resources (such as hospitals, 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 CoC), 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.

The City is partnering with Boise State University (BSU) to redevelop two adjacent properties. A developer was selected for the project, and intensive neighborhood engagement has been underway in PY23 to work toward a design and commercial components that maximize space/residential units while meeting needs of the surrounding area and community. Outreach and coordination will continue as development plans proceed.

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. In PY24, the Treasure Valley cities intend to focus efforts specifically on training for property managers and increased awareness of Fair Housing protections and resources for community members.

AP-90 PROGRAM SPECIFIC REQUIREMENTS

Introduction

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
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income (Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan): 70%

HOME Investment Partnership Program (HOME)

The jurisdiction must describe activities planned with HOME funds expected to be available during the year. All such activities should be included in the Projects screen. In addition, the following information should be supplied.

- A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
None
- 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:
See Attachment HOME Recapture & Resale Policy
- 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:
See Attachment HOME Recapture & Resale Policy
- 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:
This is not an activity the City intends to fund.
- If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
Not applicable
- If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
Not applicable
- If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).
For new HOME-assisted rental housing projects, the City intends to require a minimum percentage of units dedicated to Permanent Supportive Housing (PSH) or Our Path Home (OPH) for households exiting homelessness. Preferences are included in application information.

ATTACHMENTS

HOME Recapture & Resale Policy

Public Comments Received

Community Survey Responses

HOME 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.

PUBLIC COMMENTS RECEIVED

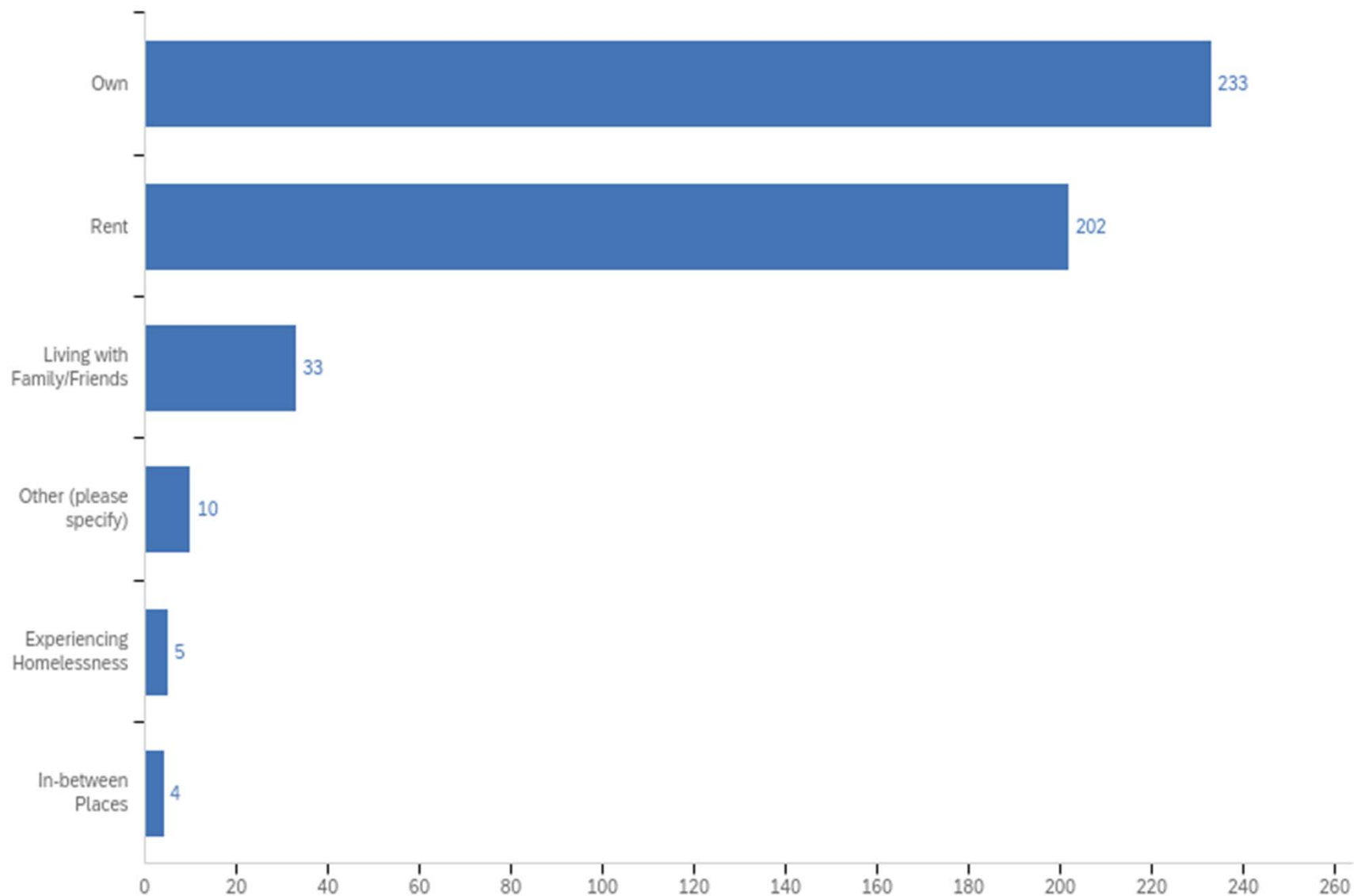
COMMUNITY SURVEY RESPONSES

Resident Survey

Annual Action Plan 2024

April 2024

Q3 - What best describes your current housing situation?



Q3 - What best describes your current housing situation?

Answer	%	Count
Rent	41.48%	202
Own	47.84%	233
In-between Places	0.82%	4
Living with Family/Friends	6.78%	33
Experiencing Homelessness	1.03%	5
Other (please specify)	2.05%	10
Total	100%	487

Q3 - What best describes your current housing situation?

Other (please specify) - Text

I own my mobile home but I pay lot rent.

Rv

Living in a shelter

Staying with a friend

2013 manuf hm I own on rented land

Tax credit move in / Mercy Housing/ 2012 increase 2024 w/out increase of income to keep up with rent to last until death

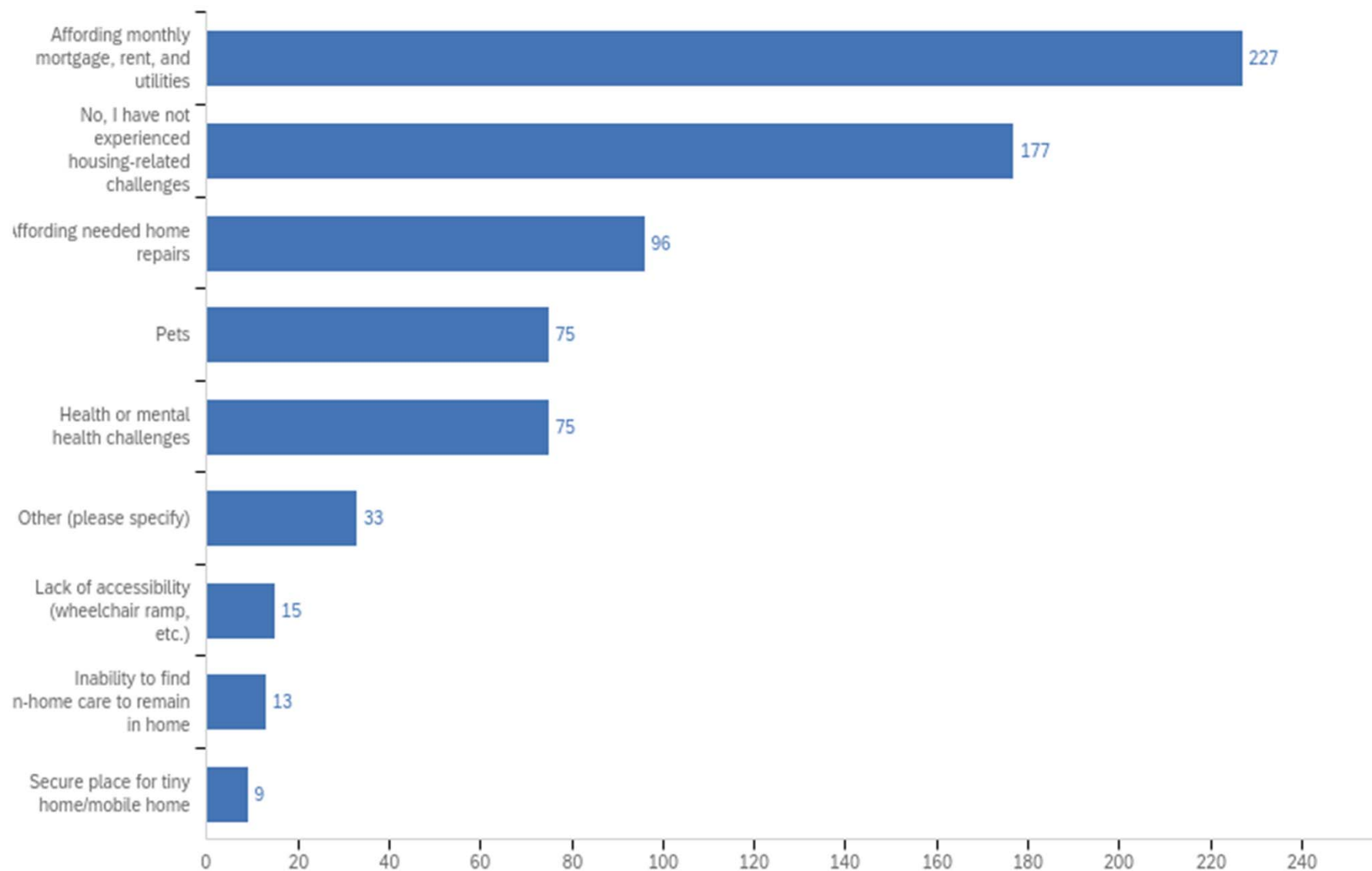
ON-site property manager

Federal funding should be only for U.S. residents, and our community improvements. Not for funding foreigners countries and for genocide.

Bank owns mortgage since 1992. I hope to someday own my home.

Own a manufactured home but rent the land

Q4 - Do any of the following pose a challenge in keeping your current housing? Select all that apply.



Q4 - Do any of the following pose a challenge in keeping your current housing? Select all that apply.

Answer	%	Count
Affording monthly mortgage, rent, and utilities	31.53%	227
Affording needed home repairs	13.33%	96
Lack of accessibility (wheelchair ramp, etc.)	2.08%	15
Inability to find in-home care to remain in home	1.81%	13
Secure place for tiny home/mobile home	1.25%	9
Pets	10.42%	75
Health or mental health challenges	10.42%	75

Q4 - Do any of the following pose a challenge in keeping your current housing? Select all that apply.

Answer	%	Count
Other (please specify)	4.58%	33
No, I have not experienced housing-related challenges	24.58%	177
Total	100%	720

Q4 - Do any of the following pose a challenge in keeping your current housing? Select all that apply.

Other (please specify) - Text

Property taxes

often rude, inconsiderate, blame-y property manager who seems to see tenants as impediments

Property taxes are way too high

Wage garnishment

Crowded conditions!

Not having washer and dryer hook ups

Currently seeking affordable housing

Lack of communication to and from the maintenance crew

Landlordism

Not my own home, so little control and lots of worry about being able to stay

Property taxes

Q4 - Do any of the following pose a challenge in keeping your current housing? Select all that apply.

Other (please specify) - Text

I don't have my own place and I'm a single mom living with my parents

Transplants driving up taxes

Background checks

constantly increasing taxes

High property taxes

Lack of affordable homes for sale

yearly increases in rent amounts while on fixed income; long waits for senior, low-income housing

Helping parents, siblings, and children find affordable housing.

Property taxes still too high, have grown too much over past 12 years. Impacting affordability of staying in my home of 34 years

rising property taxes

Q4 - Do any of the following pose a challenge in keeping your current housing? Select all that apply.

Other (please specify) - Text

property tax increases

Lack of income/employment

Housing/rent is too expensive

Walkability transport mobility scooter use (lack of sidewalks!!!)

Forced to live in a too-small studio because rentals are overpriced now.

I worry that my husband who has dementia will need more help than we can afford and it will cost me our home

Federal funding should be only for U.S. residents, and our community improvements. Not for funding foreigners countries and for genocide.

Basic needs like groceries getting more expensive and transportation costs

Flashbacks from previous landlord abuse in Boise

Fear of property being sold and rent skyrocketed or property torn down for luxury build

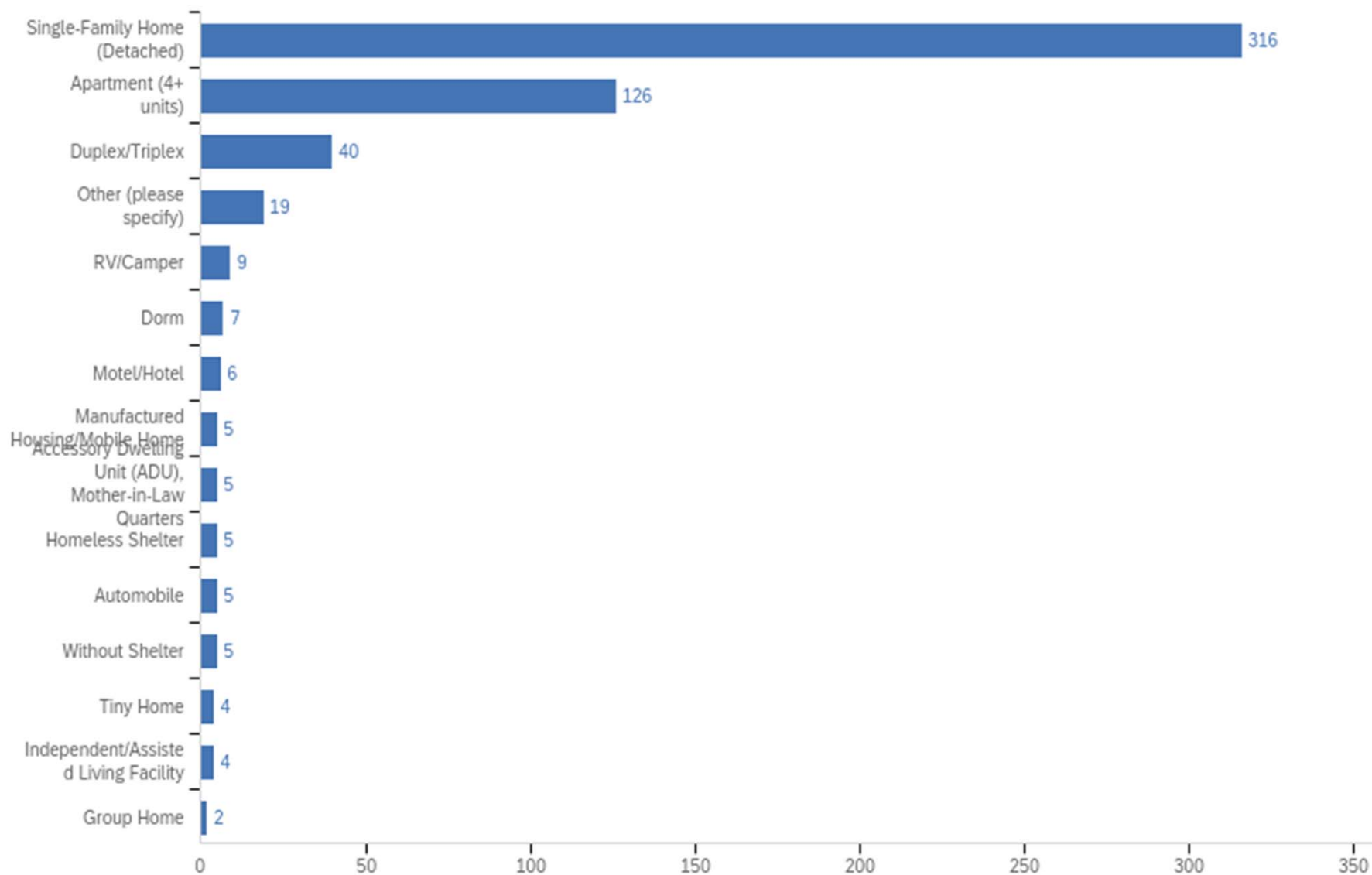
Q4 - Do any of the following pose a challenge in keeping your current housing? Select all that apply.

Other (please specify) - Text

eventually being over income

I want to own a home, but it's impossible on a single person income let alone a two person household. The banks think I can't afford a monthly mortgage, so I pay the same amount if not more in rent every month instead. What's the logic in that?

Q5 - In the last 12 months, what types of housing have you resided in?
Select all that apply.



Q5 - In the last 12 months, what types of housing have you resided in? Select all that apply.

#	Answer	%	Count
1	Single-Family Home (Detached)	56.63%	316
2	Manufactured Housing/Mobile Home	0.90%	5
3	Dorm	1.25%	7
4	Duplex/Triplex	7.17%	40
5	Apartment (4+ units)	22.58%	126
6	Accessory Dwelling Unit (ADU), Mother-in-Law Quarters	0.90%	5
7	Tiny Home	0.72%	4
8	Homeless Shelter	0.90%	5
9	Group Home	0.36%	2

Q5 - In the last 12 months, what types of housing have you resided in? Select all that apply.

#	Answer	%	Count
10	Independent/Assisted Living Facility	0.72%	4
11	Automobile	0.90%	5
12	RV/Camper	1.61%	9
13	Motel/Hotel	1.08%	6
14	Without Shelter	0.90%	5
15	Other (please specify)	3.41%	19
	Total	100%	558

Q5 - In the last 12 months, what types of housing have you resided in? Select all that apply.

Other (please specify) - Text
condo
Condo/Row house
Townhouse
condo
Towntouse
Lived with a relative
Condo
Townhouse
Condo (7 attached units)
Condominium
Condo

Q5 - In the last 12 months, what types of housing have you resided in? Select all that apply.

Other (please specify) - Text

Townhouse

Housed apartment but keeping up with increases on retirement set income

Town Home

Living with my family (parent and siblings) but have to pay for rent and all other expenses

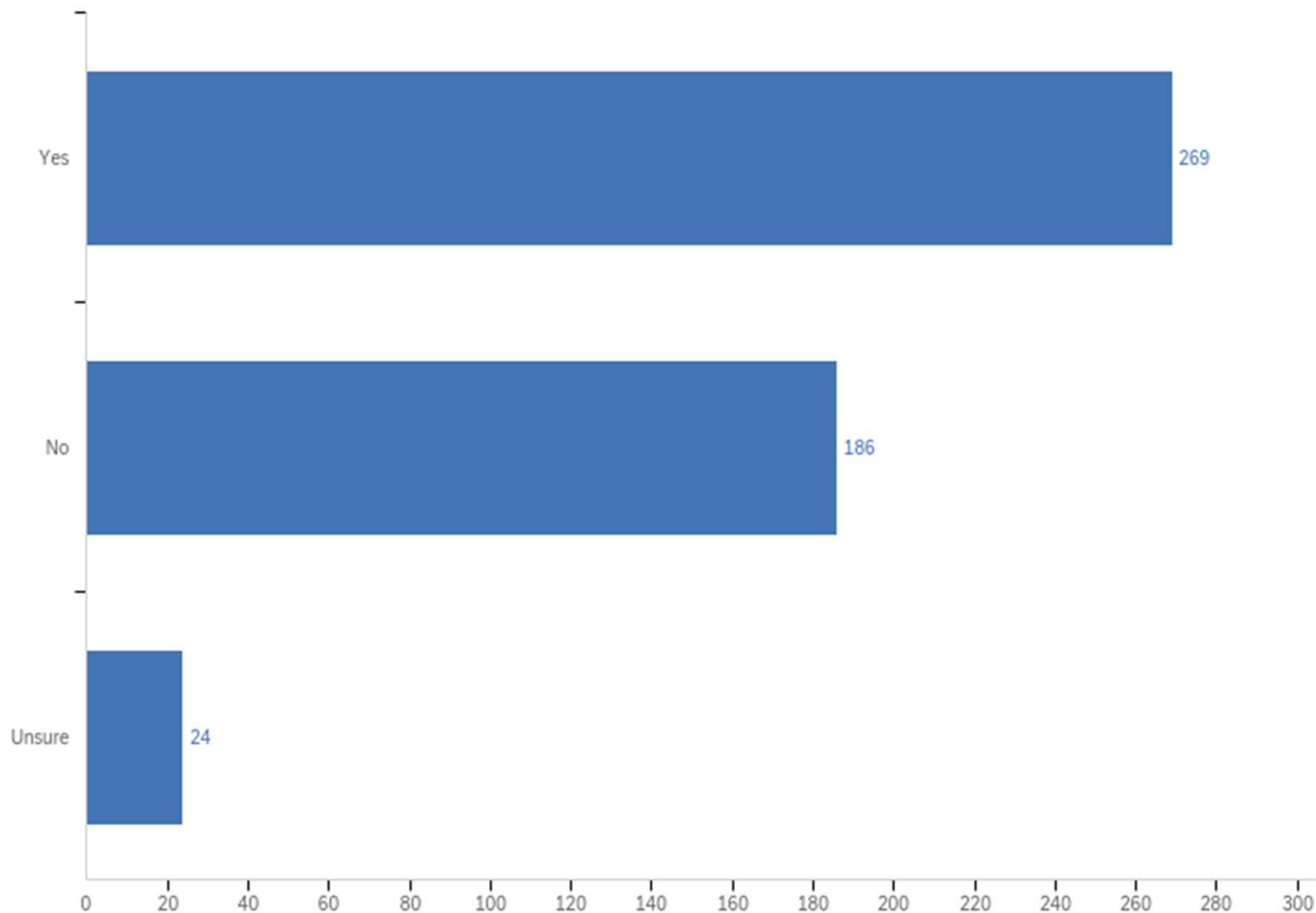
700 sq foot condo

Condo/townhouse

Boat

Federal funding should be only for U.S. residents, and our community improvements. Not for funding foreigners countries and for genocide.

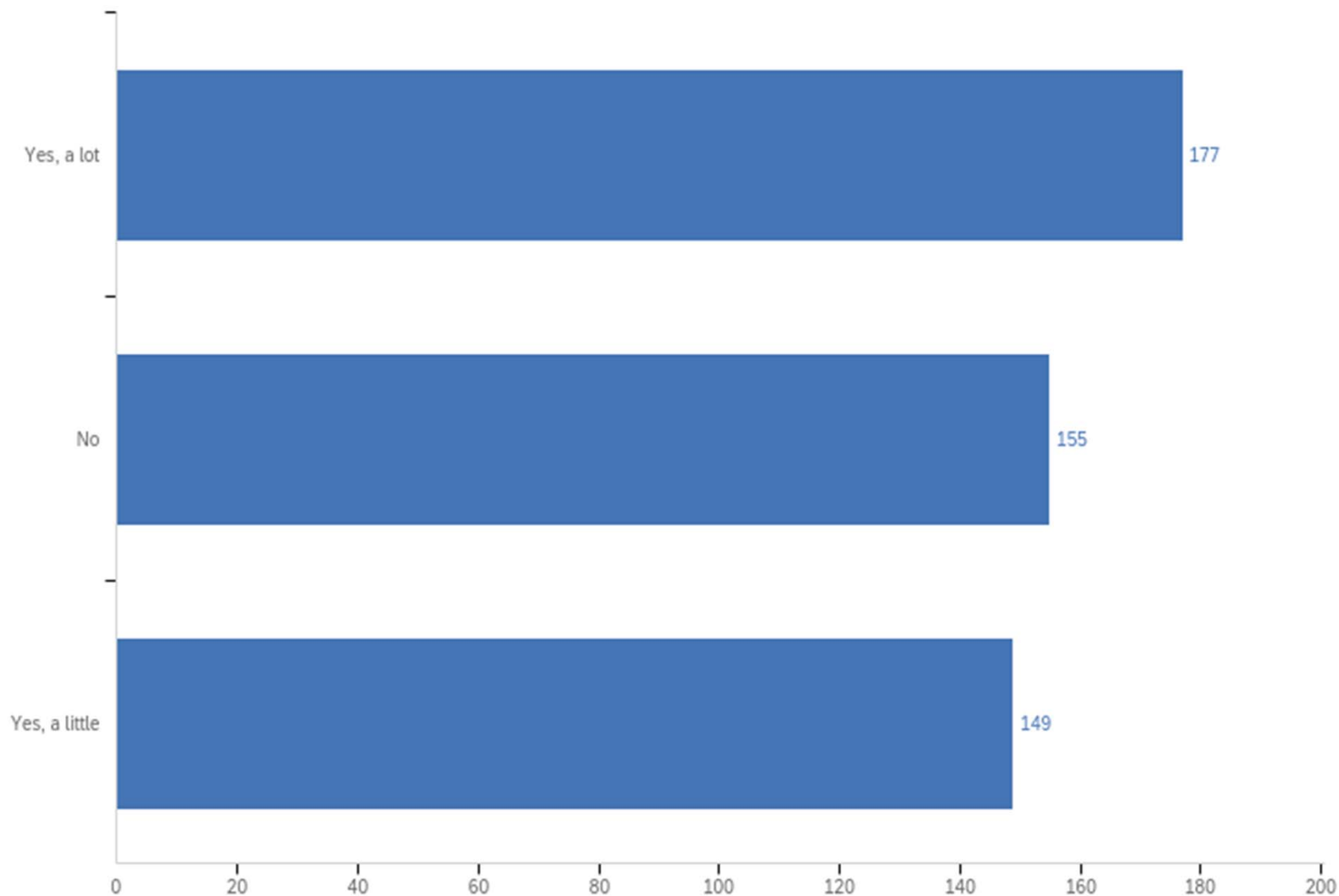
Q6 - Do you pay more than 30% of your income for housing costs (including housing-related expenses such as utilities, etc.)?



Q6 - Do you pay more than 30% of your income for housing costs (including housing-related expenses such as utilities, etc.)?

#	Answer	%	Count
1	Yes	56.16%	269
2	No	38.83%	186
3	Unsure	5.01%	24
	Total	100%	479

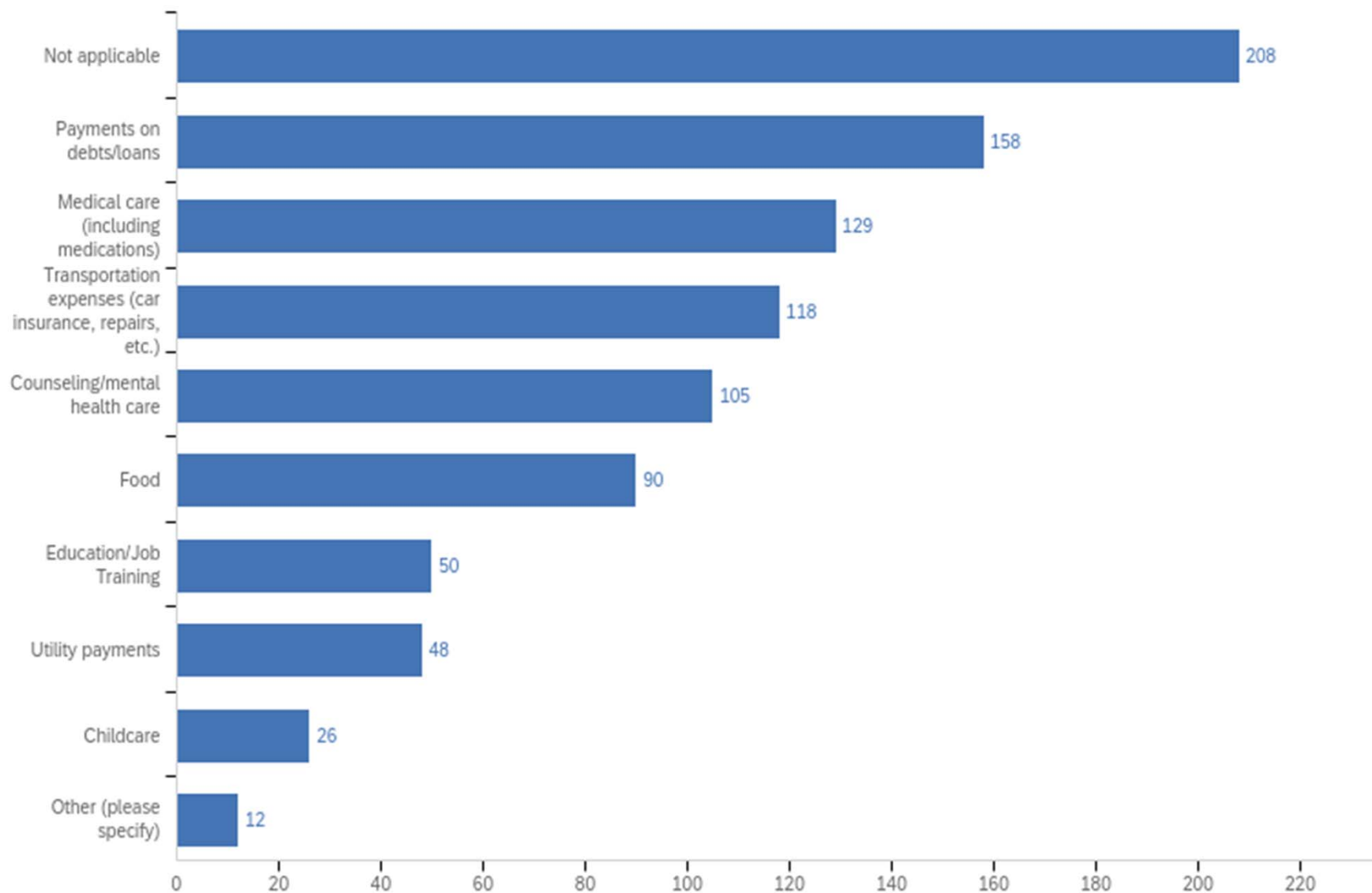
Q7 - Does the cost of your housing place a financial strain on you/your family today?



Q7 - Does the cost of your housing place a financial strain on you/your family today?

#	Answer	%	Count
1	Yes, a lot	36.80%	177
2	Yes, a little	30.98%	149
3	No	32.22%	155
	Total	100%	481

Q8 - In the last 12 months, have you or any household members had to forgo any of the following in order to afford housing? Select all that apply.



Q8 - In the last 12 months, have you or any household members had to forgo any of the following in order to afford housing? Select all that apply.

#	Answer	%	Count
1	Food	9.53%	90
2	Utility payments	5.08%	48
3	Medical care (including medications)	13.67%	129
4	Counseling/mental health care	11.12%	105
5	Childcare	2.75%	26
6	Transportation expenses (car insurance, repairs, etc.)	12.50%	118
7	Payments on debts/loans	16.74%	158
8	Education/Job Training	5.30%	50

Q8 - In the last 12 months, have you or any household members had to forgo any of the following in order to afford housing? Select all that apply.

#	Answer	%	Count
9	Other (please specify)	1.27%	12
10	Not applicable	22.03%	208
	Total	100%	944

Q8 - In the last 12 months, have you or any household members had to forgo any of the following in order to afford housing? Select all that apply.

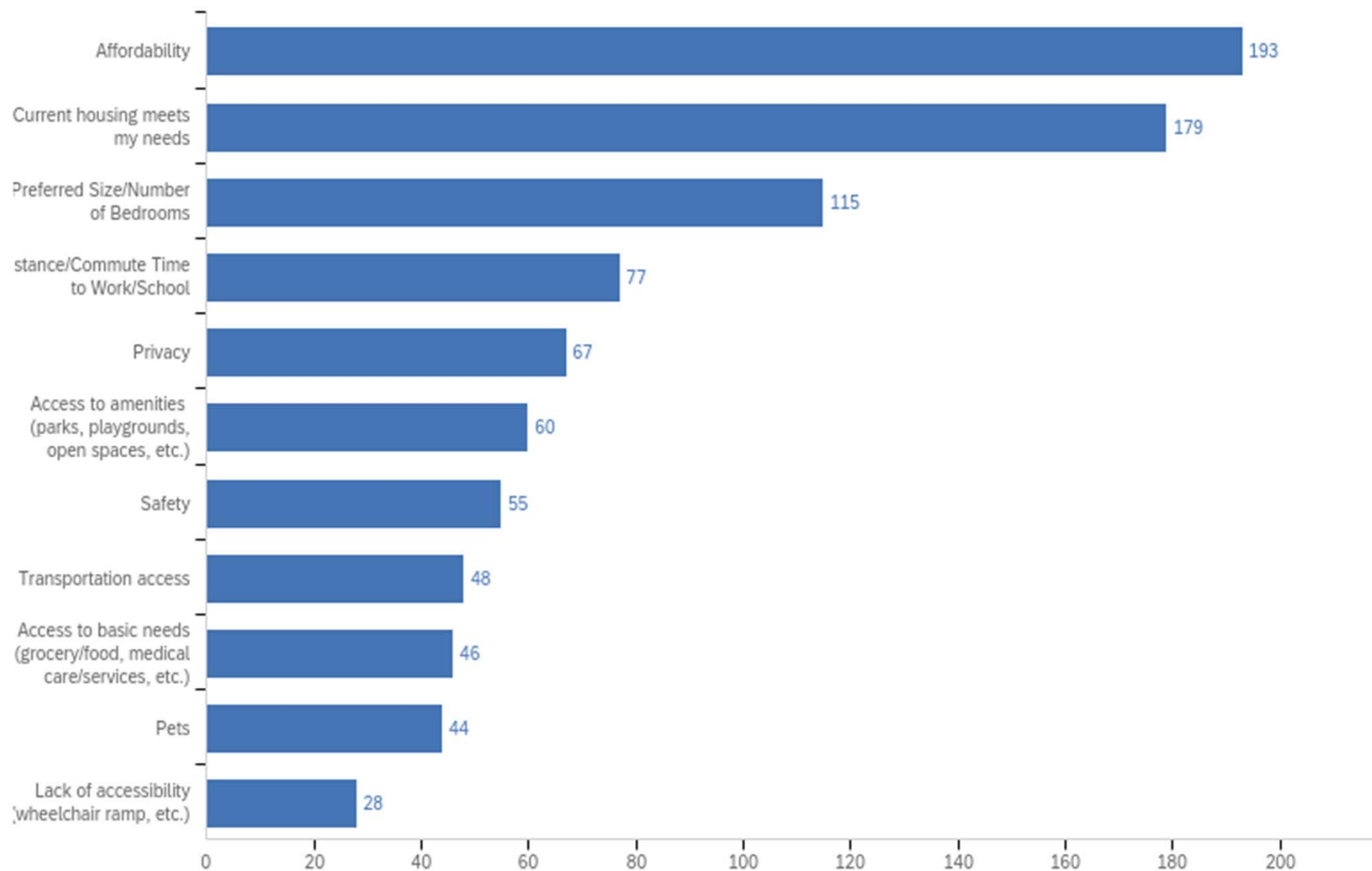
Other (please specify) - Text
Vacation
Vacation
Home maintenance
House repairs
Fun experiences
Broke my ankle. No medical insurance
No
Social isolation due to limited income
Federal funding should be only for U.S. residents, and our community improvements. Not for funding foreigners countries and for genocide.
My adult daughter lives with me because she cannot afford to rent her own place. She has a degree and is an elementary school teacher in the Boise School District.

Q8 - In the last 12 months, have you or any household members had to forgo any of the following in order to afford housing? Select all that apply.

Other (please specify) - Text

Unable to take time off for my father's funeral. I couldn't afford time off when he died. In October

Q9 - Thinking about the last 12 months, are there ways in which your housing has not met your needs? Select all that apply.



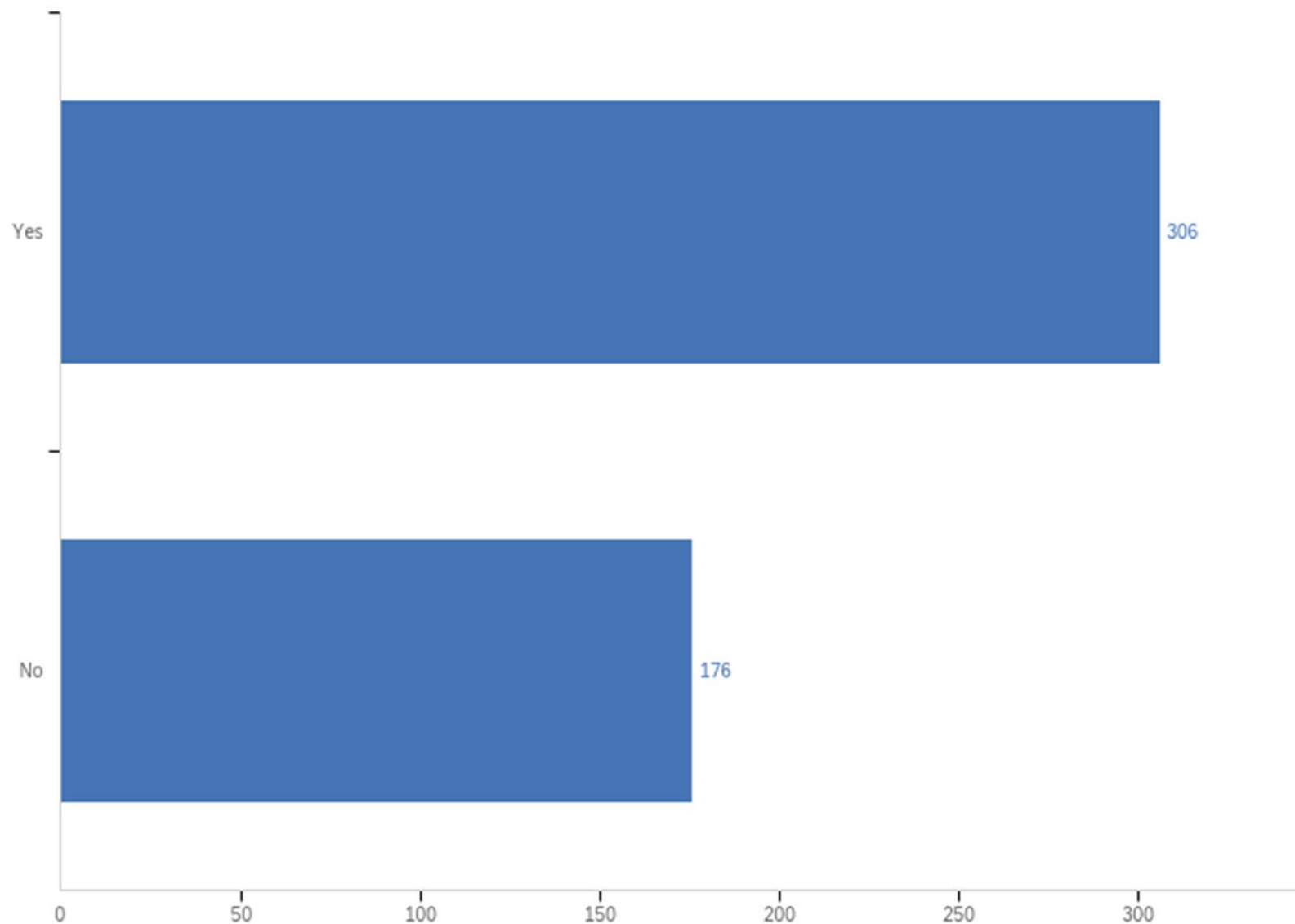
Q9 - Thinking about the last 12 months, are there ways in which your housing has not met your needs? Select all that apply.

#	Answer	%	Count
1	Distance/Commute Time to Work/School	8.44%	77
2	Privacy	7.35%	67
3	Safety	6.03%	55
4	Lack of accessibility (wheelchair ramp, etc.)	3.07%	28
5	Affordability	21.16%	193
6	Pets	4.82%	44
7	Preferred Size/Number of Bedrooms	12.61%	115
9	Access to amenities (parks, playgrounds, open spaces, etc.)	6.58%	60

Q9 - Thinking about the last 12 months, are there ways in which your housing has not met your needs? Select all that apply.

#	Answer	%	Count
10	Transportation access	5.26%	48
11	Current housing meets my needs	19.63%	179
12	Access to basic needs (grocery/food, medical care/services, etc.)	5.04%	46
	Total	100%	912

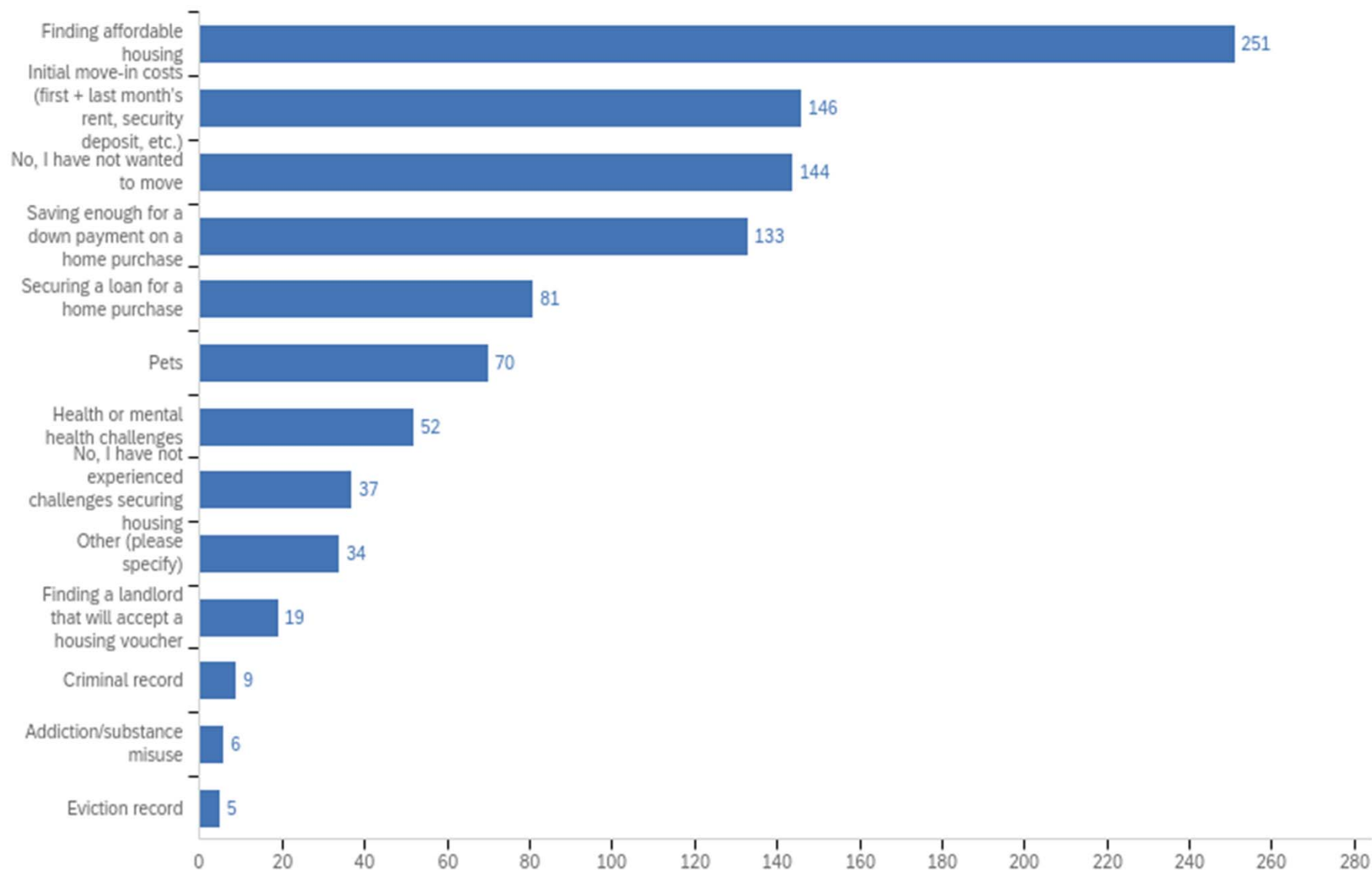
Q10 - In the last 12 months, have you wanted to move or otherwise change your housing circumstances?



Q10 - In the last 12 months, have you wanted to move or otherwise change your housing circumstances?

#	Answer	%	Count
1	Yes	63.49%	306
2	No	36.51%	176
	Total	100%	482

Q11 - If you have wanted to move in the last 12 months, have you faced any of the following barriers to securing housing that meets your needs? Select all that apply.



Q11 - If you have wanted to move in the last 12 months, have you faced any of the following barriers to securing housing that meets your needs? Select all that apply.

#	Answer	%	Count
1	Finding affordable housing	25.43%	251
2	Finding a landlord that will accept a housing voucher	1.93%	19
3	Initial move-in costs (first + last month's rent, security deposit, etc.)	14.79%	146
4	Saving enough for a down payment on a home purchase	13.48%	133
5	Securing a loan for a home purchase	8.21%	81
6	Pets	7.09%	70

Q11 - If you have wanted to move in the last 12 months, have you faced any of the following barriers to securing housing that meets your needs? Select all that apply.

#	Answer	%	Count
7	Criminal record	0.91%	9
8	Eviction record	0.51%	5
9	Health or mental health challenges	5.27%	52
10	No, I have not experienced challenges securing housing	3.75%	37
11	Other (please specify)	3.44%	34
12	No, I have not wanted to move	14.59%	144
13	Addiction/substance misuse	0.61%	6
	Total	100%	987

Q11 - If you have wanted to move in the last 12 months, have you faced any of the following barriers to securing housing that meets your needs? Select all that apply.

Other (please specify) - Text

Limited supply

property taxes too high

Moving out of state

Finding roommates that are also looking for housing and would be a good fit

Distance from job

Finding homes with a yard, not just a little patch of grass. New homes are being built way too close to together

Job loss, bad credit

Luckily I bought my house before the current mayor came and skyrocketed the prices. Why would anyone want to live in an apartment? They are hideous looking. Boise is being destroyed by high density building. Please stop and build affordable houses. Stop taking federal money. I don't want my taxes paying for others Housing.

Living with family and paying down debt, hope to move out when that has become manageable

Q11 - If you have wanted to move in the last 12 months, have you faced any of the following barriers to securing housing that meets your needs? Select all that apply.

Other (please specify) - Text

Lack of affordable homes for sale

costs associated with moving (i.e., moving van, unable to lift/move on my own but unable to afford moving services)

Finding a similar home in a quieter location. I've owned my home for 44 years. Unfortunately it is bounded by a busy street.

Indecision on renting or buying

Getting a new loan would triple our current mortgage payment because of higher interest rates and higher housing prices

Moving company costs

Lack of availability of condominiums/townhomes in neighborhoods I want to live in.

No cigarette smoke and/or Vape which hinders my sleep apnea and induces general seizures

We had to move for housing security.

Federal funding should be only for U.S. residents, and our community improvements. Not for funding foreigners countries and for genocide.

Q11 - If you have wanted to move in the last 12 months, have you faced any of the following barriers to securing housing that meets your needs? Select all that apply.

Other (please specify) - Text

I did move in the last year due to distance from work and school. From west Boise back to SE.

I have not looked into moving because I know I pay less than what I can get anywhere else. I am also trying to save to buy my own home, so I am waiting to move.

HOA

Monthly Parking Fees

My adult children cannot find affordable housing.

proximity to family

Money to repair our home so we can move

lack of income based housing under 50% of median income (rent is 25-30% of income)

Need to find a safer place for women than Idaho but I can't afford to move

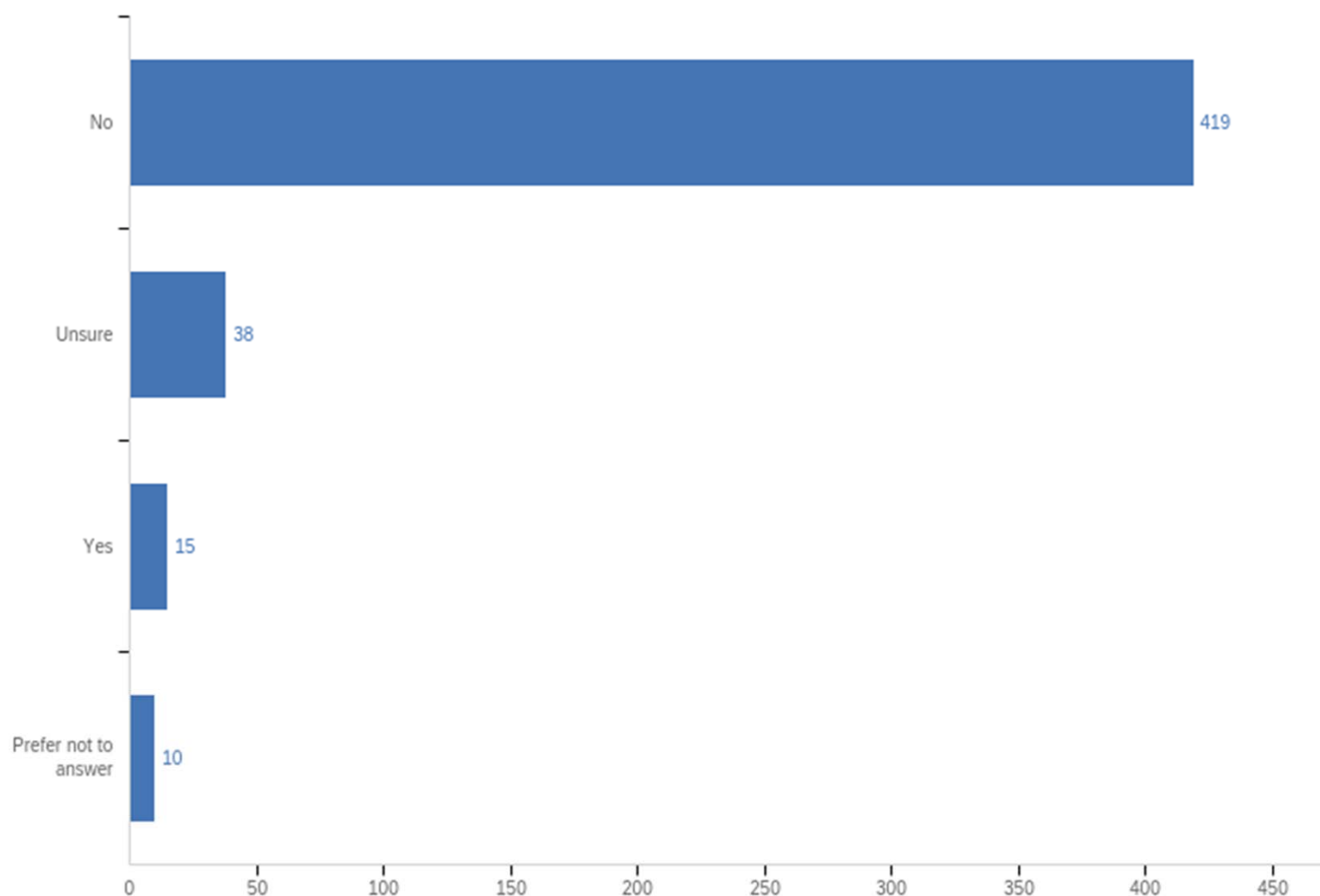
Finding work that pays a livable wage based on current economic climate.

Q11 - If you have wanted to move in the last 12 months, have you faced any of the following barriers to securing housing that meets your needs? Select all that apply.

Other (please specify) - Text

I'm on an ARM loan and interest rates have not made it an option to bring house payments to an affordable level. There is deferred maintenance on my house including an HVAC unit and bad windows that are causing mold to grow in our house. We have been unable to afford replacements.

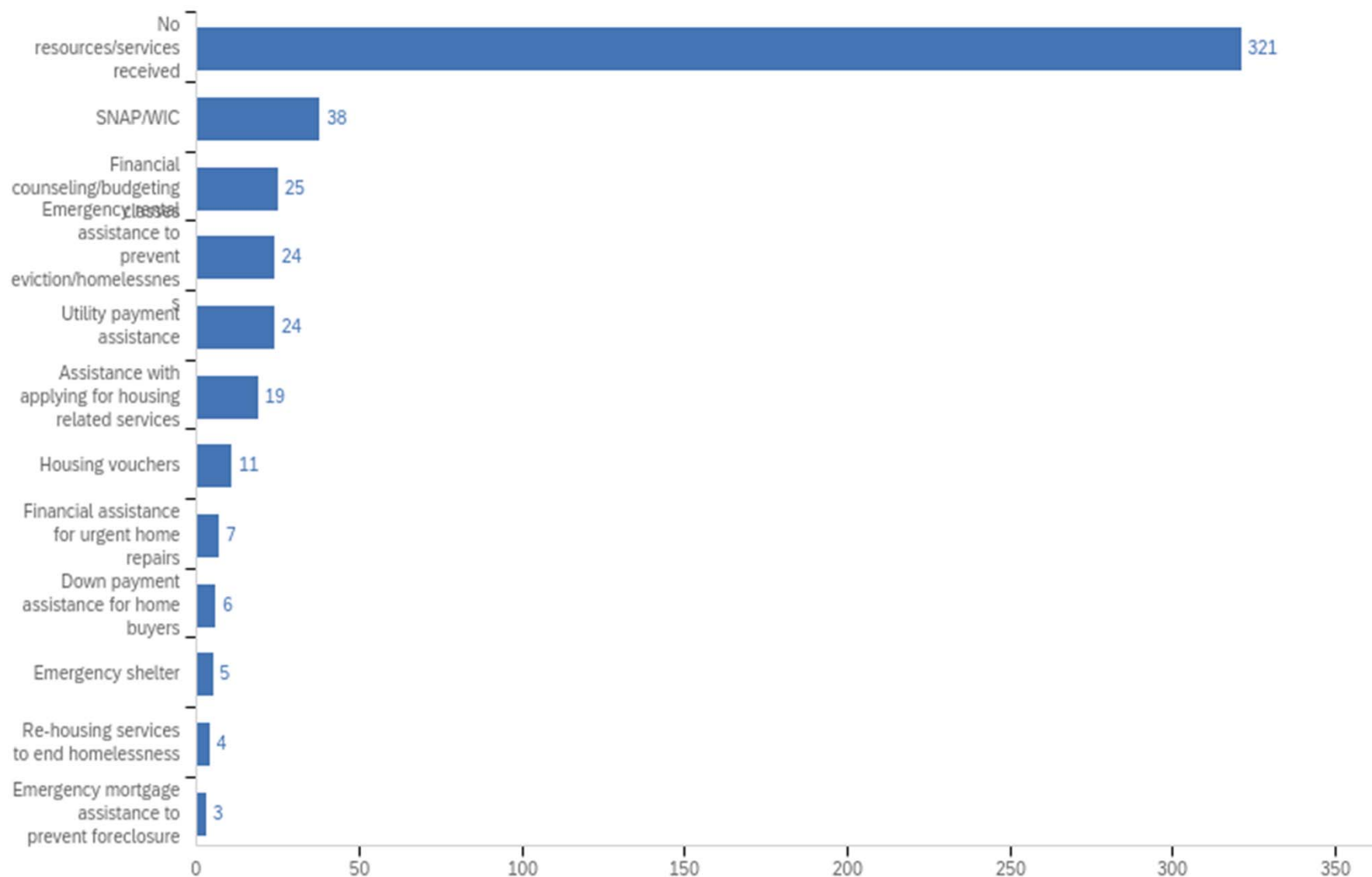
Q13 - Fair Housing Law prohibits discrimination in buying, selling, renting, or lending based on race, color, religion, sex, disability, nationality, or familial status. In the last 12 months, have you experienced discrimination based on these factors while seeking housing?



Q13 - Fair Housing Law prohibits discrimination in buying, selling, renting, or lending based on race, color, religion, sex, disability, nationality, or familial status. In the last 12 months, have you experienced discrimination based on these factors while seeking housing?

#	Answer	%	Count
1	Yes	3.11%	15
2	No	86.93%	419
3	Unsure	7.88%	38
4	Prefer not to answer	2.07%	10
	Total	100%	482

Q16 - In the last 12 months, have you utilized any of the following resources or services? Select all that apply.



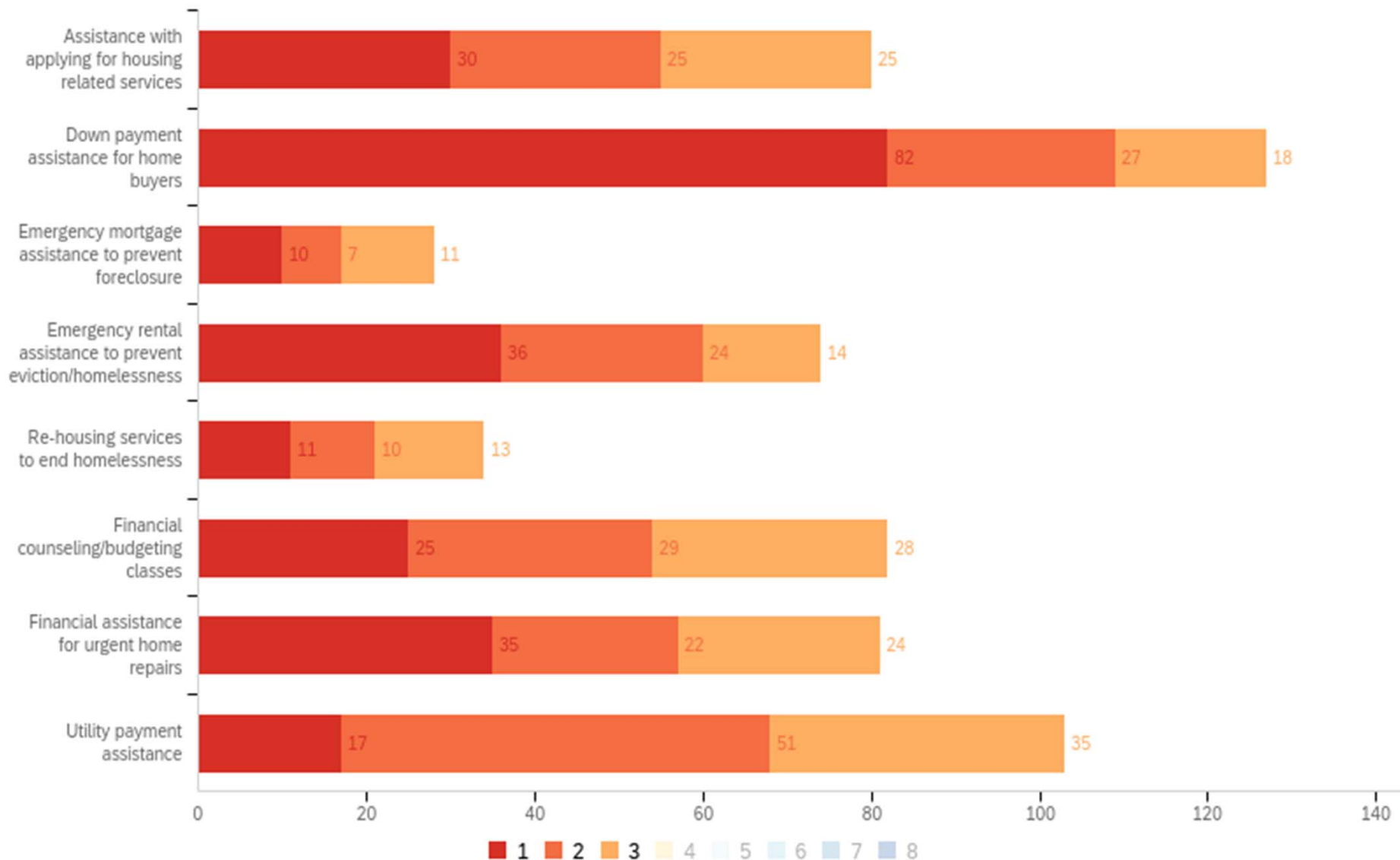
Q16 - In the last 12 months, have you utilized any of the following resources or services? Select all that apply.

#	Answer	%	Count
1	SNAP/WIC	7.80%	38
2	Housing vouchers	2.26%	11
3	Down payment assistance for home buyers	1.23%	6
4	Emergency mortgage assistance to prevent foreclosure	0.62%	3
5	Emergency rental assistance to prevent eviction/homelessness	4.93%	24
6	Financial assistance for urgent home repairs	1.44%	7
7	Utility payment assistance	4.93%	24

Q16 - In the last 12 months, have you utilized any of the following resources or services? Select all that apply.

#	Answer	%	Count
8	Assistance with applying for housing related services	3.90%	19
9	No resources/services received	65.91%	321
10	Financial counseling/budgeting classes	5.13%	25
11	Emergency shelter	1.03%	5
12	Re-housing services to end homelessness	0.82%	4
	Total	100%	487

Q17 - Please rank up to 3 housing related services that would be beneficial for you. Type number 1-3 in each corresponding box (1 = your top choice). If not in need of services, please leave blank.



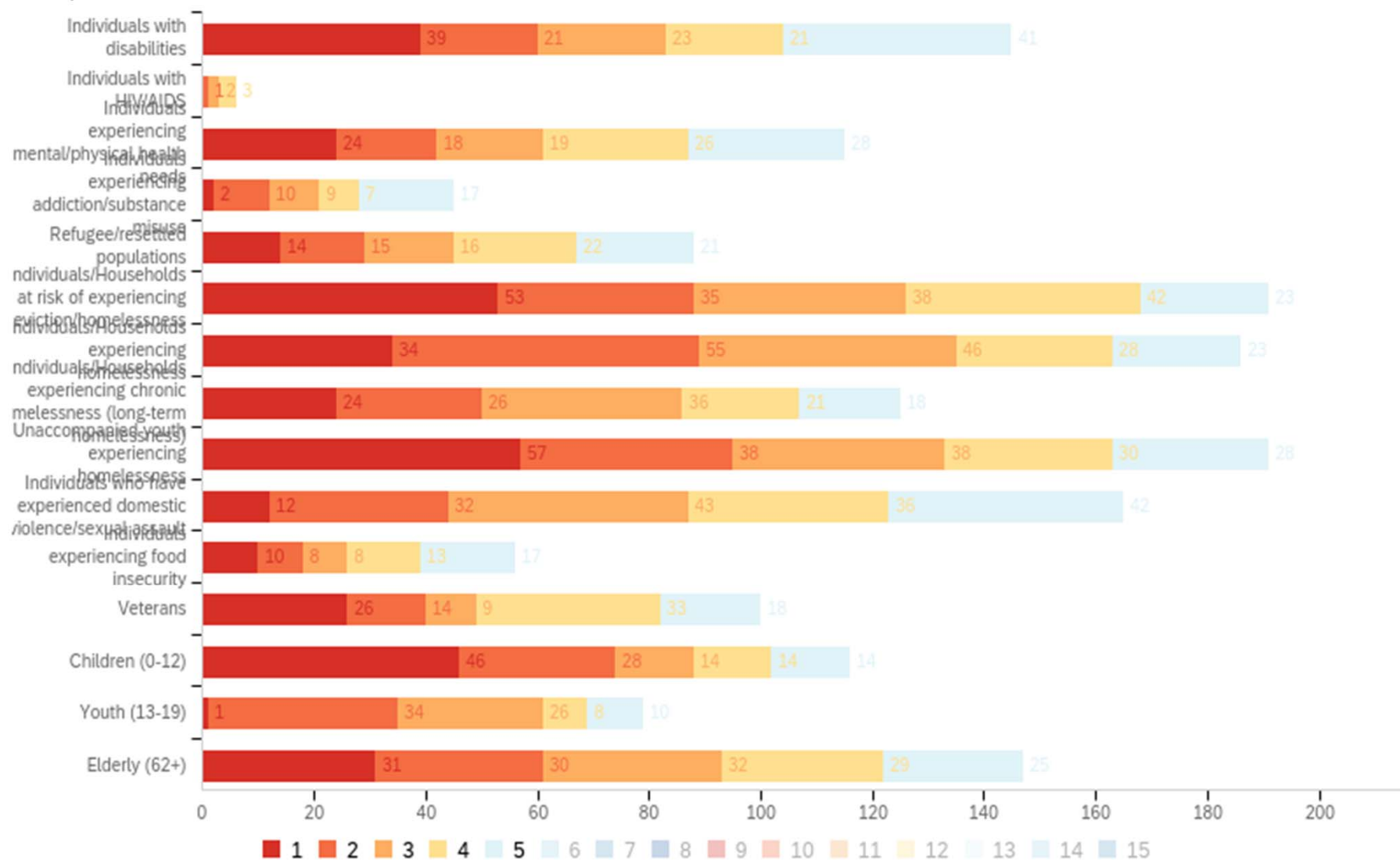
Q17 - Please rank up to 3 housing related services that would be beneficial for you. Type number 1-3 in each corresponding box (1 = your top choice). If not in need of services, please leave blank.

#	Question	1		2		3		Total
1	Assistance with applying for housing related services	37.50%	30	31.25%	25	31.25%	25	80
2	Down payment assistance for home buyers	64.57%	82	21.26%	27	14.17%	18	127
3	Emergency mortgage assistance to prevent foreclosure	35.71%	10	25.00%	7	39.29%	11	28
4	Emergency rental assistance to prevent eviction/homelessness	48.65%	36	32.43%	24	18.92%	14	74

Q17 - Please rank up to 3 housing related services that would be beneficial for you. Type number 1-3 in each corresponding box (1 = your top choice). If not in need of services, please leave blank.

#	Question	1		2		3		Total
5	Re-housing services to end homelessness	32.35%	11	29.41%	10	38.24%	13	34
6	Financial counseling/budgeting classes	30.49%	25	35.37%	29	34.15%	28	82
7	Financial assistance for urgent home repairs	43.21%	35	27.16%	22	29.63%	24	81
8	Utility payment assistance	16.50%	17	49.51%	51	33.98%	35	103

Q19 - In regard to support services, please rank up to 5 of the following populations in order of who you believe should be prioritized by the City. Type number 1-5 in each corresponding box (1 = your top choice).



Q19 - In regard to support services, please rank up to 5 of the following populations in order of who you believe should be prioritized by the City. Type number 1-5 in each corresponding box (1 = your top choice).

#	Question	1		2		3		4		5		Total
1	Individuals with disabilities	26.90%	39	14.48%	21	15.86%	23	14.48%	21	28.28%	41	145
2	Individuals with HIV/AIDS	0.00%	0	16.67%	1	33.33%	2	50.00%	3	0.00%	0	6
3	Individuals experiencing mental/physical health needs	20.87%	24	15.65%	18	16.52%	19	22.61%	26	24.35%	28	115
4	Individuals experiencing addiction/substance misuse	4.44%	2	22.22%	10	20.00%	9	15.56%	7	37.78%	17	45
5	Refugee/resettled populations	15.91%	14	17.05%	15	18.18%	16	25.00%	22	23.86%	21	88

Q19 - In regard to support services, please rank up to 5 of the following populations in order of who you believe should be prioritized by the City. Type number 1-5 in each corresponding box (1 = your top choice).

#	Question	1		2		3		4		5		Total
6	Individuals/Households at risk of experiencing eviction/homelessness	27.75%	53	18.32%	35	19.90%	38	21.99%	42	12.04%	23	191
7	Individuals/Households experiencing homelessness	18.28%	34	29.57%	55	24.73%	46	15.05%	28	12.37%	23	186
8	Individuals/Households experiencing chronic homelessness (long-term homelessness)	19.20%	24	20.80%	26	28.80%	36	16.80%	21	14.40%	18	125

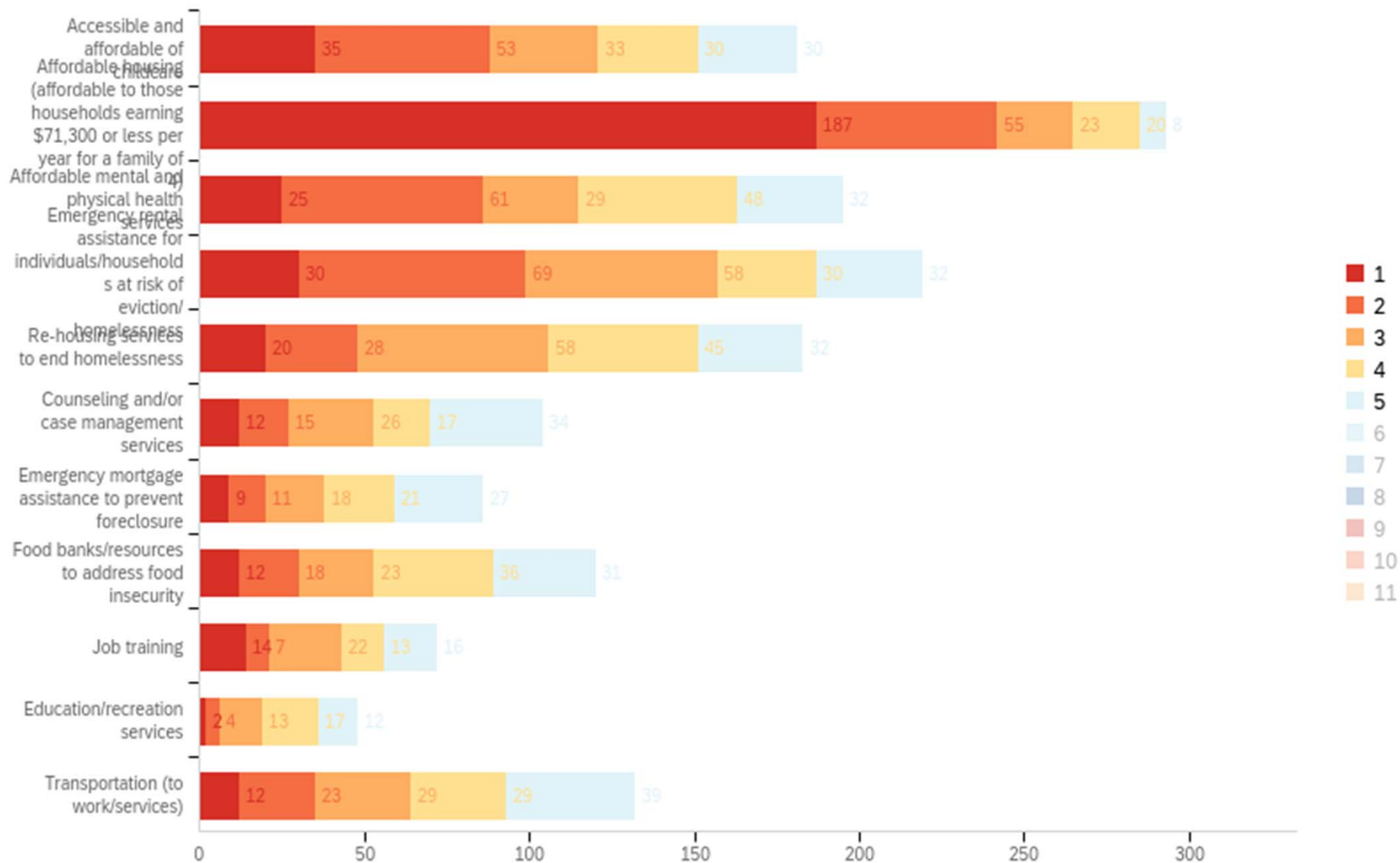
Q19 - In regard to support services, please rank up to 5 of the following populations in order of who you believe should be prioritized by the City. Type number 1-5 in each corresponding box (1 = your top choice).

#	Question	1	2	3	4	5	Total
9	Unaccompanied youth experiencing homelessness	29.84% 57	19.90% 38	19.90% 38	15.71% 30	14.66% 28	191
10	Individuals who have experienced domestic violence/sexual assault	7.27% 12	19.39% 32	26.06% 43	21.82% 36	25.45% 42	165
11	Individuals experiencing food insecurity	17.86% 10	14.29% 8	14.29% 8	23.21% 13	30.36% 17	56
12	Veterans	26.00% 26	14.00% 14	9.00% 9	33.00% 33	18.00% 18	100
13	Children (0-12)	39.66% 46	24.14% 28	12.07% 14	12.07% 14	12.07% 14	116

Q19 - In regard to support services, please rank up to 5 of the following populations in order of who you believe should be prioritized by the City. Type number 1-5 in each corresponding box (1 = your top choice).

#	Question	1		2		3		4		5		Total
14	Youth (13-19)	1.27%	1	43.04%	34	32.91%	26	10.13%	8	12.66%	10	79
15	Elderly (62+)	21.09%	31	20.41%	30	21.77%	32	19.73%	29	17.01%	25	147

Q20 - Please rank up to 5 of the following community needs based on urgency. Type number 1-5 in each corresponding box (1 = your top choice).



Q20 - Please rank up to 5 of the following community needs based on urgency. Type number 1-5 in each corresponding box (1 = your top choice).

#	Question	1	2	3	4	5	Total
1	Accessible and affordable of childcare	19.34% 35	29.28% 53	18.23% 33	16.57% 30	16.57% 30	181
2	Affordable housing (affordable to those households earning \$71,300 or less per year for a family of 4)	63.82% 187	18.77% 55	7.85% 23	6.83% 20	2.73% 8	293
3	Affordable mental and physical health services	12.82% 25	31.28% 61	14.87% 29	24.62% 48	16.41% 32	195

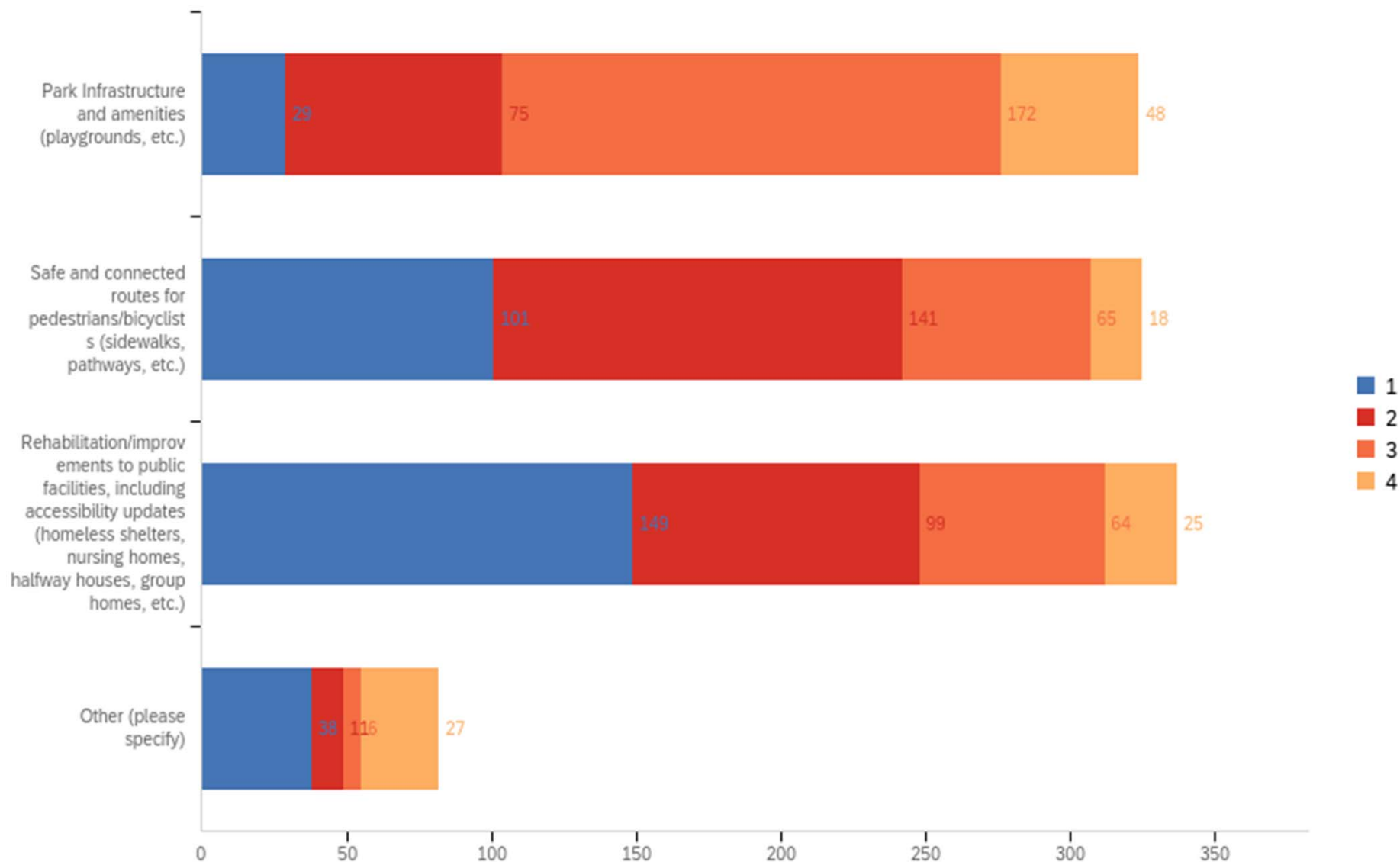
Q20 - Please rank up to 5 of the following community needs based on urgency. Type number 1-5 in each corresponding box (1 = your top choice).

#	Question	1		2		3		4		5		Total
4	Emergency rental assistance for individuals/house holds at risk of eviction/homelessness	13.70%	30	31.51%	69	26.48%	58	13.70%	30	14.61%	32	219
5	Re-housing services to end homelessness	10.93%	20	15.30%	28	31.69%	58	24.59%	45	17.49%	32	183
6	Counseling and/or case management services	11.54%	12	14.42%	15	25.00%	26	16.35%	17	32.69%	34	104
7	Emergency mortgage assistance to prevent foreclosure	10.47%	9	12.79%	11	20.93%	18	24.42%	21	31.40%	27	86

Q20 - Please rank up to 5 of the following community needs based on urgency. Type number 1-5 in each corresponding box (1 = your top choice).

#	Question	1	2	3	4	5	Total
8	Food banks/resources to address food insecurity	10.00% 12	15.00% 18	19.17% 23	30.00% 36	25.83% 31	120
9	Job training	19.44% 14	9.72% 7	30.56% 22	18.06% 13	22.22% 16	72
10	Education/recreation services	4.17% 2	8.33% 4	27.08% 13	35.42% 17	25.00% 12	48
11	Transportation (to work/services)	9.09% 12	17.42% 23	21.97% 29	21.97% 29	29.55% 39	132

Q21 - Please rank the following types of public facility and infrastructure projects in order of importance with 1 being of highest importance.



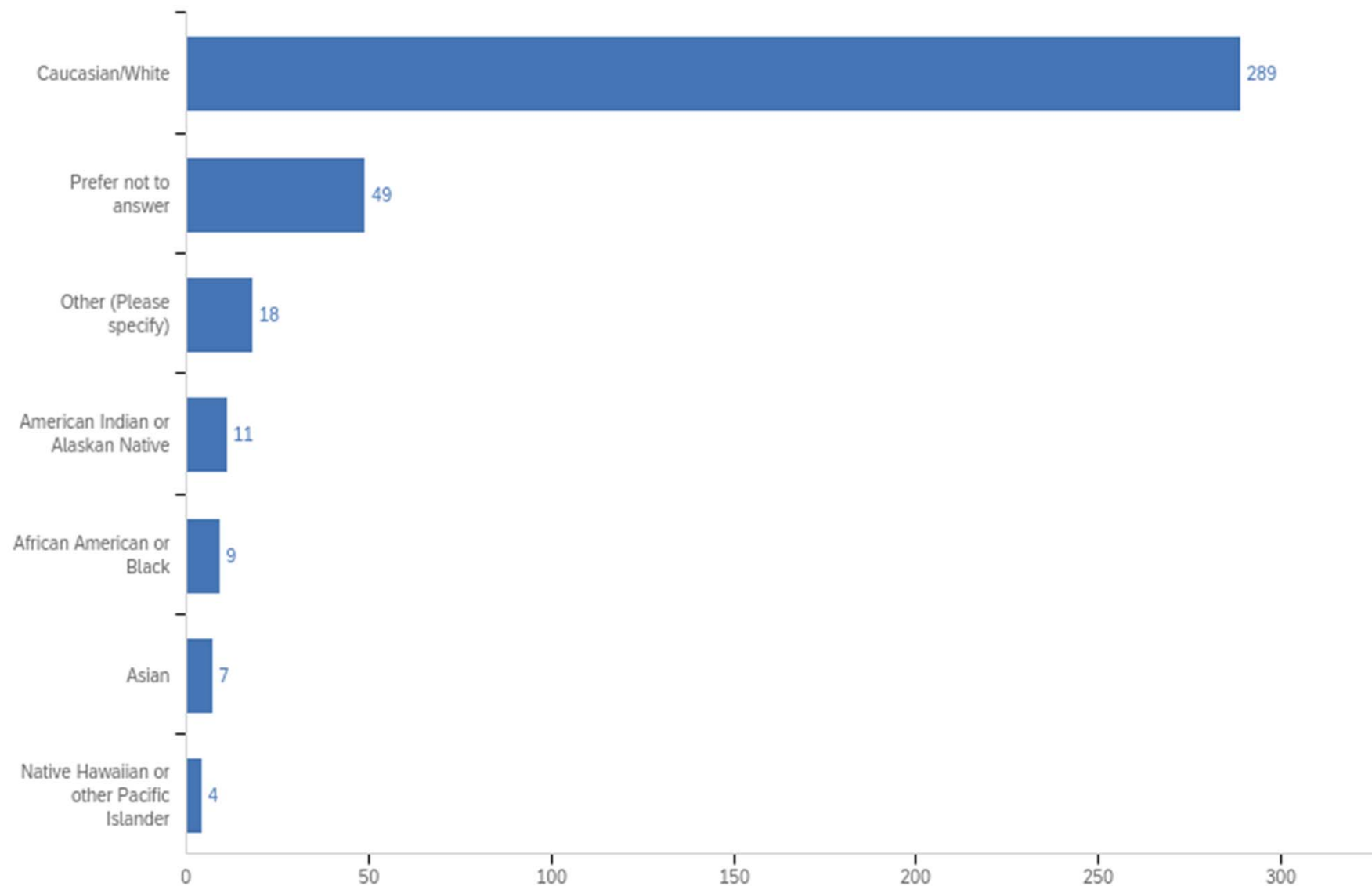
Q21 - Please rank the following types of public facility and infrastructure projects in order of importance with 1 being of highest importance.

#	Question	1	2	3	4	Total
1	Park Infrastructure and amenities (playgrounds, etc.)	8.95% 29	23.15% 75	53.09% 172	14.81% 48	324
2	Safe and connected routes for pedestrians/ bicyclists (sidewalks, pathways, etc.)	31.08% 101	43.38% 141	20.00% 65	5.54% 18	325
3	Rehabilitation/ improvements to public facilities, including accessibility updates (homeless shelters, nursing homes, halfway houses, group homes, etc.)	44.21% 149	29.38% 99	18.99% 64	7.42% 25	337

Q21 - Please rank the following types of public facility and infrastructure projects in order of importance with 1 being of highest importance.

#	Question	1	2	3	4	Total
4	Other (please specify)	46.34% 38	13.41% 11	7.32% 6	32.93% 27	82

Q25 - Please specify your race. Select all that apply.



Q25 - Please specify your race. Select all that apply.

#	Answer	%	Count
1	African American or Black	2.33%	9
2	American Indian or Alaskan Native	2.84%	11
3	Asian	1.81%	7
5	Native Hawaiian or other Pacific Islander	1.03%	4
6	Caucasian/White	74.68%	289
7	Other (Please specify)	4.65%	18
8	Prefer not to answer	12.66%	49
	Total	100%	387

Q25 - Please specify your race. Select all that apply.

Other (Please specify) - Text
Mestizo
White passable mixed heritage
Hispanic
Hospano
Afro Caribbean
Mexican
Mix
81 years old on a set income
Hispanic
mexican
Latina

Q25 - Please specify your race. Select all that apply.

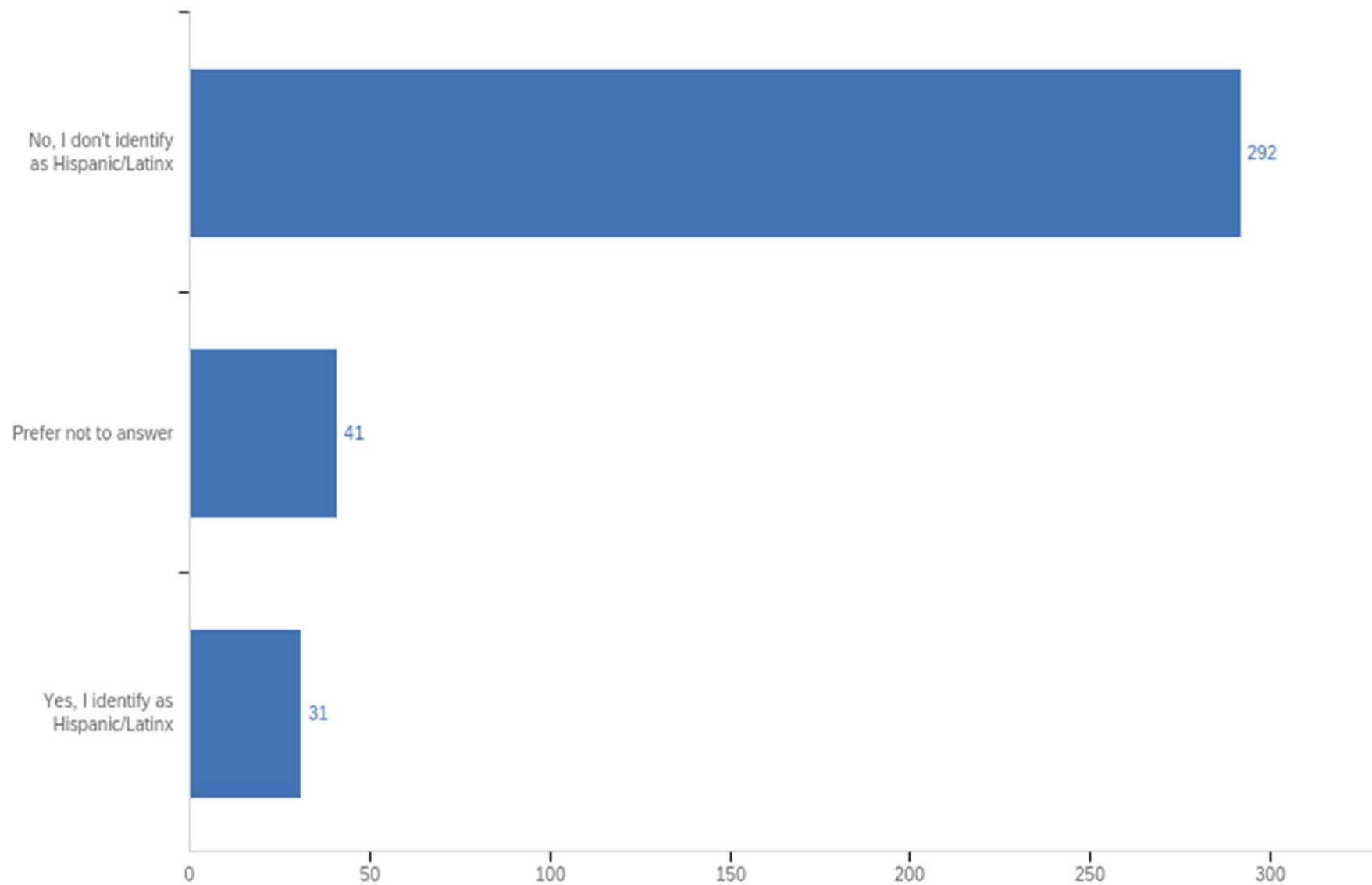
Other (Please specify) - Text

Federal funding should be only for U.S. residents, and our community improvements. Not for funding foreigners countries and for genocide.

Scottish

Mixed

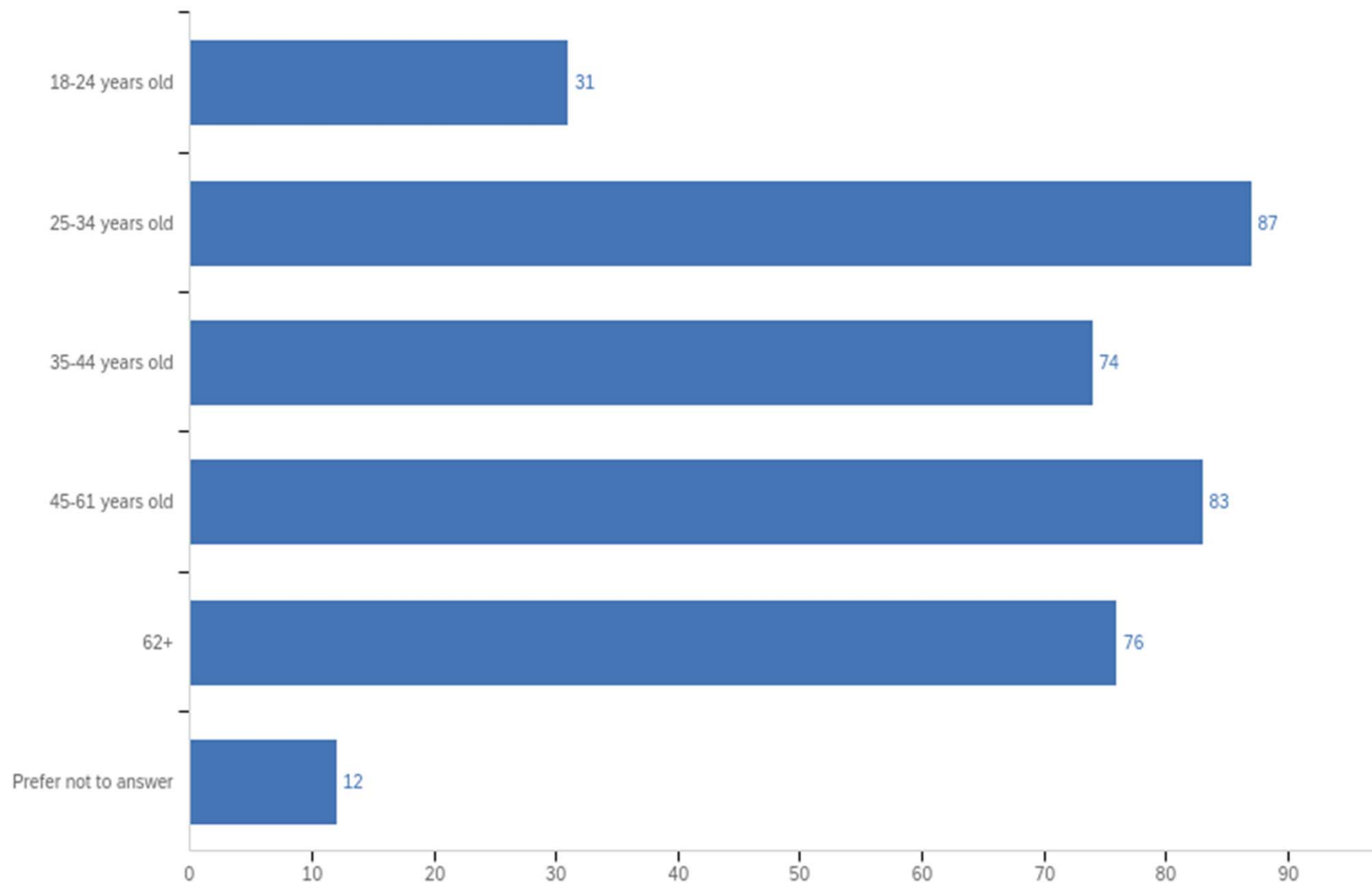
Q26 - Do you identify as Hispanic/Latinx?



Q26 - Do you identify as Hispanic/Latinx?

#	Answer	%	Count
1	Yes, I identify as Hispanic/Latinx	8.52%	31
2	No, I don't identify as Hispanic/Latinx	80.22%	292
3	Prefer not to answer	11.26%	41
	Total	100%	364

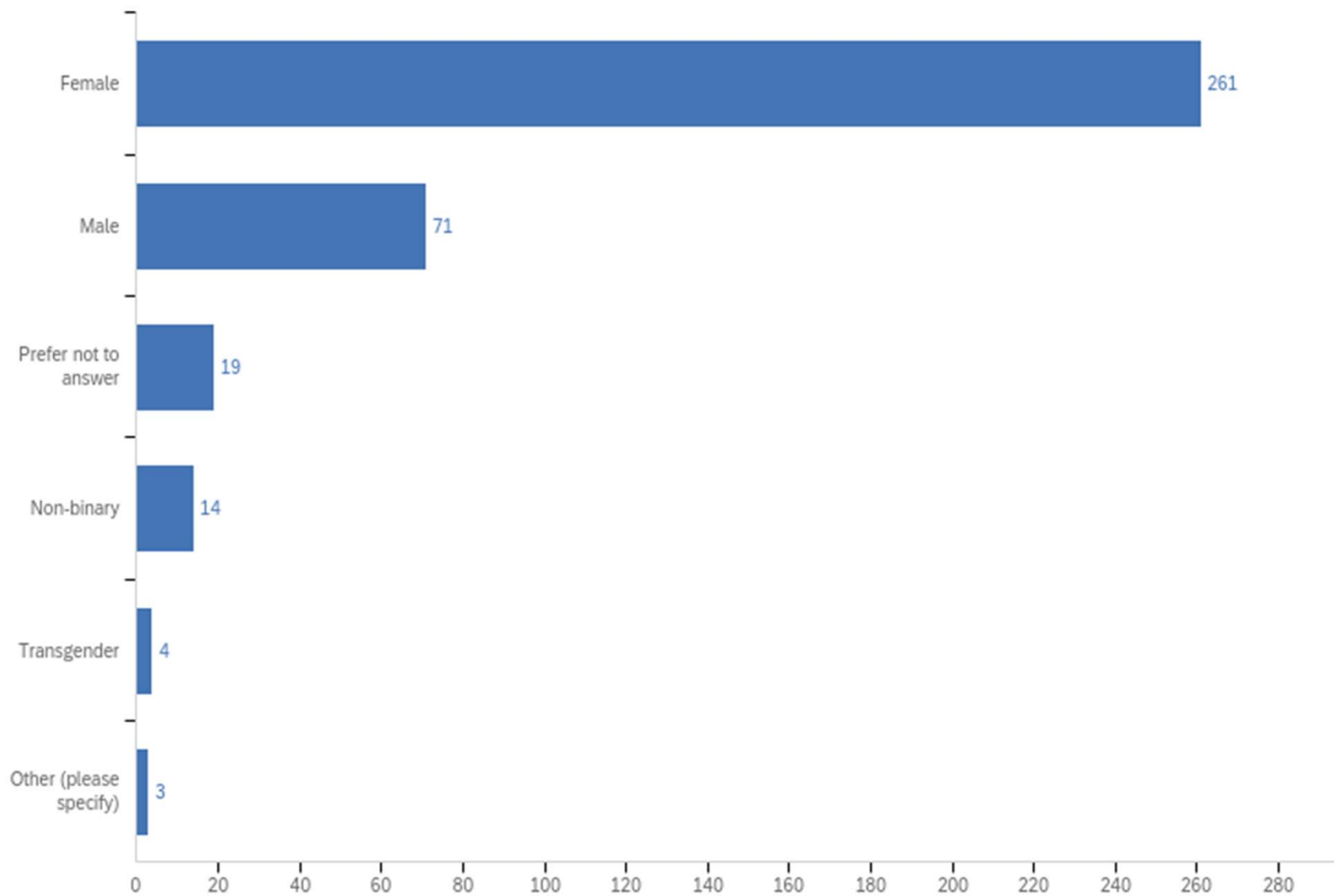
Q27 - Please select your age range.



Q27 - Please select your age range.

#	Answer	%	Count
1	18-24 years old	8.54%	31
2	25-34 years old	23.97%	87
3	35-44 years old	20.39%	74
4	45-61 years old	22.87%	83
5	62+	20.94%	76
6	Prefer not to answer	3.31%	12
	Total	100%	363

Q28 - What is your gender identity?



Q28 - What is your gender identity?

#	Answer	%	Count
1	Female	70.16%	261
2	Male	19.09%	71
3	Non-binary	3.76%	14
4	Transgender	1.08%	4
5	Other (please specify)	0.81%	3
6	Prefer not to answer	5.11%	19
	Total	100%	372

Q28 - What is your gender identity?

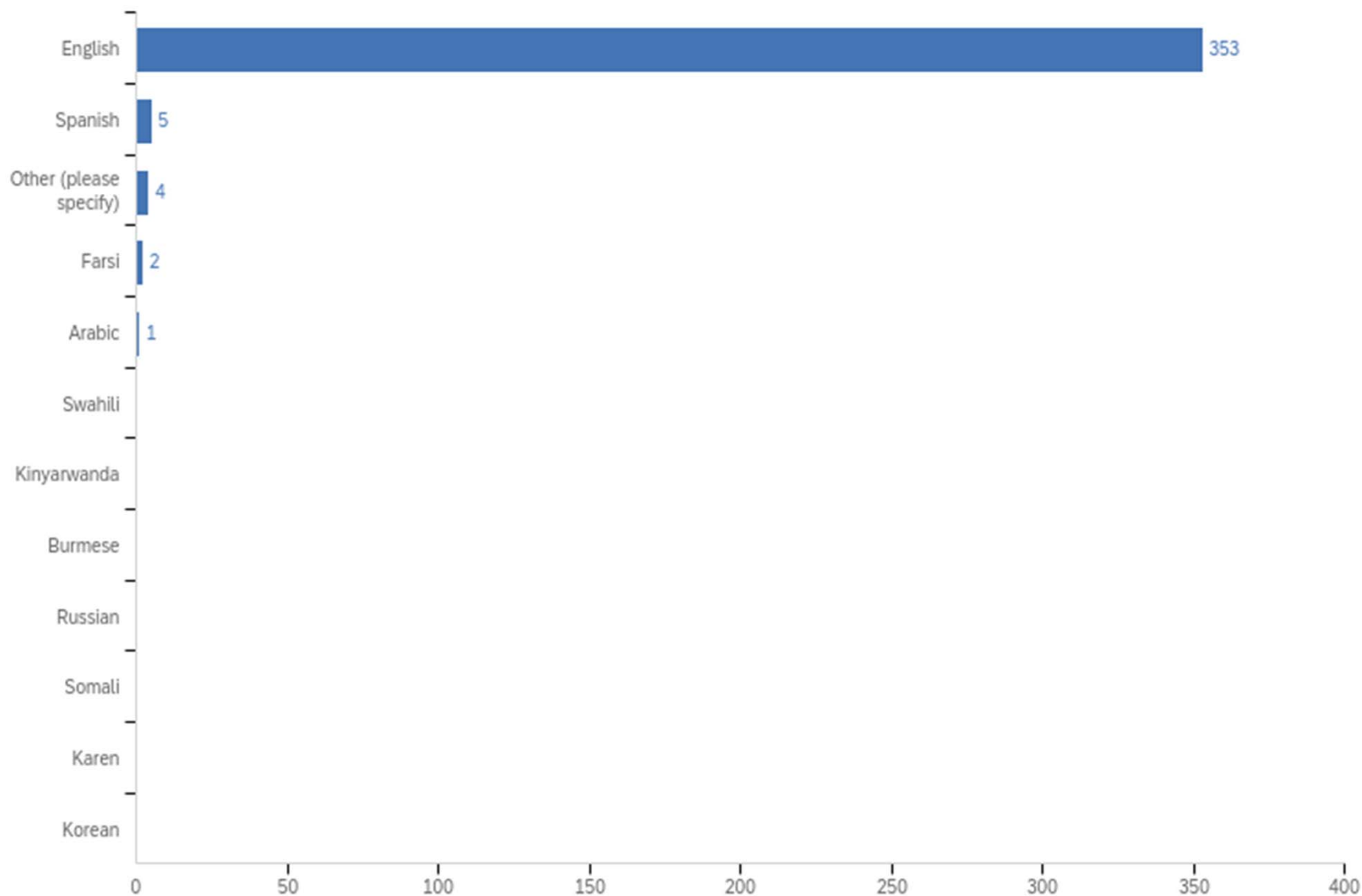
Other (please specify) - Text

There is only 2 genders

There's only male and female. Stop it!!

Federal funding should be only for U.S. residents, and our community improvements. Not for funding foreigners countries and for genocide.

Q29 - What is the primary language you speak at home? Please select one.



Q29 - What is the primary language you speak at home? Please select one.

#	Answer	%	Count
1	English	96.71%	353
2	Spanish	1.37%	5
3	Swahili	0.00%	0
4	Kinyarwanda	0.00%	0
5	Burmese	0.00%	0
6	Arabic	0.27%	1
7	Russian	0.00%	0
8	Somali	0.00%	0
9	Karen	0.00%	0
10	Korean	0.00%	0
11	Farsi	0.55%	2

Q29 - What is the primary language you speak at home? Please select one.

#	Answer	%	Count
12	Other (please specify)	1.10%	4
	Total	100%	365

Q29 - What is the primary language you speak at home? Please select one.

Other (please specify) - Text

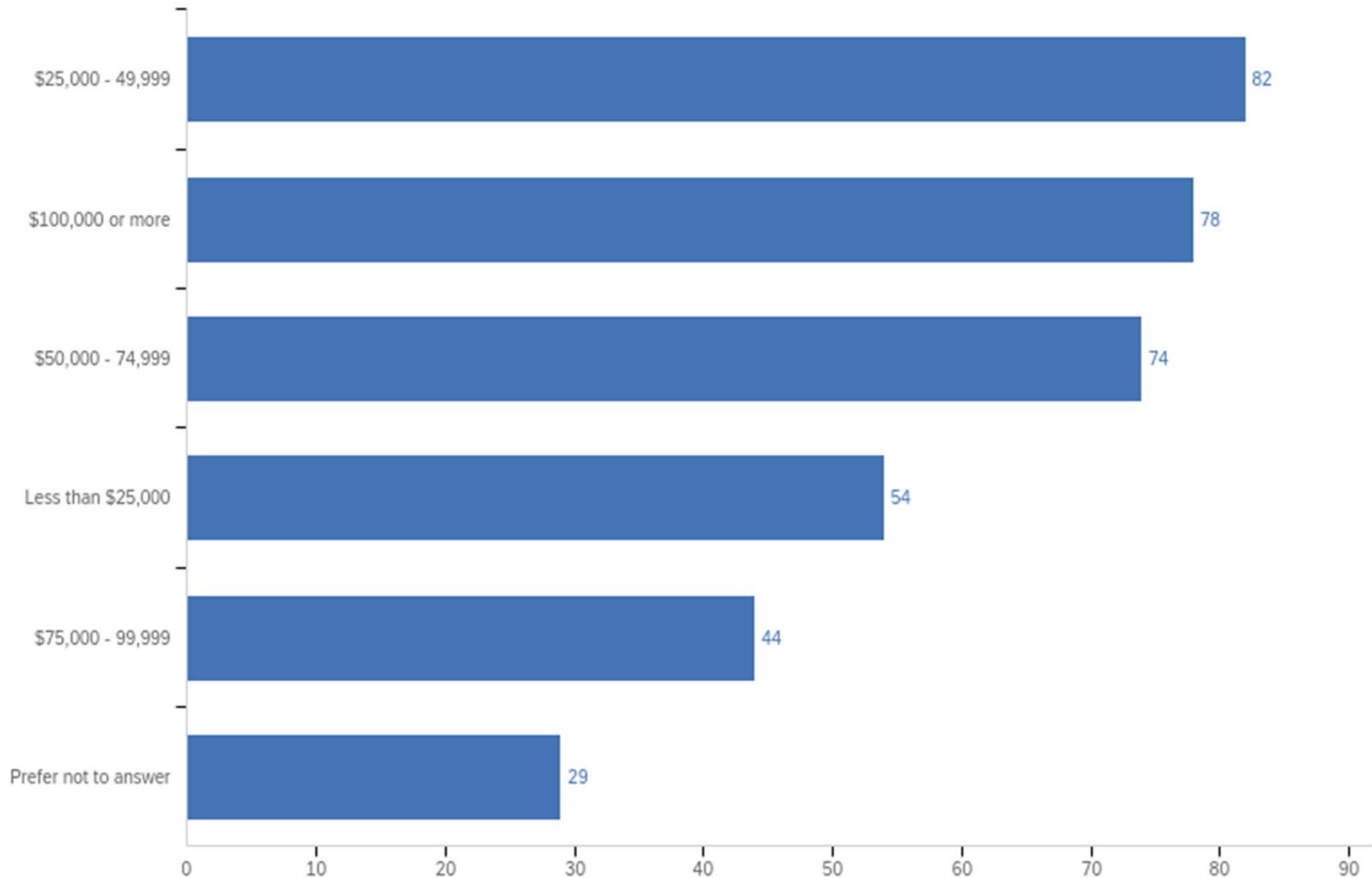
I'm a legal American.

Bosnian

Prefer not to answer

Federal funding should be only for U.S. residents, and our community improvements. Not for funding foreigners countries and for genocide.

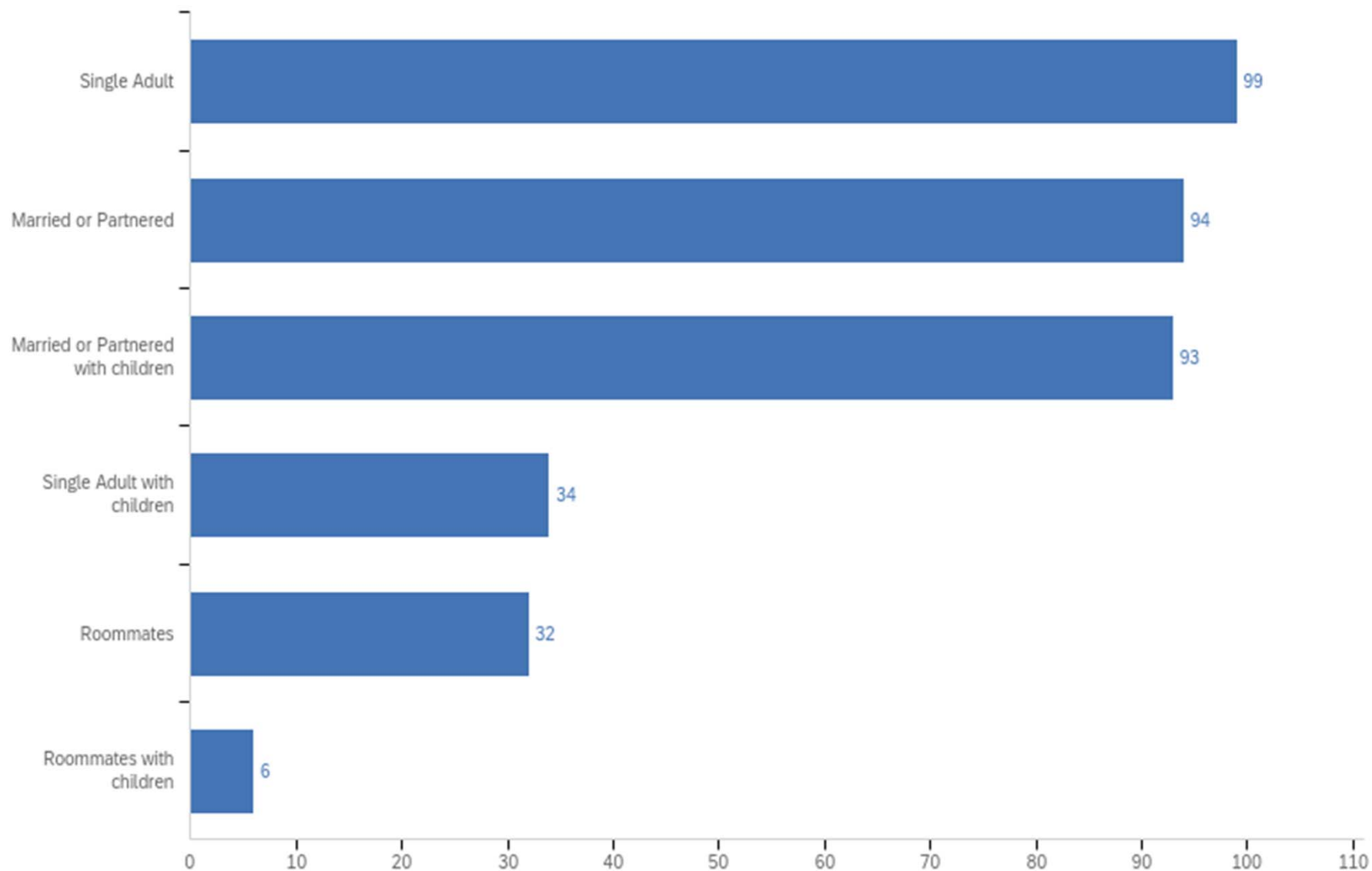
Q30 - Which range best describes your annual household income?



Q30 - Which range best describes your annual household income?

#	Answer	%	Count
1	Less than \$25,000	14.96%	54
2	\$25,000 - 49,999	22.71%	82
3	\$50,000 - 74,999	20.50%	74
4	\$75,000 - 99,999	12.19%	44
5	\$100,000 or more	21.61%	78
6	Prefer not to answer	8.03%	29
	Total	100%	361

Q31 - What option best describes your household?



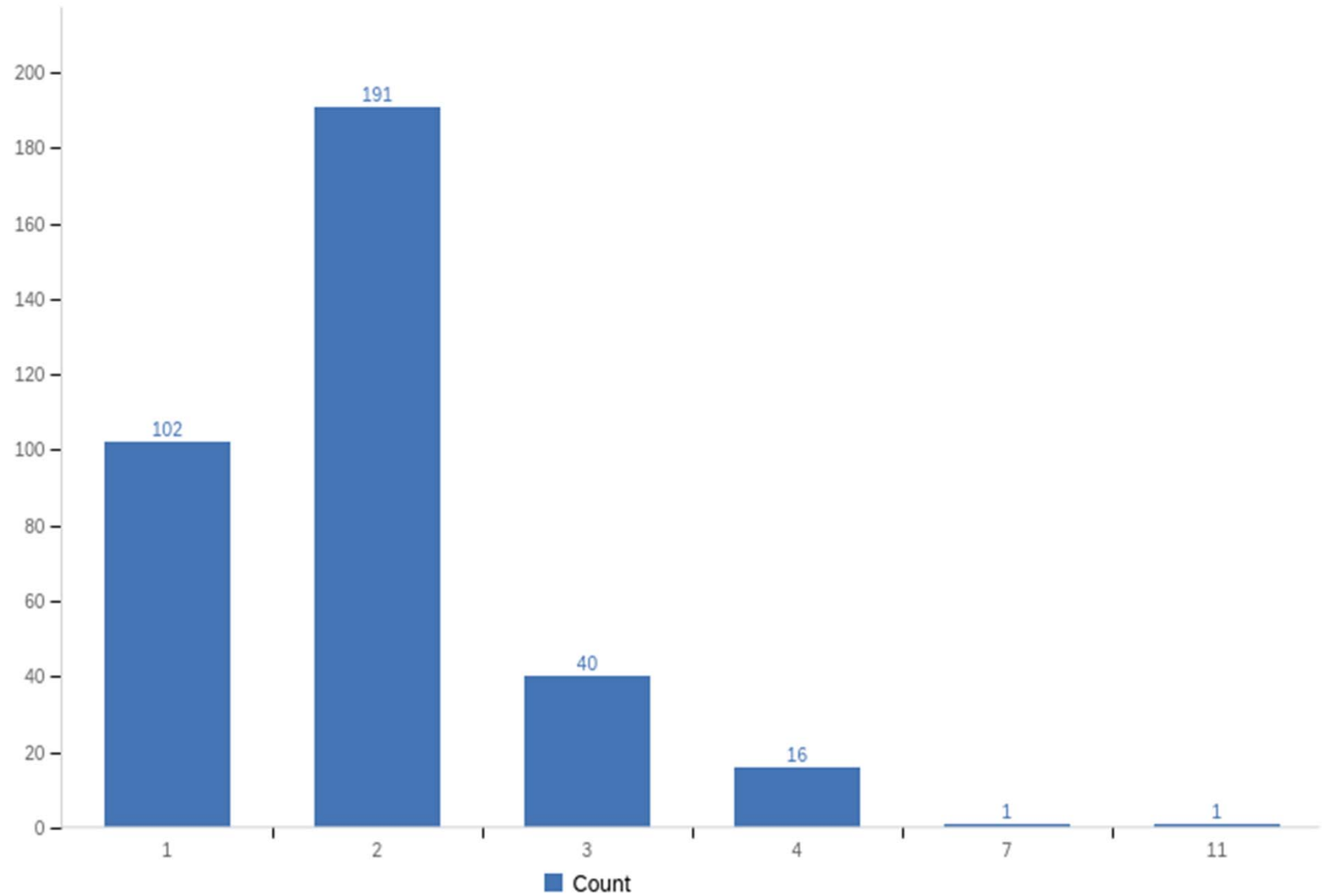
Q31 - What option best describes your household?

#	Answer	%	Count
1	Single Adult	27.65%	99
2	Single Adult with children	9.50%	34
3	Married or Partnered	26.26%	94
4	Married or Partnered with children	25.98%	93
5	Roommates	8.94%	32
6	Roommates with children	1.68%	6
	Total	100%	358

Q32 - Including yourself, what is the makeup of your household?

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Number of Adults	1.00	11.00	1.95	0.94	0.89	351

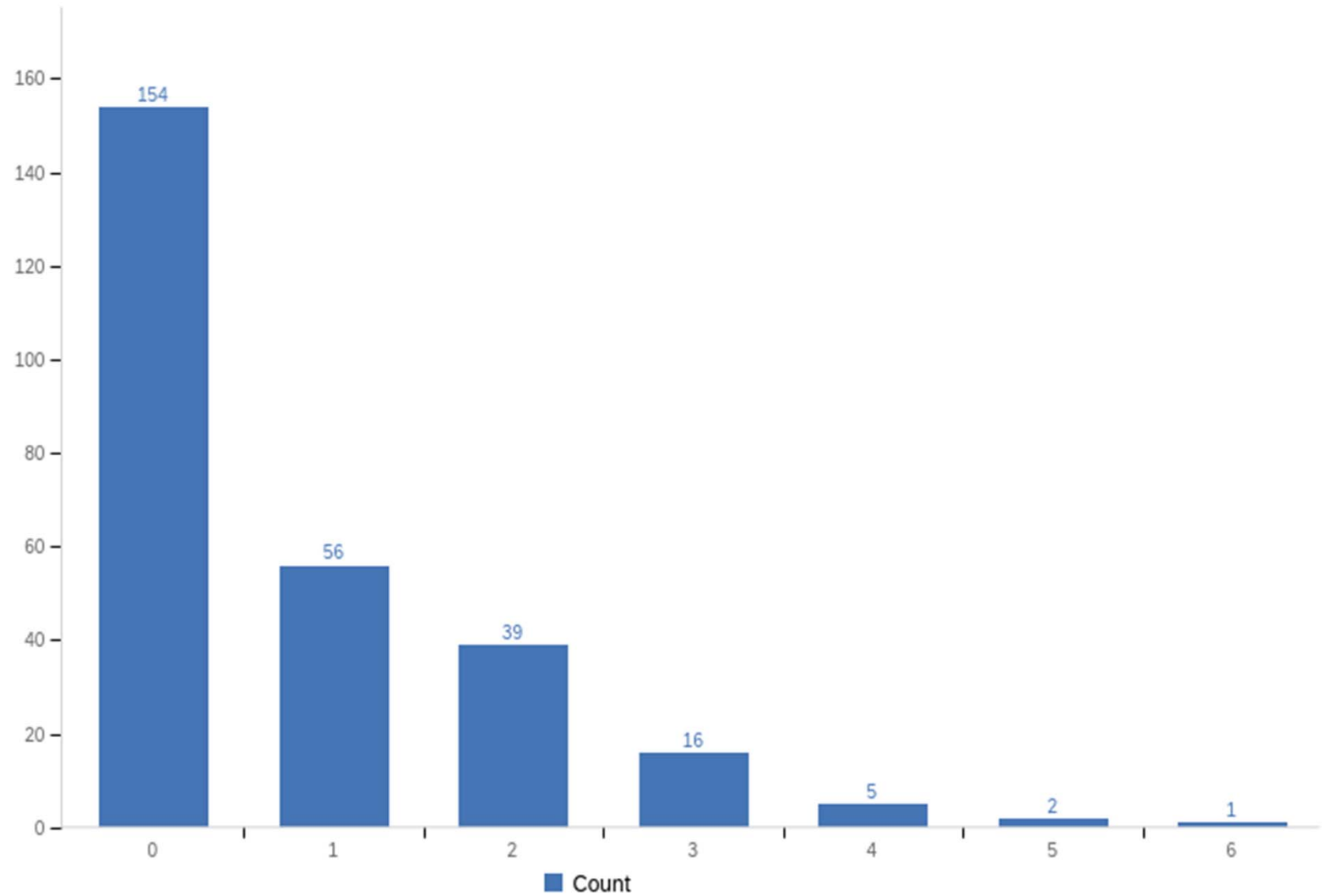
Q32 - Including yourself, what is the makeup of your household?



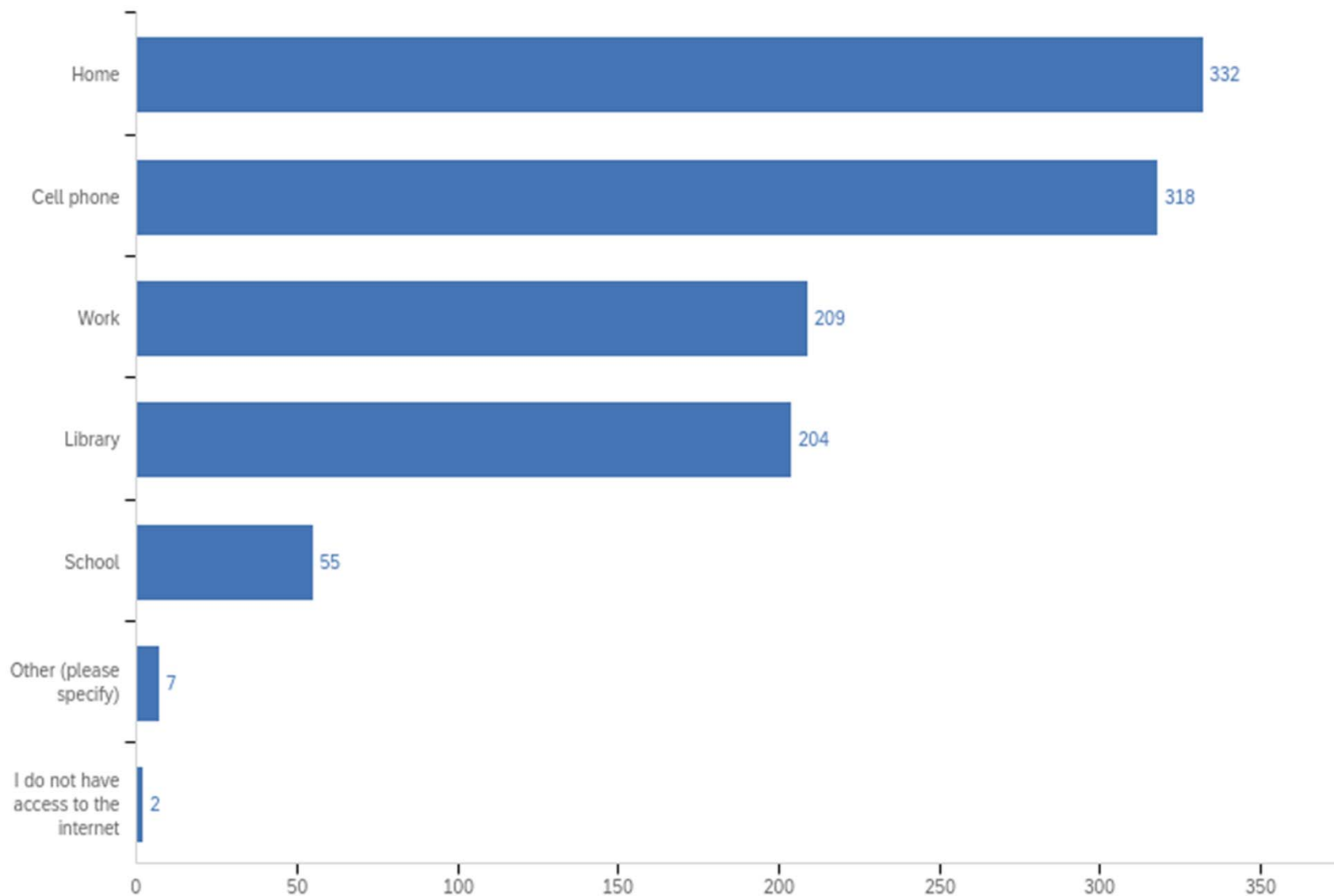
Q32 - Including yourself, what is the makeup of your household?

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Number of minors under the age of 18	0.00	19.00	0.86	1.57	2.47	274

Q32 - Including yourself, what is the makeup of your household?



Q33 - Please select the location(s) where you are able to access the internet. Select all that apply.



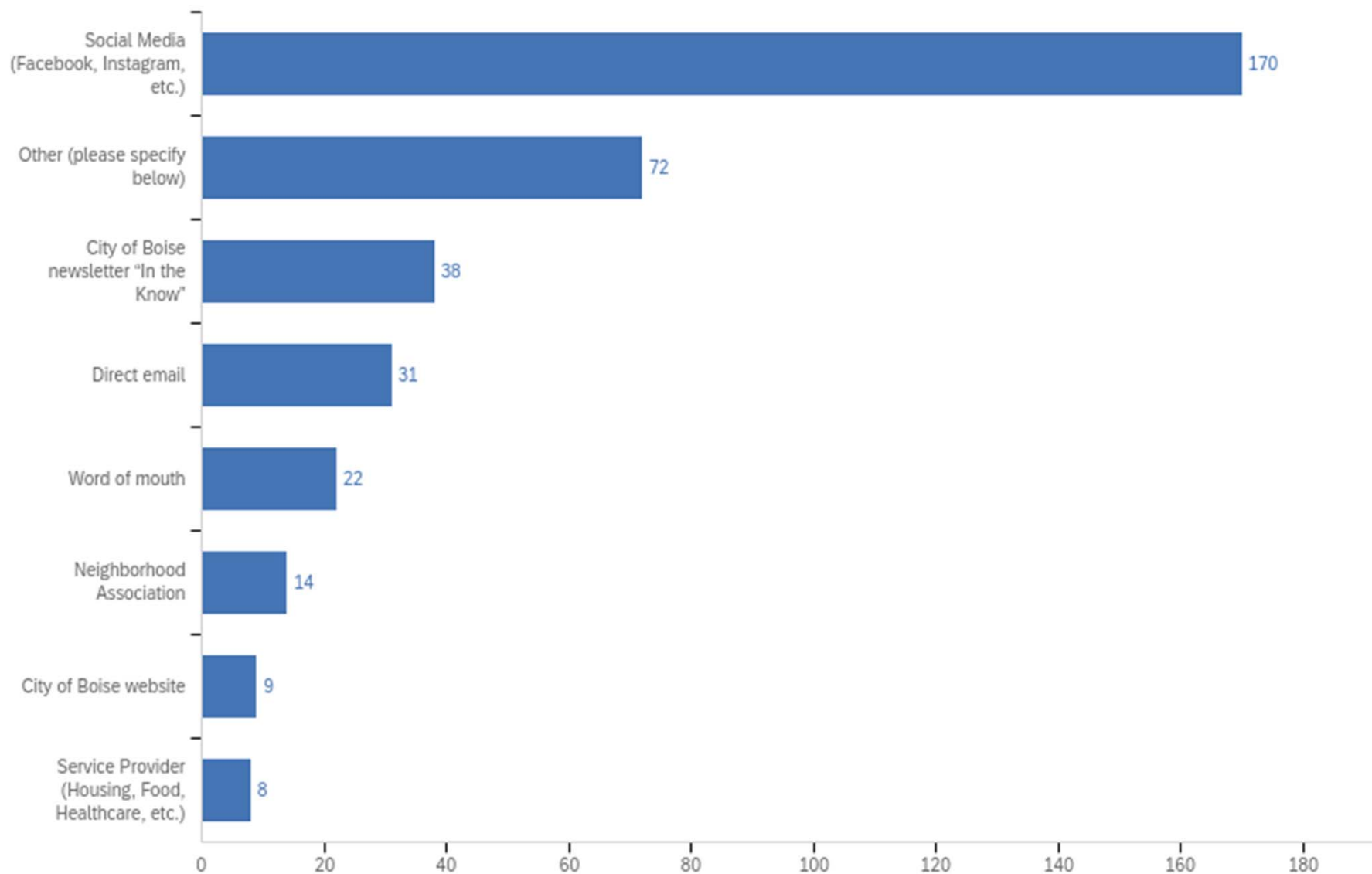
Q33 - Please select the location(s) where you are able to access the internet. Select all that apply.

#	Answer	%	Count
1	Home	29.46%	332
2	Cell phone	28.22%	318
3	Library	18.10%	204
4	School	4.88%	55
5	Work	18.54%	209
6	Other (please specify)	0.62%	7
7	I do not have access to the internet	0.18%	2
	Total	100%	1127

Q33 - Please select the location(s) where you are able to access the internet. Select all that apply.

Other (please specify) - Text
Parents home
Grocery store
celll phone hot spot
cafes
Coffee shops restaurants
Federal funding should be only for U.S. residents, and our community improvements. Not for funding foreigners countries and for genocide.
Coffee Shops

Q34 - How did you hear about this survey?



Q34 - How did you hear about this survey?

#	Answer	%	Count
1	City of Boise newsletter "In the Know"	10.44%	38
2	City of Boise website	2.47%	9
3	Direct email	8.52%	31
4	Neighborhood Association	3.85%	14
5	Service Provider (Housing, Food, Healthcare, etc.)	2.20%	8
6	Social Media (Facebook, Instagram, etc.)	46.70%	170
7	Word of mouth	6.04%	22

Q34 - How did you hear about this survey?

#	Answer	%	Count
8	Other (please specify below)	19.78%	72
	Total	100%	364

Q34 - How did you hear about this survey?

Other (please specify below) - Text
Fet Forum ;o]
Saw at boise library on Hillcrest
Library
Farmers market
Through my Property Manager
Property manager sent this to residents of Gateway Crossong Apartments
Our land lord sent out texts for each tenant to fill out.
facebook
Neighborhood organization
BoiseDev newsletter
Boise Dev

Q34 - How did you hear about this survey?

Other (please specify below) - Text
City employee gave me a flier at First Thursday
Boise Dev
BoiseDev email
Social media
CC'd from a direct email
NeighborWorks Boise
Neighborworks Boise
Roommate
BoiseDev newsletter
BoiseDev
Boise Development Newsletter

Q34 - How did you hear about this survey?

Other (please specify below) - Text
Boise Dev Idaho First news letter
Neighbors for Boise
Boise Dev
Boise Dev
Facebook group
Boise dev
Online press
Boise dev
BoiseDev
boisedev
BoiseDev

Q34 - How did you hear about this survey?

Other (please specify below) - Text
Boise Dev
boise dev
Farmers Market and Boise Dev
BoiseDev newsletter
Boise Dev newsletter
Boise Farmers Market
Boise Farmers Market
Flyer at farmer's market
Handout at the Farmer's Market
Farmers market
Someone handing out flyers at the Boise Farmers Market

Q34 - How did you hear about this survey?

Other (please specify below) - Text
Farmers market boise
At the Farmers Market
JUMP volunteer
Boise State student
Invited by a person at public event
Federal funding should be only for U.S. residents, and our community improvements. Not for funding foreigners countries and for genocide.
Social Work Program BSU
Flyer in the library
Social work program
Boise State social work department
Boise state urban studies

Q34 - How did you hear about this survey?

Other (please specify below) - Text
Community event
Boise State University
City employee at public event
Handout at event
Given flyer at musical event
Winstead park Easter event
Winstead park Easter egg event
library
Work
Case manager
nextdoor

Q34 - How did you hear about this survey?

Other (please specify below) - Text
Catch employee on nextdoor
Nextdoor app
Catch
Forwarded email
Employer

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

We need low income senior communities.. more senior connections.

Mayor McLean why are you funding genocide??

Twice as an adult, about 10 years apart, I've been just dollars away from not being able to pay rent. Frightening. A couple of years ago, housing costs were well above 30% of my income. Now with a different job I'm at about 30% - but property manager will probably impose another big increase "since rents are rising in the area." Thank you for studying this & doing as much as the city is able to do.

You need to raise the sales tax and lower the property tax so both rent and the cost of owning will go down. Lower property tax will allow landlords to rent for less. Raise to 7.5 or 8 and don't charge tax on food.

The laws should evolve so that developers must incorporate low cost housing in EVERY project in order to get approval.

We don't want to be a Portland or Seattle.

We don't want to hide or Homelessness like Salt Lake City

We need to get away from 'The Not in Our Backyard'.

We need to prevent additional homelessness first while still caring for our homeless population.

I have a down payment saved and great credit. I can't afford a house in Boise or Nampa. There is nothing less than \$300000 available. Paying more than \$1500 a month in rent/mortgage is not affordable. And that's the norm.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

Everywhere to live is ridiculously expensive, everything is car dependent, and now applying for places to live is going to be even more expensive with this stupid ass legislature making it so landlords can charge whatever they want for applications.

There are so many large corporations and companies that own a large amount of housing and keep prices high, making even bare minimum housing inaccessible for many

Deny purchasing of single family homes by corporations.

Affordability is hard to achieve for buying or renting a home

The wages in this area do not support anyone who is not already wealthy to afford purchasing a home. What a shame Boise and the surrounding areas has become.

Take care of veterans and Americans before illegal immigrants

Not enough housing that except Sec 8. To high of application fees. Not enough handicap parking in apts. Need more handicap availability for housing. Need more resources for help with assistance for people going through eviction. Having Gov Little over turned the renters protection is a Major blow to people who are on a fixed income and Sec 8 and app fees are devastating. We need more renters protection too.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

Rent vs Wage for middle/lower class has grown out of hand.

the vast divide between what idahoans are earning and what we are spending is getting wider. the californians are still working their californian wages, and the housing market reflects californians' earnings, not those of us who have lived in idaho our entire lives

I feel that if your income is decreased so should your monthly rent, not increase. My rent was increased at the same time my income was decreased.

Right now I am secure in my housing as I am sharing a home with my father, however when he is gone (he is 100) my household income will be 1/3 of what it is currently. The mortgage is small, however taxes and maintenance may become an issue and downsizing won't be affordable. I am also concerned about being able to keep my dad in our home due to lack of affordable in home care if his physical/mental capabilities deteriorate.

There are several landlords that own large portions of housing in Boise and seem to abuse that power. We rented from Bill Geyer and so did almost all of our neighbors. Everyone had bad experiences with him, but he had such a monopoly on rentals in the area, it felt really difficult to avoid renting from him, but he used threatening and bullying tactics with his tenants. This feels like something the city should be monitoring and helping put restrictions on

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

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Landlords need to not be allowed to frequently fluctuate rent prices that lock in tenants/renewal tenants to higher rent rates compared to their new tenants in other units paying hundreds less.

Recognizing multi generational families as a family in regards to homeless assistance and housing assistance.

The section 42 limit is too low. I don't qualify even though I can barely make my rent payment each month currently. It needs to be higher to be more inclusive

There are no shelters for single fathers.

There needs to be reasonable guidelines so that we are not just providing welfare but helping people get on their own feet.

As a young adult in my early 20's who just got married and want to start a family, it's difficult to afford housing. Sure we can get a first time homebuyers loan but interests rates are so high we can't afford the monthly payment. Let's please more homes affordable for those who need it to be affordable!

I am a senioe and work full time. I am homeless. I am desperate for safe, stable, affordable housing

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

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I personally find that it's very challenging being able to afford housing without having roommates for even a graduate who holds a Bachelors degree who lives well below her means. Can't imagine a single mother who has 3 children and does not have a degree. To think that 6yrs ago, a 1bed 1 bath apartment was \$600/mo without utilities was common. That is affordable. Now that's gone up to \$950/mo without utilities and it's in a very small 350sqft space. How is that possible?

Out of state people should be taxed way more when buying a house here

I don't ever want to move because my interest rate is so low but I know it's unfortunate for young families trying to buy a house right now. How do we help?

Our rental market is outrageous \$1340 for a 1 bedroom and have 3 x the amount of rent can make it impossible to live!!

Give us places to put a tiny home!!

A different mixture of housing options would be great like a suite attached or detached by close by a single family home for an aging parent or a college aged kid who wants to stay at home but still have privacy. Smaller affordable single family homes would also be appreciated like newer 2 bed/2 bath houses instead of newer massive single family houses.

We are lucky and bought a house at the bottom of the market in 2010. Now it's appreciated a huge amount and the property taxes are getting to be a burden. We will be able to stay in our house but it's going to need lots of work very soon, as it ages.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

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I am really disappointed that the new zoning code allows for so much density in the city; it's a real blow to urban quality of life.

I work for state government with a college degree and still, 60% of my income goes to apartment rent. Despite making \$50,000 a year, I'm barely getting by. My pay comes from tax payer money, therefore idaho citizens are mostly just paying for my ability to live in an apartment and feed myself. This is not ideal for anyone. Something has to change.

City of Boise bike parking practices are antiquated and rarely provide decent parking for bicyclist including poor bike rack designs, locations and access.

When there are empty houses and apartments just sitting vacant, there should never be a reason for homelessness. There is no reason why a family with 2 adults working full time should be struggling to make rent on a 2 bedroom apartment. It's greed, pure and simple.

Childcare is SUCH a devastating financial factor. I have friends who are filing bankruptcy due to childcare expenses on top of housing. Same friends are also disqualified to receive benefits such as WIC due to making \$100 over the limit, even with 2 kids. I know the city is doing what they can regarding childcare, however it would be amazing to see the city help support NON-SECULAR (so important!!!) services that provide free food and goods.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

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finding affordable housing with a voucher is very hard to do

The Boise area's income to housing expense ratio is way off. "Regular" citizens can no longer afford housing like they once did. More affordable housing units are needed, and fast!

The city of Boise desperately needs affordable housing in the downtown core area and better public transportation. Since many of the best jobs in Boise are located in downtown, the majority of Boiseans commute by car, which is 1. hurting our environment 2. unsafe (car-related accidents are a major issue) 3. a strain on the city and state's financial resources (maintaining and expanding roads costs the state millions of dollars). If there was better public transportation and more affordable housing in the downtown area, more people would be off the roads and maintaining a healthier lifestyle by walking/biking to work/other amenities.

Afford Housing, medical care, education, transportation...biggest needs

Boise has seriously gone down hill with the current socialist mayor. I've lived here for over 40 years and it's being turned into an ugly sea of apartments. There's no affordable housing because the prices have skyrocketed under Boise's socialistic welfare state. Stop taking federal dollars. Those are my tax dollars you're spending to destroy our city.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

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Stop this insane growth at all costs mind set. NO UP ZONING! We are over crowded. Stop encouraging new transplants and take care of the people who are already here.

My fiancé and I consider ourselves very lucky when it comes to our current housing situation. However, we will not be able to afford more space when we have children and we do not feel the cycling/pedestrian infrastructure is safe (let alone useful, comfortable, and interesting). Also, we live on State and Gary and I work at Eagle and Fairview, these are two major intersections and I can't get between the two without driving because the busses take forever and I've almost been hit multiple times while trying to cycle to work. We need to end minimum parking requirements, perform more upzoning, and update the cycling/pedestrian infrastructure every time a street is redone (either cyclists need to have protected infrastructure or vehicles need to be traffic calmed to 20mph or below).

Rent and buying a home is too high for the current wages. Rent caps need to be in place and our laws limiting how many homes one person or company can own.

The city is doing a lot, and yet, there are so many people who don't qualify for any programs. I have several people in my circle who are making it only because other people are helping them out. I wish the city could do more.

I believe having a supportive mayor & council to promote these services is essential & im glad we have that now.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

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I detest the fact that single family homes have been sold, torn down and replaced with apartment buildings. EVERY where you go in Boise, homes are being replaced with apartment buildings that destroy the view of our beautiful surrounding areas. The complexes often don't have enough parking available so now people are parking on the sides of streets, which make navigating turns (especially on icy roads in the winter), bicycle use and just walking even more problematic. Roads are being repainted to include bicycle lanes and buffer lanes and the center turn lane is removed to accommodate this but I have not seen the number of bicyclists increase to support the changes. I strongly believe the "safe and connected routes" has gone too far and need to be scaled back a bit.

I recently moved from another city that was facing very serious problems with homelessness but was constantly invested in building luxury condos. It really led me to believe that a root issue with the explosion of homelessness and addiction had to do with lack of affordable housing options, with the city seemingly ignoring the crisis for years. I'm happy that Boise has been focused on building affordable housing units to match population growth, I believe saving people from ever facing homelessness needs to remain a top priority.

Outdoor hiking and biking trail access

More of the outlying Land should be used for single home building. No need to stack on top of each other when we've got miles and miles of tumbleweed that can be housing.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

No shelter warehouse in neighborhoods.

I think financial counseling and monitoring should be tied to any assistance, especially as the value of the assistance goes up.

I am filling this out with my dad, a 76-year-old senior who has never used a computer. Despite being a public school teacher for approximately 30-years, he cannot find affordable housing. He lived in the same apartment for 22 years and was a model tenant. In 2022, his apartment complex was purchased by an out-of-state conglomerate and was give just over 30 days to find a new apartment. When I asked him what his plan to find a new place, he said he planned to go to the grocery store and find an "apartment finder" booklet/magazine. I don't even know if they make those anymore? Since everything is done online now, he has needed substantial assistance in finding a place to live and waitlists are years long. We were able to find him a senior apartment complex that he could afford, but because rent increases every year, we are back to square one and again find ourselves trying to find low-income housing. The documentation requirements needed for these types of housing are incredibly difficult for a senior with no internet access to manage. They need the last six months of bank statements, including the last 30 days. That hasn't been printed yet - oh, well, we can just have him hop on our computer right now and grab it...except he's never used a computer before, so definitely does not do online banking. They need a social security income verification form - we can just have him hop on the computer right now to grab it...except he's never used a computer before. So now we wait 7-10 business days for the mail and the apartment he's in line for will likely be gone in the interim. Seniors need more protection and help in these types of situations.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

Rent control. Rents go up by pay doesn't.

We are a family with 4 young children. My husband and I are college educated & both work multiple jobs. My great great grandfather was the mayor of Boise (little fun fact). And we cannot afford to buy a home in Boise. The cost of homes mixed with the atrociously low wages is keeping us down. We are on a month to month rental contract & as our rent increases every few months, we get buried deeper and deeper in debt. We can't afford childcare.

Refugees are already getting services that the rest of us cannot afford. If they are here illegally we should not be paying to house them when citizens can barely afford to eat and pay rent.

If landlords can rent to those who would have to spend more than 30% of income, it forces renters to pay overinflated rents. Rents would have to come down if renters had to stay within that range.

Improve Planning and Zoning so that those wishing to remodel/modify/add additional 1-3 units can get permission within 60 days.

The only reason I can afford my home is that I purchased it in 2000, and I was among the last people in my generation that seem to have been able to access affordable housing options. I want this for everyone!

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

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I'm chronically anxious and looking for cheaper housing. Housing costs are more than 30% of my social security and PERSI retirement benefits. My housing costs have risen 37% since retiring in 2019.

Affordable housing in the Treasure Valley is a myth... 90-year-olds should not be expected to pay \$1,500-\$1,800 rent for a 50-year-old 1,000 square foot apartment. Housing expenses should be capped at 30% of income.

Providing housing first for the homeless doesn't work. Please visit Interfaith Sanctuary like I have. Don't let them know that you're coming or they'll clean up. It's not a safe environment. Violence. Former felons. People getting beat up and robbed. Instead, put money into places like the Boise Rescue Mission that actually helps people get better and back on their feet. A helping hand and not a hand out. Places like IFS encourage more homelessness and don't help anyone get better.

The emerging problem of elderly persons being priced out of housing and at-risk of homelessness. We need to consider options specifically for them. Current shelters are not designed for them. Shared housing might be one option to consider.

addressing the missing middle of houses available. the missing middle starts with people living in shelters, cars, and friends and ends at below the lowest price complete home available on the market which is usually above \$250,000. My personal experience is living in a vehicle but for me it was short term.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

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Kids need more affordable outdoor and exercise activities, especially for homeschool families.

We moved here in 2016 and were able to afford a house on a single-parent salary of about \$45,000. If we were moving today, I don't think we would be able to live in Boise. The low pay/high housing ratio makes me worry about the long-term growth of Boise.

I am very lucky that family helped us but our house before 2020, but I know for a fact that if my family were to try to buy a home in our area today we would be significantly priced out for the size home we would need for our growing family.

We need more low income housing and rent.

Trying to rent out a room in my hm has been nightmare as people lie about their pet being ESA (which it almost never is) & renters here don't understand it's not discrimination to be selective if me as OWNER is sharing MY hm. Ie if I don't want guests or smoking or pets I CAN ask that due to my immune impairment!!!

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

I have sleep apnea and generalized epilepsy. If I control the sleep apnea, I control my seizures, even the general type. However, last December, a tenant above me kept sliding furniture around all night, during quiet hours of 10 PM to 7 AM. Living in a homeless shelter, I was accustomed to turning over and continue sleeping. This did not work, and it was over a month before I realized what was going on. After complaining about the situation, then this same tenant started smoking--keeping me awake most of the night. In the third month, I was losing 4-6 hours of sleep a night, even though I was in bed ten - twelve hours. On March 4, 2024, I consulted with my neurologist, explaining that it felt like I was bypassing the mode of controlling the sleep apnea, and was also bypassing the mode of seizures, and that I was on the verge of just suddenly dying, due to dramatically increased sleep deprivation. Two days later, this tenant made me lose 6 hrs sleep- and my health was in serious jeopardy, so at this point, I had to follow my doctors orders and NOT lose ANY more sleep! So, to attempt to catch up on some sleep, and function as a semi-human being, I had to pay an additional \$500 for a hotel room for five nights, complete 12 loads of laundry to get all the cigarette smoke and vape smoke out of my clothes, plus other meals at restaurants since I did not have the strength to make my own. Other symptoms included bad headaches, running and watering eyes, bad and sudden sneezing, occasional cough, severely bloodshot eyes, nasal congestion. I was also forced to open my balcony door to air out the smoke, along with running my air purifier on high. open my bath door to increase ventilation, and turn on the kitchen fan on high (even though it circulates only in the apartment)I had to air out the apartment for an entire hour to thin out the cigarette smoke/Vape.

[continued on next pg.]

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

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[continued from previous pg.]

Finally, vape is severely more dangerous for me. If I smell vape. I have to immediately exit the area, and start breathing clean air. In addition, once I smell vape, I have to expect a potential seizure in the next 72 hours. If however, within that 72 hour period, I DO have a seizure, then I have to wait another 72 hours from when the last seizure occurred to know if I am clear of any more potential seizures! Vape induces the most intense headaches (but not of migraine versions) The bottom line in this problem which now is starting the fourth month, is that BCACHA REFUSES to ENFORCE the NO Smoking/NO Vaping signs posted on the front of the building. I have supplied written complaints, text messages, and also formal complaints with Boise City Police, but have gotten NO results to address getting control on my health issues. So, I have informed a couple of people that this problem will only get resolved by one of the following, First, the tenant smoking will cause a fire in his own unit, or Two, the smoke and vape which he produces will cause a massive seizure for me which will only result in BCACHA calling the local morgue.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

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Developers/ Management companies designated apartments (tax credit) then inflation rent increased economy wages not increasing creates homeless situations but are happy at first to fill up their the complexes but no problem moving people out.

It is nearly impossible to afford my mortgage and childcare together.

I work with the refugee community and have seen the struggle to find affordable housing. I have seen discrimination based on income, and I am concerned about what's going on in legislature that could affect this vulnerable population.

The community I manage used to be LIHTC/Section 42 but the program ended after 30 years. The benefit to owner/management went to zero but expected to hold the same housing standards so community went to market/conventional. There should be a program to extend benefits to owner/management to encourage low income programs

Noise is a problem near some housing.

Stop ruining Boise. You have turned it into a filthy, ugly city.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

Federal funding must be spent to provide affordable healthcare, housing, education, and jobs for all the U.S. residents especially Idahoans. We don't want the federal to send a penny to other countries and find them to do genocide. The city needs to spend more money on making actual change instead of just funding for research projects.

Our tax dollars need to stay within the community to help address issues like lack of affordable housing, lack of affordable healthcare, and zoning and infrastructure problems. We need to take care of Boise and not allow our tax dollars to be sent overseas to fund a genocide in Palestine!

Zoning laws have been a problem, if stores could be built next to houses, life could be so much easier.

We need walkable cities! No more roads, no more funding for genocide! We need to take care of us and not approve or stay silent when the federal government steals our tax dollars to kill children abroad. Over 13,000 children have been killed with our tax dollars in Palestine, and thousands more in the Congo because our government says it's okay that companies like Tesla and Apple can not pay them fair wages or apply our same OSHA standards for their extraction of minerals. Please don't let them take our tax dollars for war you are our representatives. We are suffering, we don't have homes we don't have food we don't have walkable cities or preventative health services our medicine is expensive but we wouldn't need it if we had access to the locally sourced nutritious food. If we had money to save but it's all spent on housing. You can help stop homelessness by demanding we stop spending so much on military and reallocating to cracking down on companies that buy houses and create arbitrary inflation. By demanding that companies pay their taxes and breaking the oligopoly. By raising the minimum wage to a living wage of \$30. This is a non issue that we can prevent! It is really not complicated!

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

Federal funding should be only for U.S. residents, and our community improvements. Not for funding foreigners countries and for genocide.

We want to leave the valley is too big. Way too many people, wind and solar will not save Boise.

Funding should be used only for our residents here in Boise and the improvement of such, rather than to further militarize the police and financially support a genocide by a foreign apartheid regime.

I think the focus should be on barring corporations from buying homes and inflating prices. Those houses should be repossessed and distributed to community members in need at affordable prices. And by affordable I mean no more than 3 times someone's income. It's also extremely rude to prioritize any population needing homes more than others they should all get housing.

This city needs more parking spaces.

I love Boise and appreciate all that is being done to maintain and improve our city.

Clearly I am one of the privileged people who enjoy housing security. All of the services you listed should be top Priorities.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

I am very fortunate to have a home. I am very concerned about affordable housing for Boiseans. High rents and “luxury” apartments etc are out of sync with the reality of most Boiseans. Catering to the wants of those few who can afford rents and not dealing with the reality of Needs has skewed Boise's livability.

Federal funding should be only for U.S. residents, and our community improvements. Not for funding foreigners countries and for genocide.

I have lived off visa in Boise for the past 6 years and have personally witnessed the rate of those who are experiencing homelessness go up. There have been more and more folks finding public spaces to sleep in. I have also experienced more and more friends/family unable to find affordable housing.

I previously applied for an apartment with an ESA (cat) and was denied because the owner was allergic to cats. The landlords said they didn't know what an ESA (emotional support animal) was and didn't understand even after I explained what it was. There should be a better understanding of what an ESA is for those involved in housing (landlord, property manager).

More apartments are being put in than houses. Houses also don't have backyards big enough for pets and children to play in.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

I found it hard to prioritize certain populations. EVERYONE needs an affordable and safe place to live. Boise has changed significantly in the past five years (affordability).

Boise is not a cheap place to live but I am able to live comfortably due to my job and the tuition assistance I receive for school.

Housing is expensive and even "affordable" housing is not that affordable. I am concerned my children will relocate elsewhere because they cannot afford housing in Boise. I also think with the increase in taxes due to people migrating to Idaho from other states and purchasing homes for astronomical amounts is impacting me and other homeowners. Our locals are also unable to purchase homes because many of them are being bought by people using them as investment properties, significantly reducing the availability of homes to purchase at an affordable rate. I know of three homes on my street that have been purchased in the last year that are now rentals or Airbnb's. That along with the fact that my house that I purchased for \$150,000 is now valued at nearly \$500,000. I purchased my home and could afford the taxes on \$150,000 now I am well over my 30% due to the increased value and accompanying tax bill. Let's tax the people coming on on what they are purchasing their homes for and leave our home values where they were when we purchased them. Developers should also be paying impact fees and help build schools, sidewalks, pathways, etc.... In addition a mandatory number of apartments should be required true affordable housing for a minimum of 25 years.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

Housing for young professionals and recent graduates early in their career. They are leaving Boise! Housing is too expensive and incomes are low.

Intermountain Fair Housing Council was unable to support me during discriminatory abuse by [*a management company*] experienced last year, and that forced me to file the HUD complaint myself. This continue to be a drain on my resources because I have to follow through with the case myself. I would love it if the city had more tangible support against landlord abuse.

All is good

We shouldn't have to choose between these basic needs

The lowest paid state worker can't afford to rent a studio apartment on their own. Wages should reflect studio and one-bedroom apartment prices. No one should have to pay more than 35% of their take-home salary on housing.

Additionally, all of these out-of-state companies coming in, buying up low-end properties to renovate them so they can charge an additional \$600 a month in rent and call them luxury apartments needs to stop. They are taking the last of the affordable apartments and charging unnecessary prices for slapping lipstick on pigs.

Rent to the same cost as mortgage payments so very few people are building wealth. Challenge for middle class nationwide. It will be challenging for our 3 children to enter the housing market here.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

I work helping people find resources. The majority of calls are rental/utility assistance

There is a huge lack of income based apartments for single adults w/no kids (not disabled or over 62) with less than 50% of median income. Your average single person working a full time (40hr wk) entry level job (\$10-\$17 hr) cannot afford to pay more than 25-30% of their income in rent and still buy food and pay utilities or afford transportation costs or insurance. Needs to be more section 8 apartments for single working adults who work entry level jobs.

Raise minimum wage for everyone especially \$3.35/hr servers
\$15/hr minimum

Developers need to be required or incentivized by city council and planners to build actually affordable housing for working class families that can be owned, not rented.

Caps on lot rent in manufactured housing for elderly.

They're really isn't a lot of land left to develop affordable housing, and some neighborhoods are particularly hard to add density, and I think more affordable housing would get built if there were streamlined process for approvals, because the holding cost and the long timelines associated with developing prevent housing from being built.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

I wonder if the lack of affordable housing has anything to do with the vast number of homes being used for short-term rentals (airbnb etc.). If those properties were available for long term rentals or were on the market for purchase, that might ease the situation a bit.

You have trashed Veterans Park Neighborhood with putting all the low income housing here. Arthur Street apartments look like a giant engulfing little homes. Fewl bad for those homeowners.

trying to find affordable housing with a voucher is very hard especially if you do not drive a car.

Too many airbnbs in residential homes. There are four on my block. I once had neighbors but now I have strangers who come and go. We have lost a lot of housing when what are essentially hotels were allowed to operate in neighborhoods. There needs to be more regulation of airbnbs. Ever tried to contact the owner about a problem? It's almost impossible, especially if the owner lives out state.

I was homeless for more than 2 years and I stayed at the IFS shelter for several months. That place is terrifying for anyone newly homeless! Making it bigger and moving it near neighborhoods is an absolutely horrible idea! It needs to be broken up into smaller shelters scattered around so that no one neighborhood is stuck bearing the burden. The more homeless that are housed together the harder it becomes for them to break bad habits learned from other homeless and the more problems managing them you will have. Look at the "apartment" buildings you built to help long term homeless! Too many homeless in one place means they never switch from the homeless community back to the regular housed community. Instead they do the very same behaviors they did at the shelter, but in an apartment setting. You accomplished nothing with those buildings.

Q22 - If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

If there is anything else you would like to share about your housing experiences in Boise, please use the space below.

Need to move out of place where I am at they are raising the rent again, there needs to be a cap on amount of rent a landlord or owner can raise in Idaho. This is pushing Idahoans out of housing because we are not working from another state with higher wages but living in Idaho. Housing prices need to match Idaho wages, but don't raise wages, lower housing prices, so everything else won't go up either.

I'm seeing a lot of gentrification happening where I've been born and raised. Specifically around the Bench area. It's sad to see my neighbors get kicked out of their homes and on the streets so that there can be brand new apartment buildings built that still sit empty because nobody can afford them. Also they all lack parking and create more traffic/safety issues with street parking.

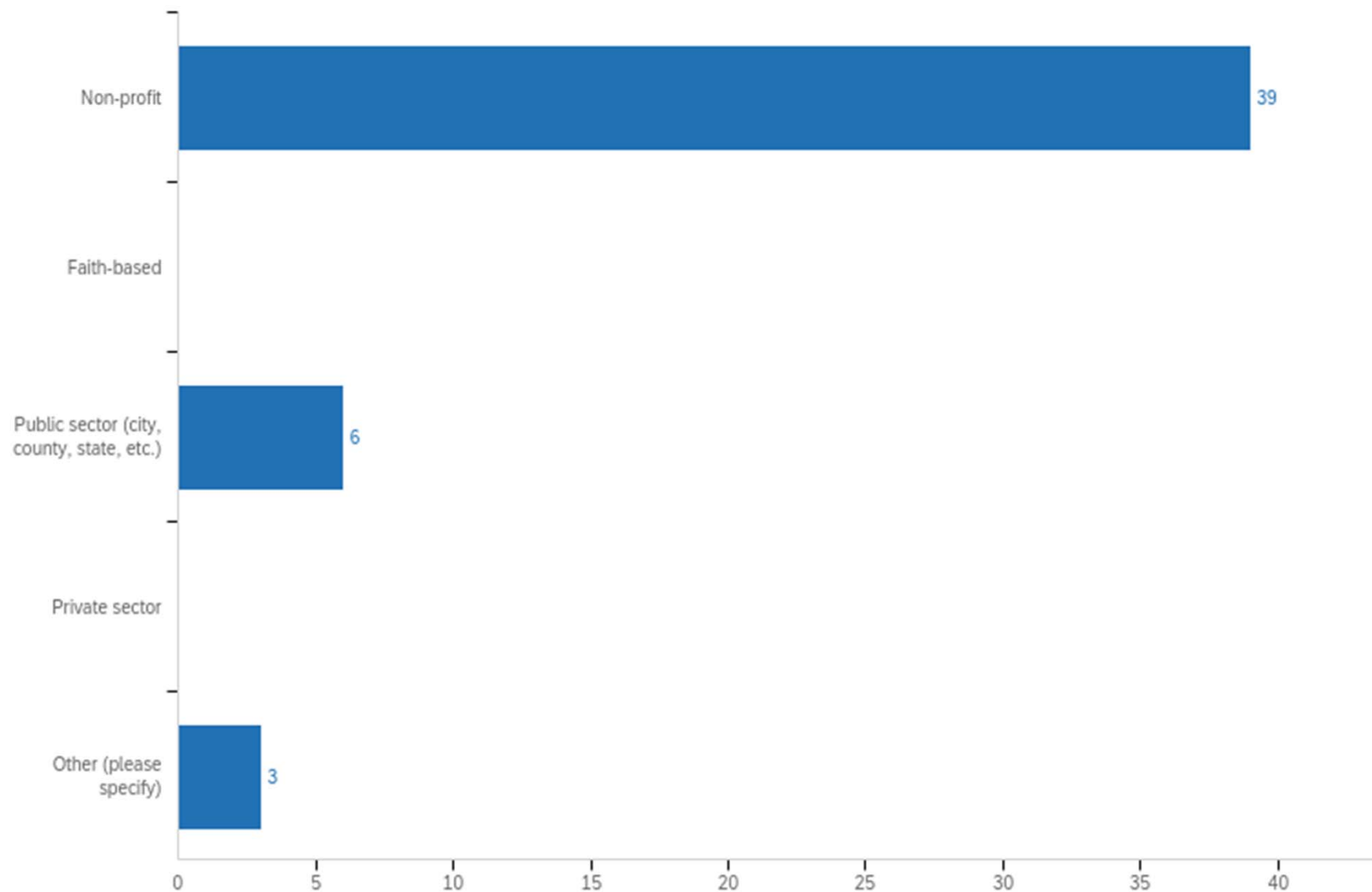
We need to take care of us and not approve or stay silent when the federal government steals our tax dollars to kill people. Over 13,000 children have been killed with our tax dollars for genocide in Palestine, and thousands more in the Congo because our government says it's okay that companies like Tesla and Apple can not pay them fair wages or apply our same OSHA standards for their extraction of minerals. Please don't let them take our tax dollars for war. You are our representatives. We are suffering, we don't have homes, we don't have food, we don't have walkable cities, or preventative health services. Our medicine is expensive but we wouldn't need it if we had access to the locally sourced nutritious food. If we had money to save we could buy it but it's all spent on housing. You can help stop homelessness by demanding we stop spending so much on military and reallocating to cracking down on companies that buy houses and create arbitrary inflation. By demanding that companies pay their taxes. By paying living wages of \$30. This is a non issue that we can prevent! It is not complicated! Free Palestine and stop the genocide!

Community Partner Survey

Annual Action Plan 2024

April 2024

Q3 - Please select which option best describes your organization



Q3 - Please select which option best describes your organization

Answer	%	Count
Non-profit	81.25%	39
Faith-based	0.00%	0
Public sector (city, county, state, etc.)	12.50%	6
Private sector	0.00%	0
Other (please specify)	6.25%	3
Total	100%	48

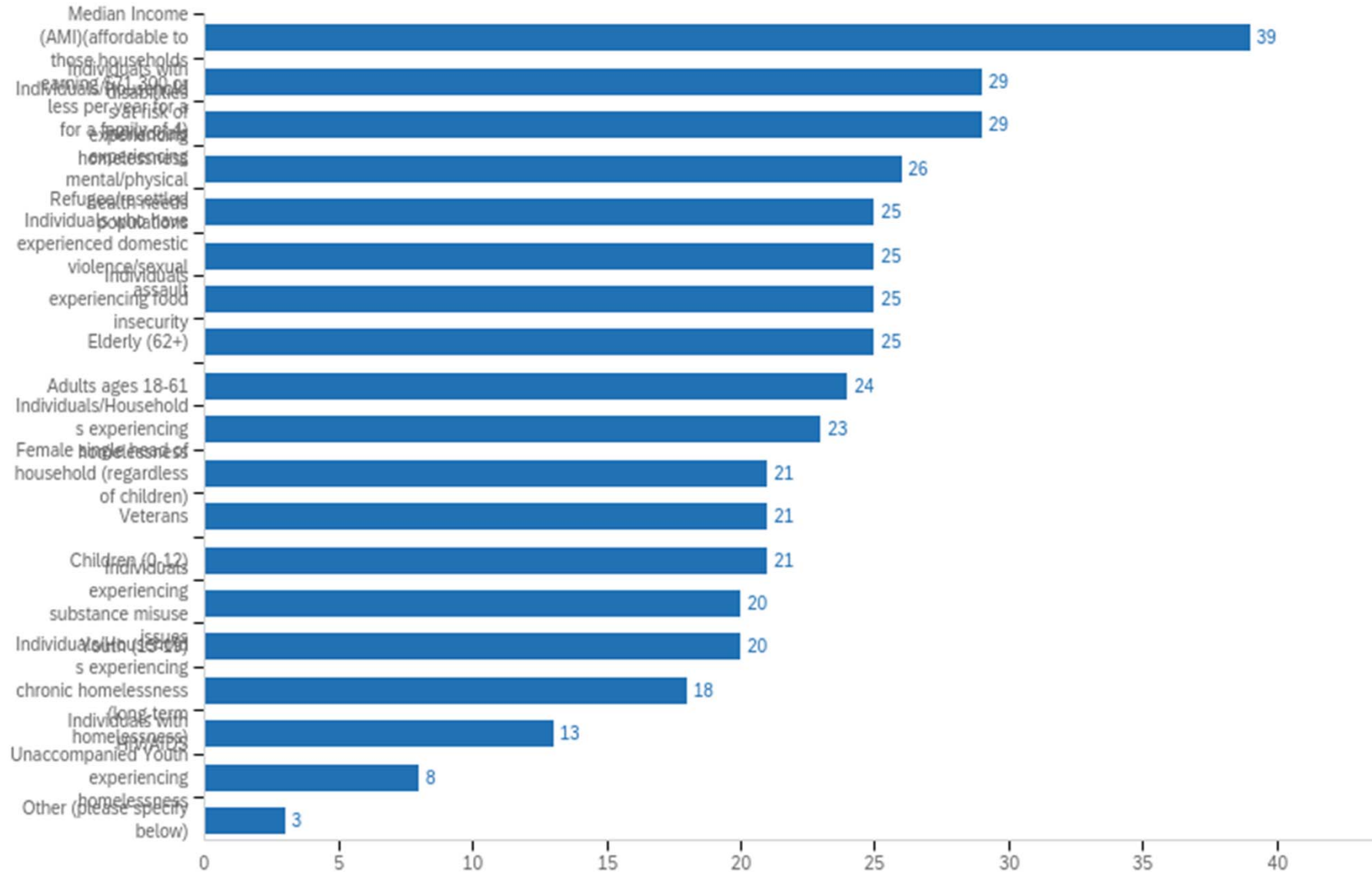
Q3 - Please select which option best describes your organization

Other (please specify) - Text

hospital

Christian non-profit

Q4 - We recognize that many organizations serve diverse populations. Based on your organization's focus or mission, please select the population(s) your organization primarily serve(s). Select all that apply.



Q4 - We recognize that many organizations serve diverse populations. Based on your organization's focus or mission, please select the population(s) your organization primarily serve(s). Select all that apply.

Answer	%	Count
Individuals with disabilities	6.99%	29
Individuals with HIV/AIDS	3.13%	13
Individuals/households earning less than 80% of the Area Median Income (AMI)(affordable to those households earning \$71,300 or less per year for a for a family of 4)	9.40%	39
Individuals experiencing mental/physical health needs	6.27%	26
Individuals experiencing substance misuse issues	4.82%	20

Q4 - We recognize that many organizations serve diverse populations. Based on your organization's focus or mission, please select the population(s) your organization primarily serve(s). Select all that apply.

Answer	%	Count
Refugee/resettled populations	6.02%	25
Individuals/Households experiencing homelessness	5.54%	23
Individuals/Households at risk of experiencing homelessness	6.99%	29
Individuals/Households experiencing chronic homelessness (long-term homelessness)	4.34%	18
Unaccompanied Youth experiencing homelessness	1.93%	8
Female single head of household (regardless of children)	5.06%	21

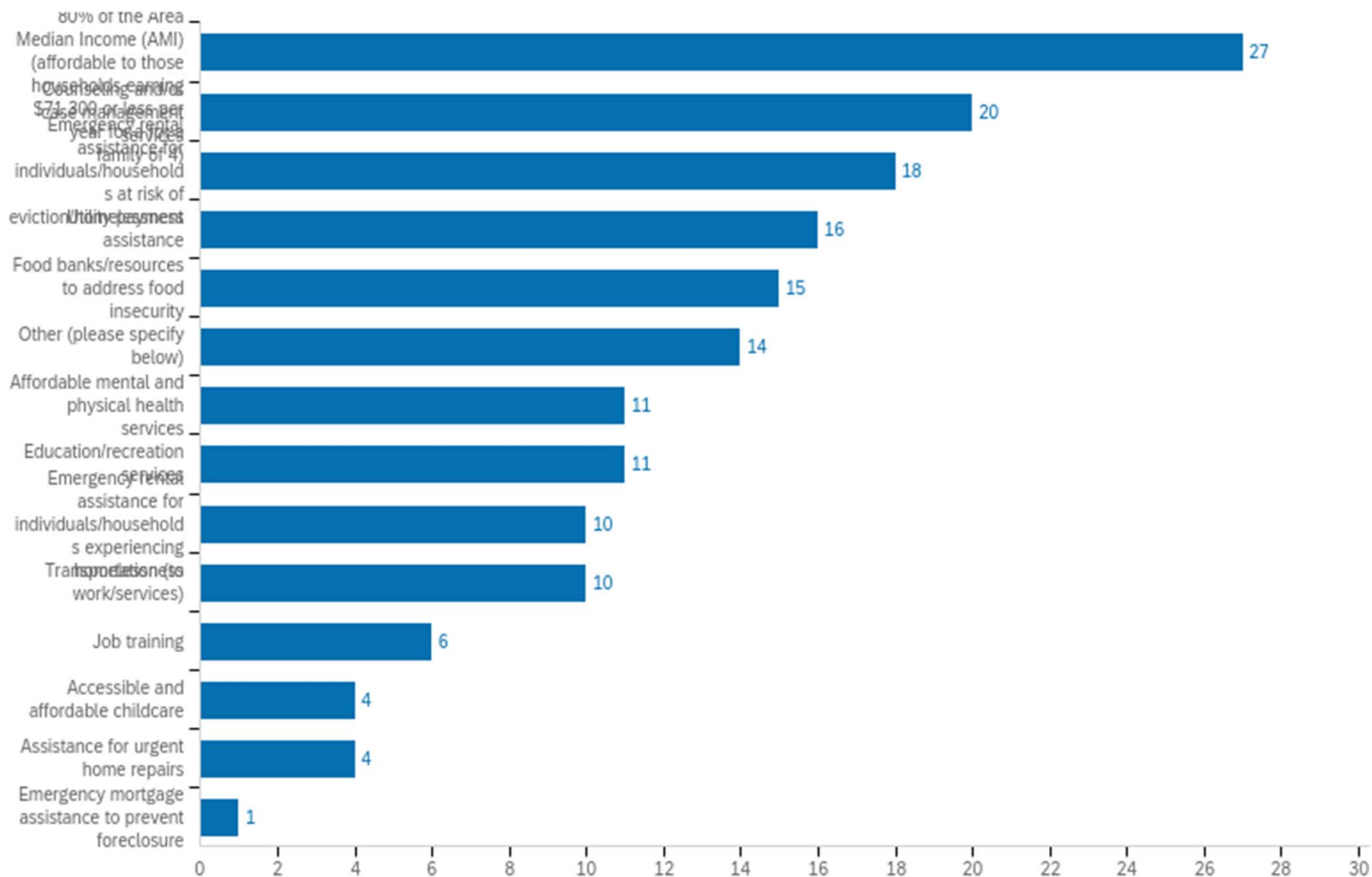
Q4 - We recognize that many organizations serve diverse populations. Based on your organization's focus or mission, please select the population(s) your organization primarily serve(s). Select all that apply.

Answer	%	Count
Individuals who have experienced domestic violence/sexual assault	6.02%	25
Individuals experiencing food insecurity	6.02%	25
Veterans	5.06%	21
Adults ages 18-61	5.78%	24
Elderly (62+)	6.02%	25
Youth (13-19)	4.82%	20
Other (please specify below)	0.72%	3
Children (0-12)	5.06%	21
Total	100%	415

Q4 - We recognize that many organizations serve diverse populations. Based on your organization’s focus or mission, please select the population(s) your organization primarily serve(s). Select all that apply.

Other (please specify below) - Text
At Valley Regional Transit we serve the general public, however, our riders tend to be lower income, and people with disabilities physical or mental can rely more on our services than the general population. We also work with refugees as they often of transportation issues.
Migrant
Homeless veterans

Q5 - Which type(s) of service(s) does your organization provide access to? Select all that apply.



Q5 - Which type(s) of service(s) does your organization provide access to? Select all that apply.

Answer	%	Count
Services for individuals/households earning less than 80% of the Area Median Income (AMI) (affordable to those households earning \$71,300 or less per year for a for a family of 4)	16.17%	27
Counseling and/or case management services	11.98%	20
Emergency rental assistance for individuals/households at risk of eviction/homelessness	10.78%	18
Utility payment assistance	9.58%	16
Food banks/resources to address food insecurity	8.98%	15

Q5 - Which type(s) of service(s) does your organization provide access to? Select all that apply.

Answer	%	Count
Other (please specify below)	8.38%	14
Education/recreation services	6.59%	11
Affordable mental and physical health services	6.59%	11
Transportation (to work/services)	5.99%	10
Emergency rental assistance for individuals/households experiencing homelessness	5.99%	10
Job training	3.59%	6
Assistance for urgent home repairs	2.40%	4

Q5 - Which type(s) of service(s) does your organization provide access to? Select all that apply.

Answer	%	Count
Accessible and affordable childcare	2.40%	4
Emergency mortgage assistance to prevent foreclosure	0.60%	1
Total	100%	167

Q5 - Which type(s) of service(s) does your organization provide access to? Select all that apply.

Other (please specify below) - Text

Housing and Housing assistance

Financing for the development or preservation of affordable housing and community facilities

Dental/substance misuse

health care

patient assistance funds for immediate social/healthcare needs

Some of these services we subgrant for...

Housing and food

Legal/FH Enforcement

Short term case management, community health program.

we provide access to baby diapers for families struggling to make ends meet. Generally, if there is need to visit a food bank there is also diaper need if there is a child/children 0-3 in the household.

Q5 - Which type(s) of service(s) does your organization provide access to? Select all that apply.

Other (please specify below) - Text

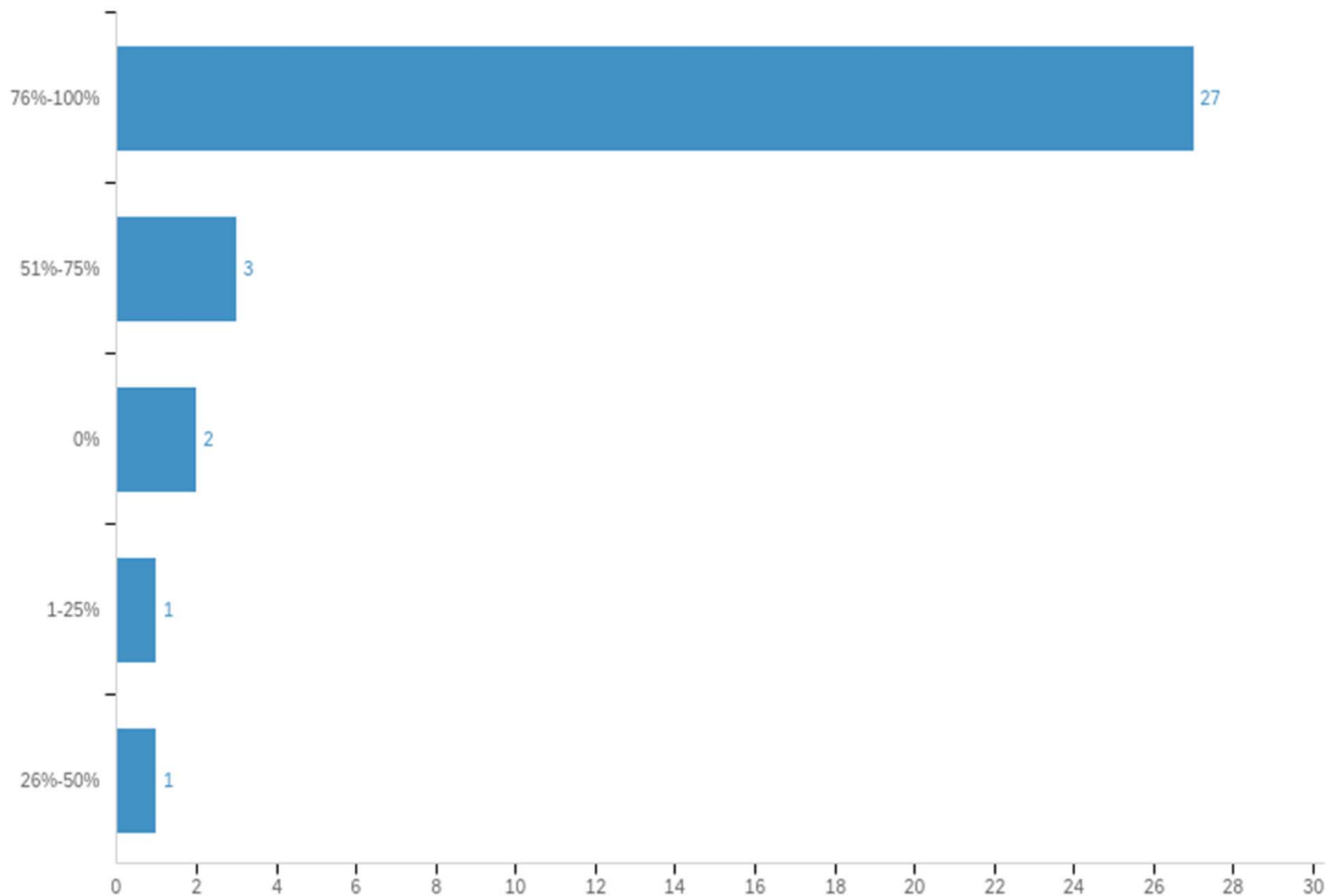
systems advocacy, I&R, financial literacy

resources for homelessness

ADA Training and Technical Assistance

Christian Chapel Services

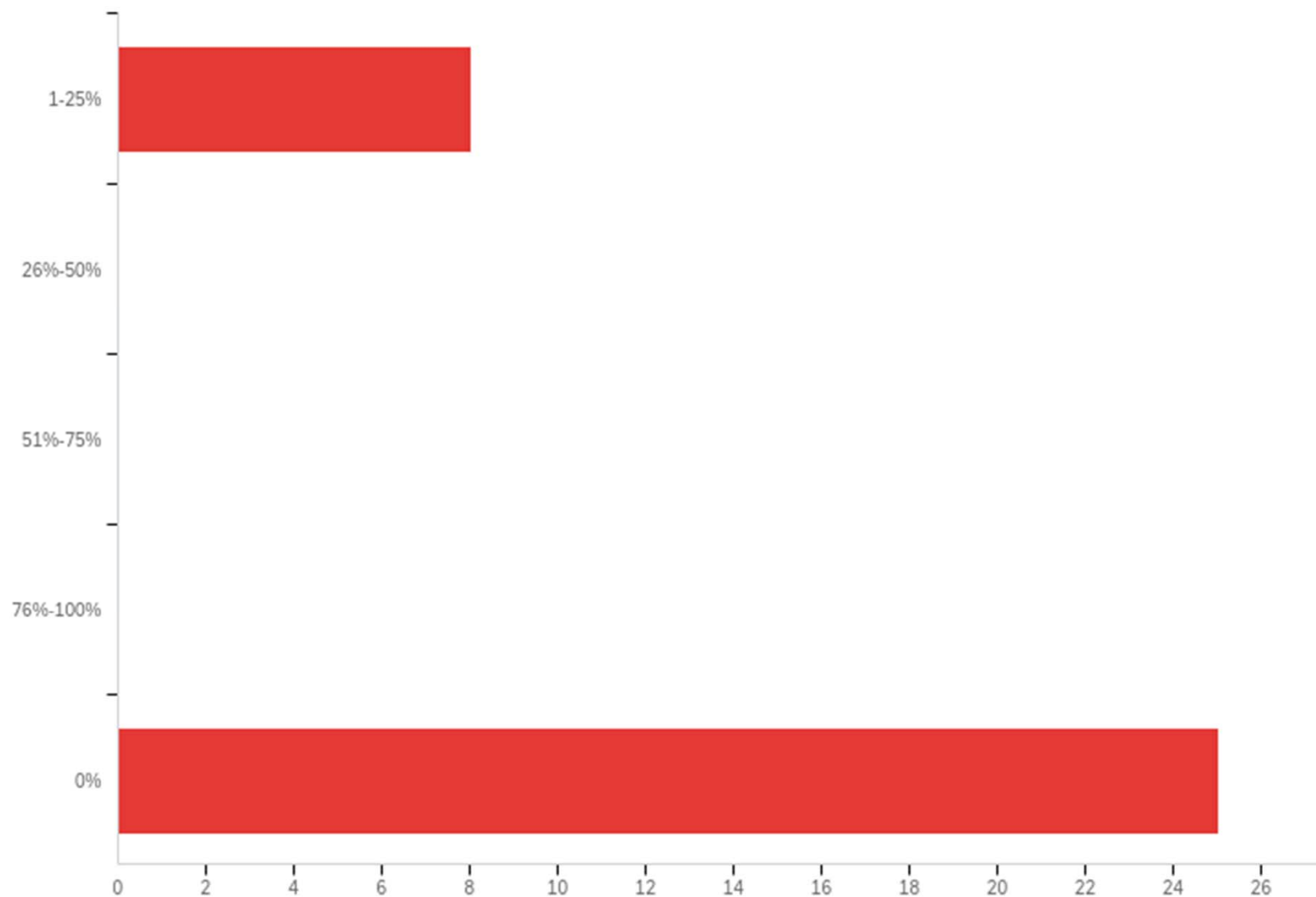
Q6 - Please select the percentage of your clients who are renters.



Q6 - Please select the percentage of your clients who are renters.

#	Answer	%	Count
1	1-25%	2.94%	1
2	26%-50%	2.94%	1
3	51%-75%	8.82%	3
4	76%-100%	79.41%	27
6	0%	5.88%	2
	Total	100%	34

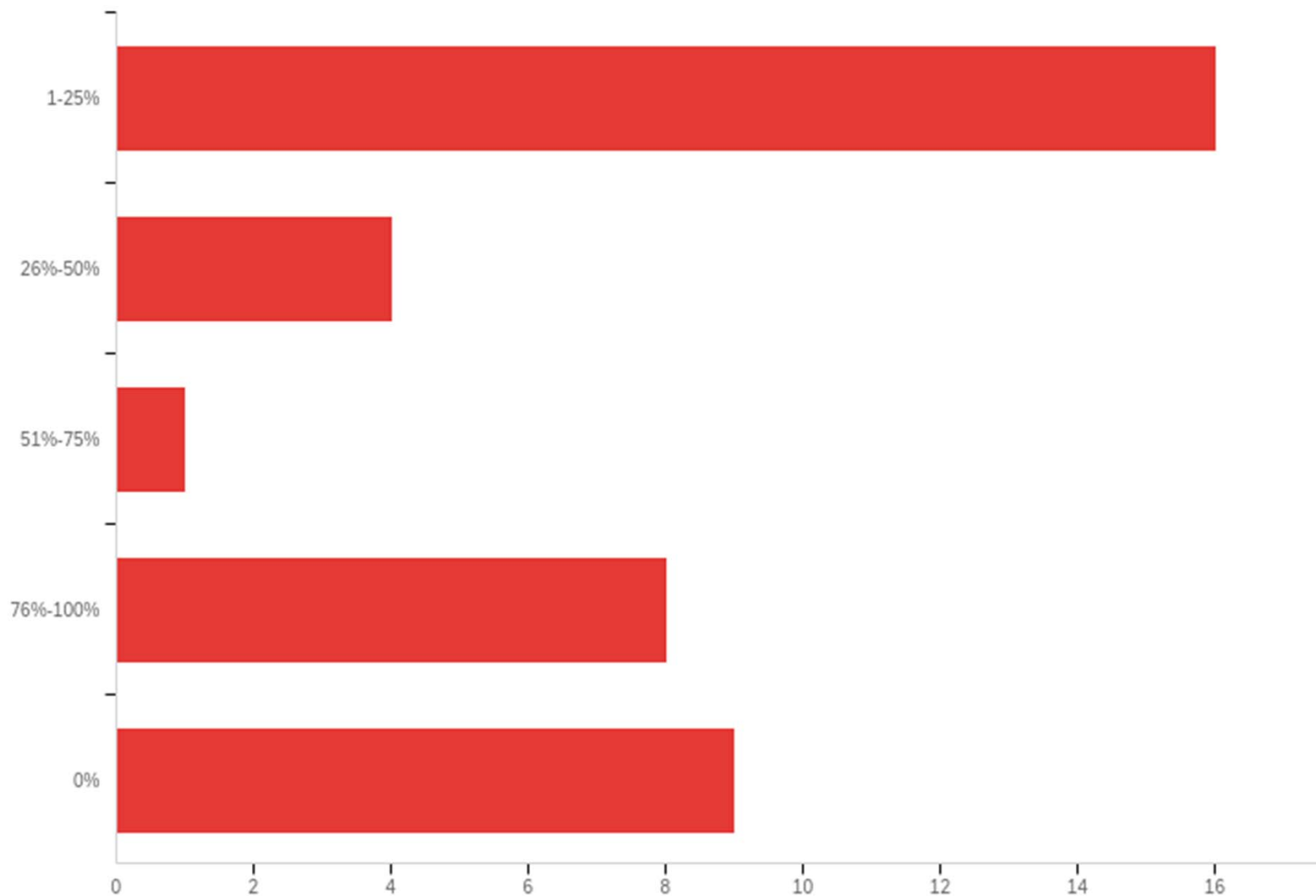
Q7 - Please select the percentage of your clients who are homeowners.



Q7 - Please select the percentage of your clients who are homeowners.

#	Answer	%	Count
1	1-25%	24.24%	8
2	26%-50%	0.00%	0
3	51%-75%	0.00%	0
4	76%-100%	0.00%	0
6	0%	75.76%	25
	Total	100%	33

Q8 - Please select the percentage of your clients who are experiencing homelessness.



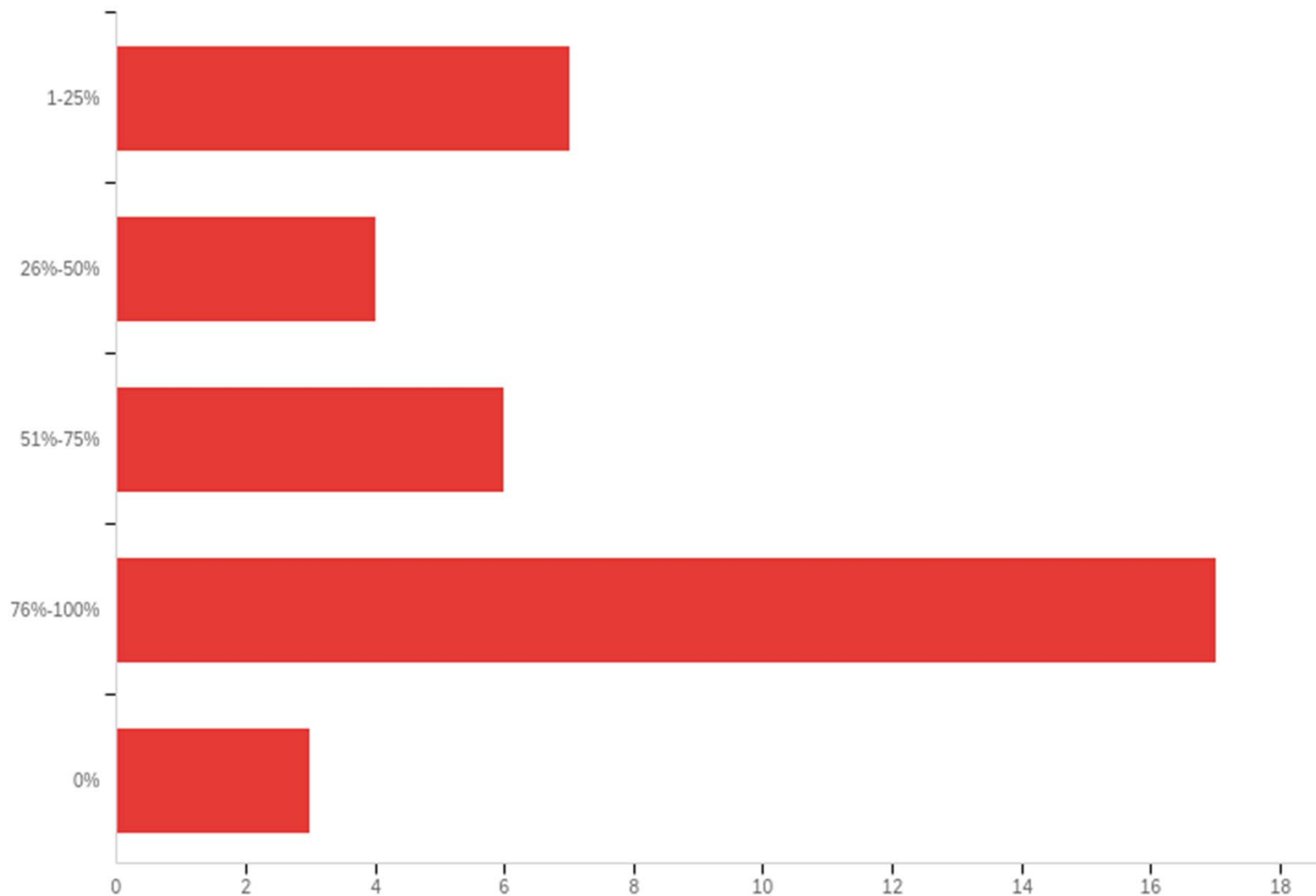
Q8 - Please select the percentage of your clients who are experiencing homelessness.

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Please select the percentag e of your clients who are experienci ng homeless ness.	1.00	6.00	2.97	2.03	4.13	38

Q8 - Please select the percentage of your clients who are experiencing homelessness.

#	Answer	%	Count
1	1-25%	42.11%	16
2	26%-50%	10.53%	4
3	51%-75%	2.63%	1
4	76%-100%	21.05%	8
6	0%	23.68%	9
	Total	100%	38

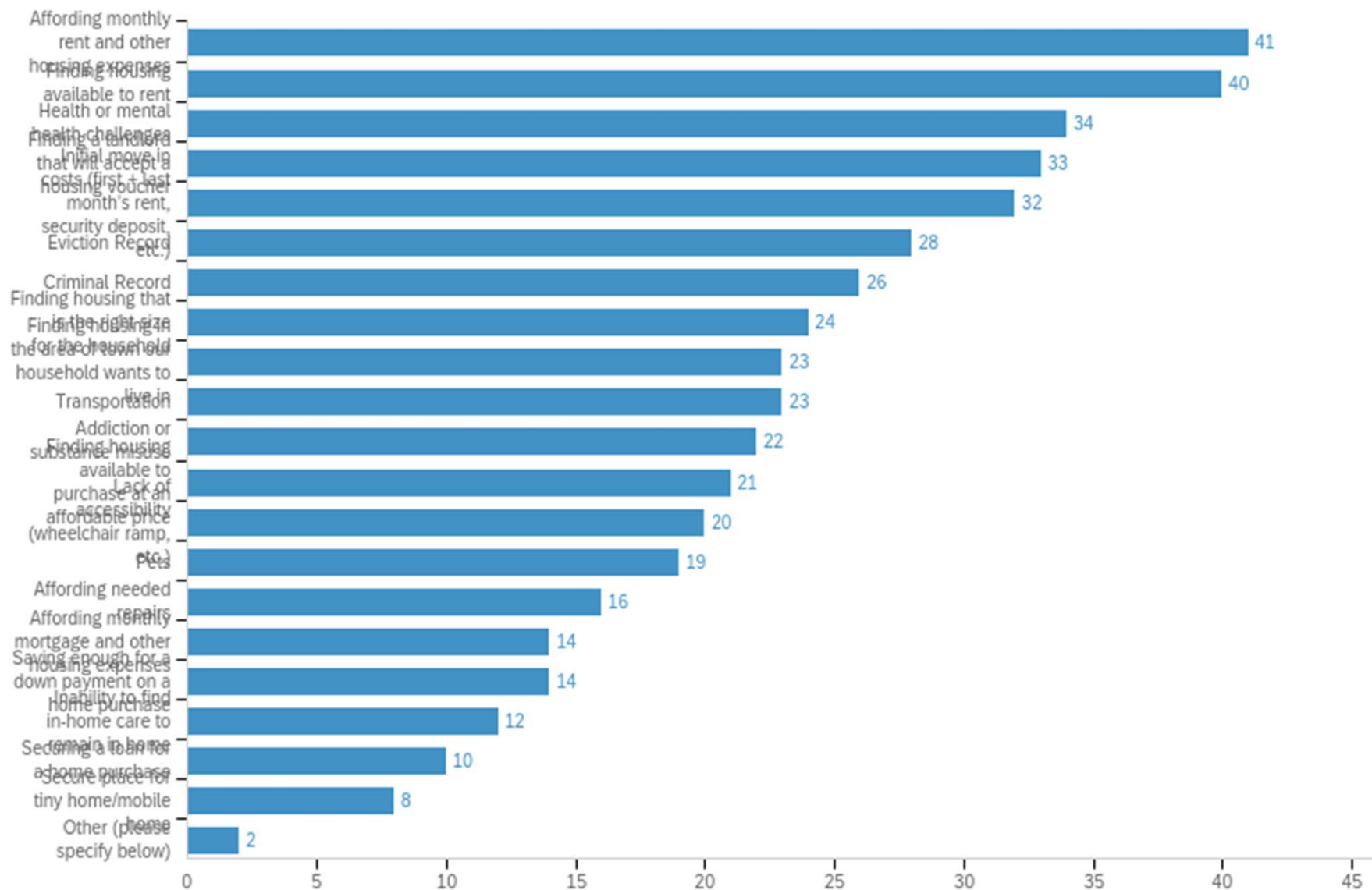
Q9 - Please select the percentage of your clients who are experiencing housing that is not stable, not safe, not adequate or not affordable.



Q9 - Please select the percentage of your clients who are experiencing housing that is not stable, not safe, not adequate or not affordable.

#	Answer	%	Count
1	1-25%	18.92%	7
2	26%-50%	10.81%	4
3	51%-75%	16.22%	6
4	76%-100%	45.95%	17
6	0%	8.11%	3
	Total	100%	37

Q11 - What housing challenges do your clients face? Select all that apply.



Q11 - What housing challenges do your clients face? Select all that apply.

#	Answer	%	Count
1	Affording monthly mortgage and other housing expenses	3.03%	14
2	Finding housing available to purchase at an affordable price	4.55%	21
3	Finding housing available to rent	8.66%	40
4	Finding housing in the area of town our household wants to live in	4.98%	23
5	Finding housing that is the right size for the household	5.19%	24

Q11 - What housing challenges do your clients face? Select all that apply.

#	Answer	%	Count
6	Lack of accessibility (wheelchair ramp, etc.)	4.33%	20
7	Finding a landlord that will accept a housing voucher	7.14%	33
8	Initial move in costs (first + last month's rent, security deposit, etc.)	6.93%	32
9	Saving enough for a down payment on a home purchase	3.03%	14
10	Securing a loan for a home purchase	2.16%	10
11	Affording needed repairs	3.46%	16

Q11 - What housing challenges do your clients face? Select all that apply.

#	Answer	%	Count
12	Inability to find in-home care to remain in home	2.60%	12
13	Criminal Record	5.63%	26
14	Eviction Record	6.06%	28
15	Health or mental health challenges	7.36%	34
16	Addiction or substance misuse	4.76%	22
17	Transportation	4.98%	23
18	Pets	4.11%	19
19	Other (please specify below)	0.43%	2
20	Affording monthly rent and other housing expenses	8.87%	41

Q11 - What housing challenges do your clients face? Select all that apply.

#	Answer	%	Count
21	Secure place for tiny home/mobile home	1.73%	8
	Total	100%	462

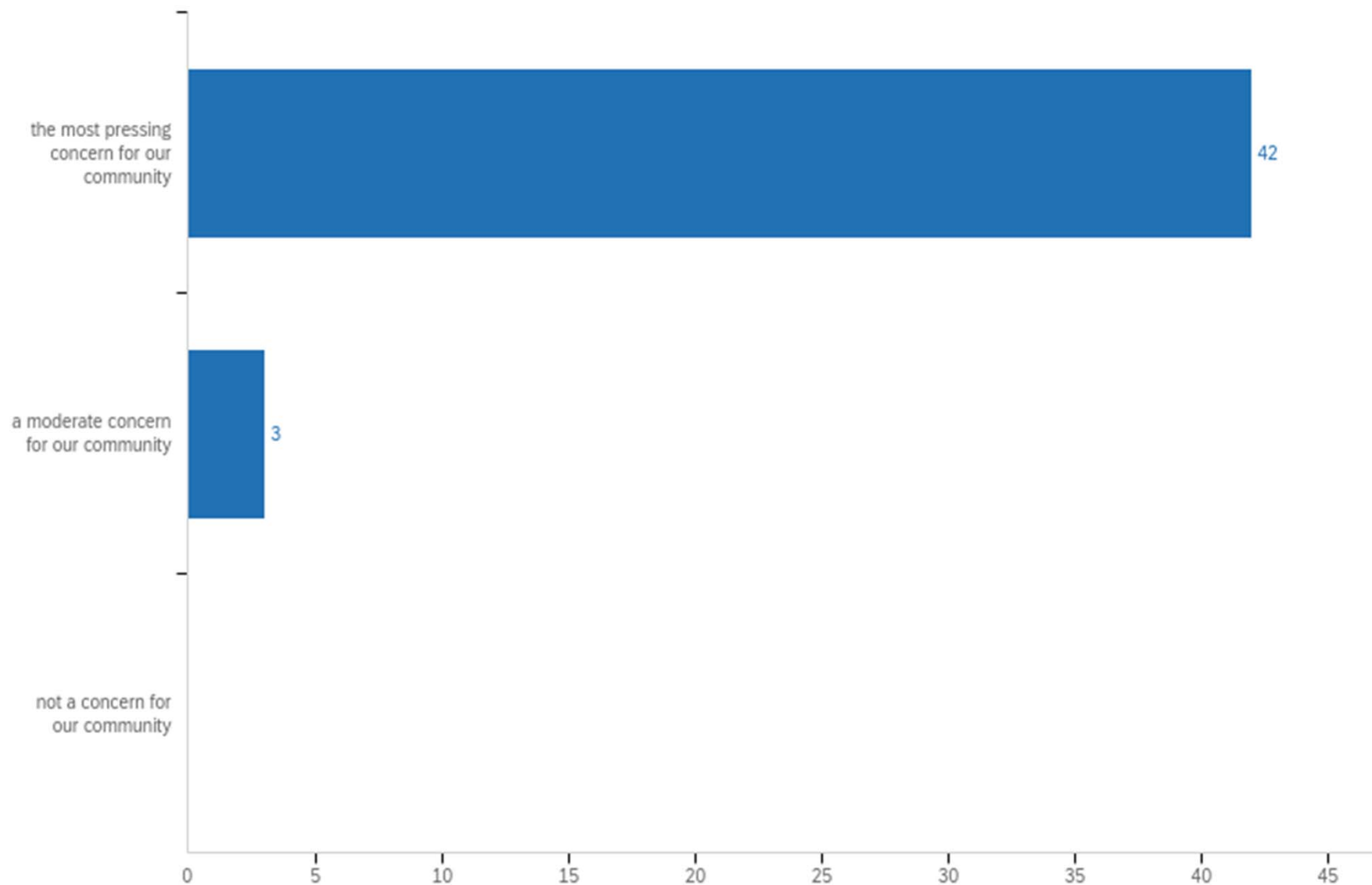
Q11 - What housing challenges do your clients face? Select all that apply.

Other (please specify below) - Text

Access to flexible financing that is below market interest rates to help develop or preserve affordable housing

Food insecurity

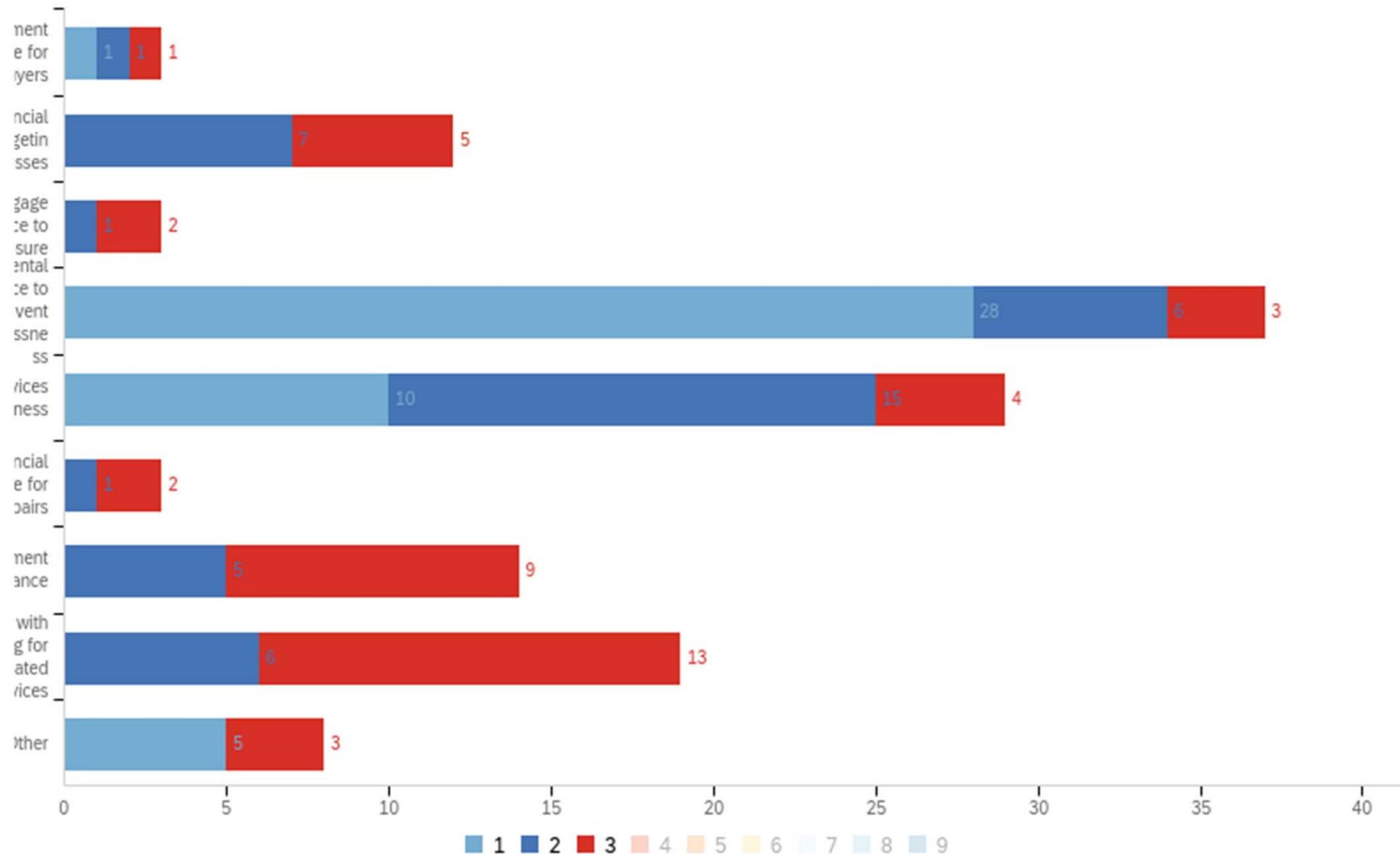
Q12 - Please indicate the statement that best fits your opinion:
Housing affordability is:



Q12 - Please indicate the statement that best fits your opinion: Housing affordability is:

#	Answer	%	Count
2	the most pressing concern for our community	93.33%	42
3	a moderate concern for our community	6.67%	3
5	not a concern for our community	0.00%	0
	Total	100%	45

Q13 - Please rank up to 3 housing-related services that would be most beneficial to your clients. Type number 1-3 in each corresponding box (1 = your top choice).



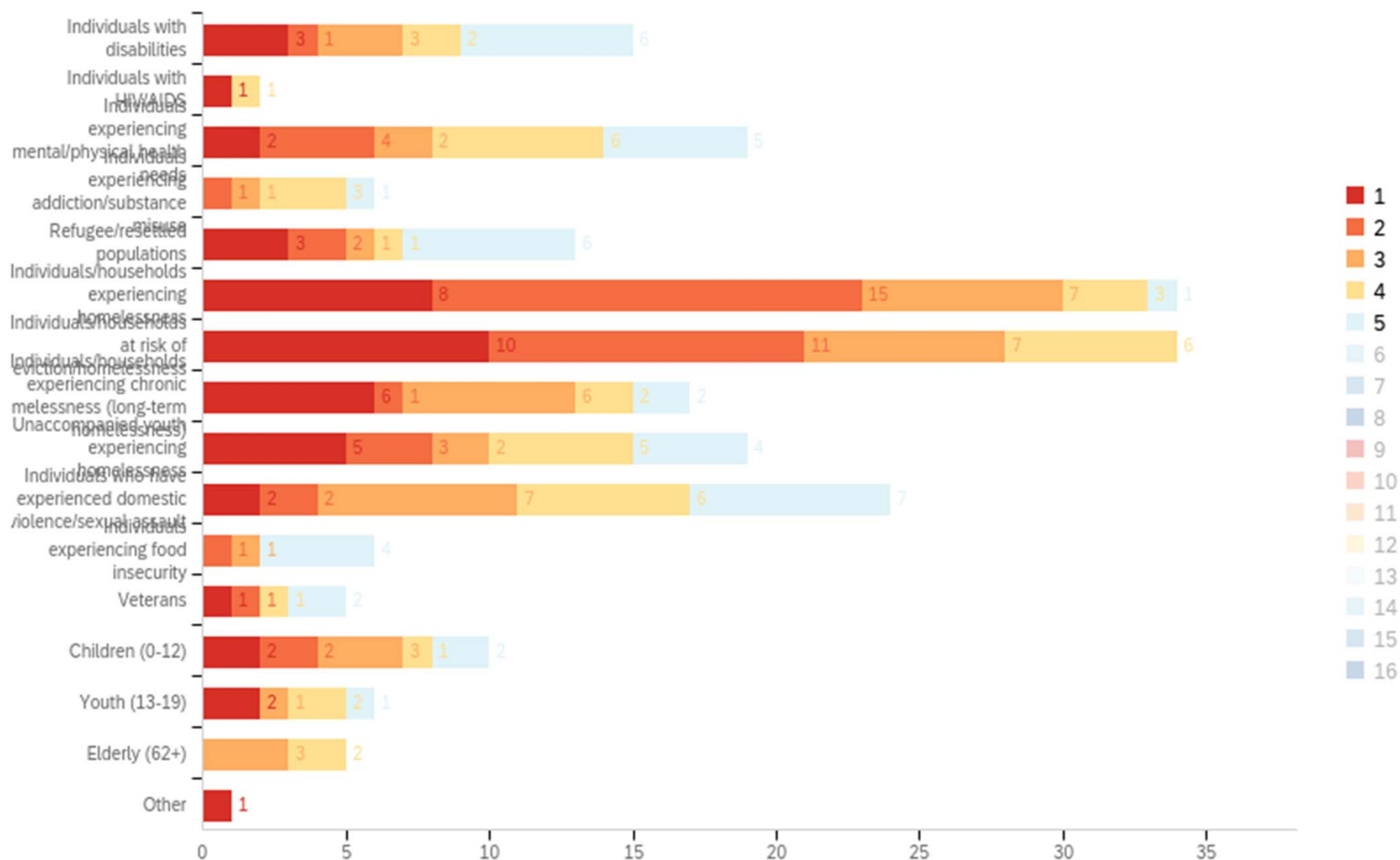
Q13 - Please rank up to 3 housing-related services that would be most beneficial to your clients. Type number 1-3 in each corresponding box (1 = your top choice).

#	Question	1	2	3	4	Total
1	Down payment assistance for homebuyers	33.33% 1	33.33% 1	33.33% 1	0.00% 0	3
2	Financial counseling/budgeting classes	0.00% 0	58.33% 7	41.67% 5	0.00% 0	12
3	Emergency mortgage assistance to prevent foreclosure	0.00% 0	33.33% 1	66.67% 2	0.00% 0	3
4	Emergency rental assistance to prevent eviction/homelessness	75.68% 28	16.22% 6	8.11% 3	0.00% 0	37

Q13 - Please rank up to 3 housing-related services that would be most beneficial to your clients.
Type number 1-3 in each corresponding box (1 = your top choice).

#	Question	1		2		3		4		Total
5	Re-housing services to end homelessness	34.48%	10	51.72%	15	13.79%	4	0.00%	0	29
6	Financial assistance for urgent home repairs	0.00%	0	33.33%	1	66.67%	2	0.00%	0	3
7	Utility payment assistance	0.00%	0	35.71%	5	64.29%	9	0.00%	0	14
8	Assistance with applying for housing related services	0.00%	0	31.58%	6	68.42%	13	0.00%	0	19
9	Other	62.50%	5	0.00%	0	37.50%	3	0.00%	0	8

Q15 - In regard to support services, please rank up to 5 of the following populations in order of who you believe should be prioritized by the city. Type number 1-5 in each corresponding box (1 = your top choice).



Q15 - In regard to support services, please rank up to 5 of the following populations in order of who you believe should be prioritized by the city. Type number 1-5 in each corresponding box (1 = your top choice).

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
5	Refugee/resettled populations	1.00	5.00	3.38	1.69	2.85	13
12	Veterans	1.00	5.00	3.40	1.62	2.64	5
1	Individuals with disabilities	1.00	5.00	3.47	1.54	2.38	15
14	Youth (13-19)	1.00	5.00	3.00	1.53	2.33	6
9	Unaccompanied youth experiencing homelessness	1.00	5.00	3.00	1.52	2.32	19
2	Individuals with HIV/AIDS	1.00	4.00	2.50	1.50	2.25	2

Q15 - In regard to support services, please rank up to 5 of the following populations in order of who you believe should be prioritized by the city. Type number 1-5 in each corresponding box (1 = your top choice).

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
13	Children (0-12)	1.00	5.00	2.90	1.37	1.89	10
8	Individuals/households experiencing chronic homelessness (long-term homelessness)	1.00	5.00	2.59	1.37	1.89	17
3	Individuals experiencing mental/physical health needs	1.00	5.00	3.42	1.35	1.82	19
10	Individuals who have experienced domestic violence/sexual assault	1.00	5.00	3.58	1.22	1.49	24

Q15 - In regard to support services, please rank up to 5 of the following populations in order of who you believe should be prioritized by the city. Type number 1-5 in each corresponding box (1 = your top choice).

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
11	Individuals experiencing food insecurity	2.00	5.00	4.17	1.21	1.47	6
7	Individuals/households at risk of eviction/homelessness	1.00	4.00	2.26	1.07	1.14	34
6	Individuals/households experiencing homelessness	1.00	5.00	2.24	1.00	1.00	34
4	Individuals experiencing addiction/substance misuse	2.00	5.00	3.67	0.94	0.89	6

Q15 - In regard to support services, please rank up to 5 of the following populations in order of who you believe should be prioritized by the city. Type number 1-5 in each corresponding box (1 = your top choice).

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
15	Elderly (62+)	3.00	4.00	3.40	0.49	0.24	5
16	Other	1.00	1.00	1.00	0.00	0.00	1

Q15 - In regard to support services, please rank up to 5 of the following populations in order of who you believe should be prioritized by the city. Type number 1-5 in each corresponding box (1 = your top choice).

#	Question	1		2		3		4		5		Total
1	Individuals with disabilities	20.00%	3	6.67%	1	20.00%	3	13.33%	2	40.00%	6	15
2	Individuals with HIV/AIDS	50.00%	1	0.00%	0	0.00%	0	50.00%	1	0.00%	0	2
3	Individuals experiencing mental/physical health needs	10.53%	2	21.05%	4	10.53%	2	31.58%	6	26.32%	5	19
4	Individuals experiencing addiction/substance misuse	0.00%	0	16.67%	1	16.67%	1	50.00%	3	16.67%	1	6
5	Refugee/resettled populations	23.08%	3	15.38%	2	7.69%	1	7.69%	1	46.15%	6	13

Q15 - In regard to support services, please rank up to 5 of the following populations in order of who you believe should be prioritized by the city. Type number 1-5 in each corresponding box (1 = your top choice).

#	Question	1		2		3		4		5		Total
6	Individuals/households experiencing homelessness	23.53%	8	44.12%	15	20.59%	7	8.82%	3	2.94%	1	34
7	Individuals/households at risk of eviction/homelessness	29.41%	10	32.35%	11	20.59%	7	17.65%	6	0.00%	0	34
8	Individuals/households experiencing chronic homelessness (long-term homelessness)	35.29%	6	5.88%	1	35.29%	6	11.76%	2	11.76%	2	17
9	Unaccompanied youth experiencing homelessness	26.32%	5	15.79%	3	10.53%	2	26.32%	5	21.05%	4	19

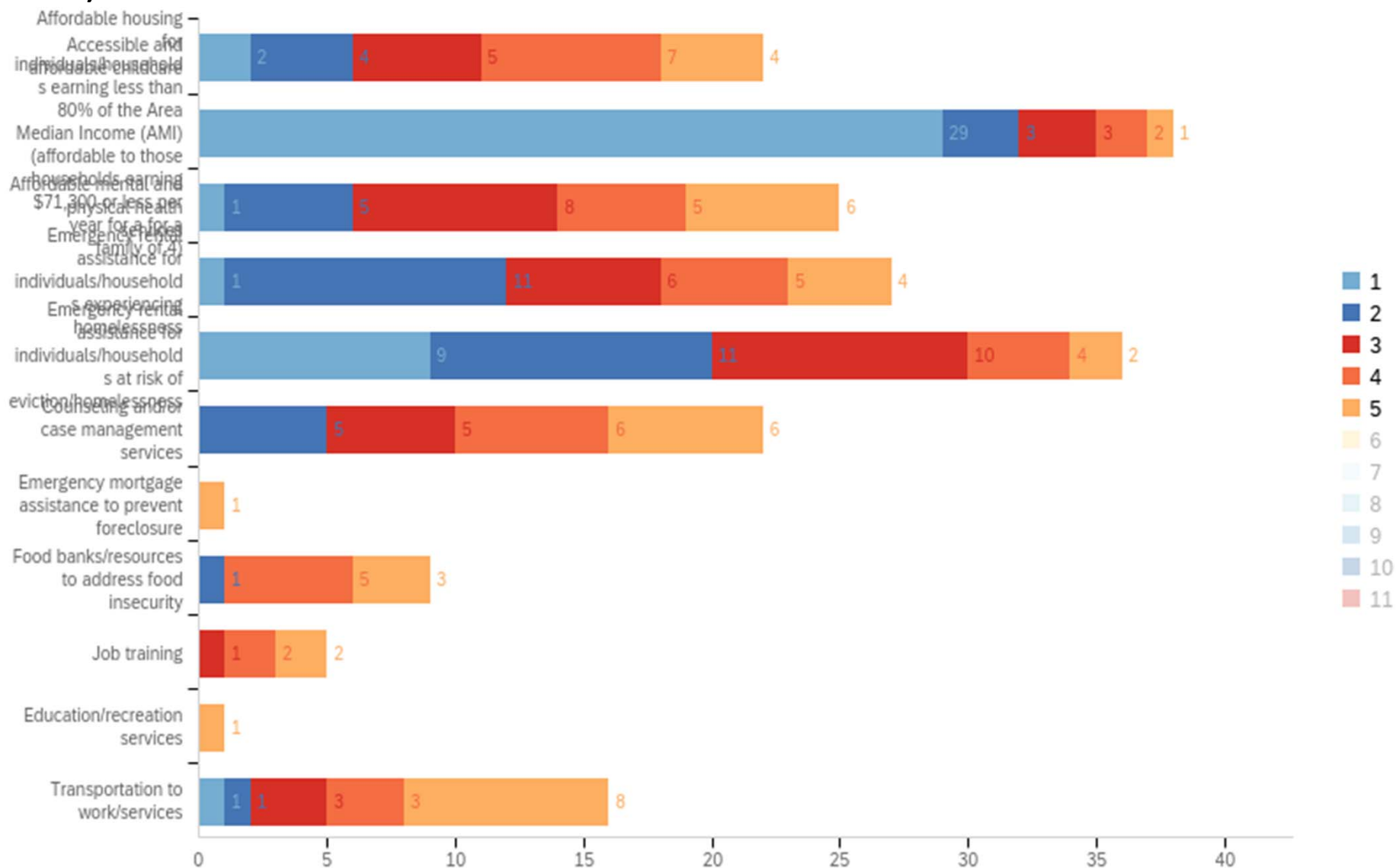
Q15 - In regard to support services, please rank up to 5 of the following populations in order of who you believe should be prioritized by the city. Type number 1-5 in each corresponding box (1 = your top choice).

#	Question	1		2		3		4		5		Total
10	Individuals who have experienced domestic violence/sexual assault	8.33%	2	8.33%	2	29.17%	7	25.00%	6	29.17%	7	24
11	Individuals experiencing food insecurity	0.00%	0	16.67%	1	16.67%	1	0.00%	0	66.67%	4	6
12	Veterans	20.00%	1	20.00%	1	0.00%	0	20.00%	1	40.00%	2	5
13	Children (0-12)	20.00%	2	20.00%	2	30.00%	3	10.00%	1	20.00%	2	10
14	Youth (13-19)	33.33%	2	0.00%	0	16.67%	1	33.33%	2	16.67%	1	6
15	Elderly (62+)	0.00%	0	0.00%	0	60.00%	3	40.00%	2	0.00%	0	5

Q15 - In regard to support services, please rank up to 5 of the following populations in order of who you believe should be prioritized by the city. Type number 1-5 in each corresponding box (1 = your top choice).

#	Question	1	2	3	4	5	Total
16	Other	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1

Q16 - Please rank up to 5 of the following community needs based on urgency. Type number 1-5 in each corresponding box (1 = your top choice).



Q16 - Please rank up to 5 of the following community needs based on urgency. Type number 1-5 in each corresponding box (1 = your top choice).

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Accessible and affordable childcare	1.00	5.00	3.32	1.22	1.49	22
2	Affordable housing for individuals/households earning less than 80% of the Area Median Income (AMI) (affordable to those households earning \$71,300 or less per year for a family of 4)	1.00	5.00	1.50	1.02	1.04	38

Q16 - Please rank up to 5 of the following community needs based on urgency. Type number 1-5 in each corresponding box (1 = your top choice).

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
3	Affordable mental and physical health services	1.00	5.00	3.40	1.17	1.36	25
4	Emergency rental assistance for individuals/households experiencing homelessness	1.00	5.00	3.00	1.15	1.33	27
5	Emergency rental assistance for individuals/households at risk of eviction/homelessness	1.00	5.00	2.42	1.14	1.30	36

Q16 - Please rank up to 5 of the following community needs based on urgency. Type number 1-5 in each corresponding box (1 = your top choice).

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
6	Counseling and/or case management services	2.00	5.00	3.59	1.11	1.24	22
7	Emergency mortgage assistance to prevent foreclosure	5.00	5.00	5.00	0.00	0.00	1
8	Food banks/resources to address food insecurity	2.00	5.00	4.11	0.87	0.77	9
9	Job training	3.00	5.00	4.20	0.75	0.56	5
10	Education/recreation services	5.00	5.00	5.00	0.00	0.00	1

Q16 - Please rank up to 5 of the following community needs based on urgency. Type number 1-5 in each corresponding box (1 = your top choice).

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
11	Transportation to work/services	1.00	5.00	4.00	1.22	1.50	16

Q16 - Please rank up to 5 of the following community needs based on urgency. Type number 1-5 in each corresponding box (1 = your top choice).

#	Question	1	2	3	4	5	Total					
1	Accessible and affordable childcare	9.09%	2	18.18%	4	22.73%	5	31.82%	7	18.18%	4	22
2	Affordable housing for individuals/households earning less than 80% of the Area Median Income (AMI) (affordable to those households earning \$71,300 or less per year for a for a family of 4)	76.32%	29	7.89%	3	7.89%	3	5.26%	2	2.63%	1	38

Q16 - Please rank up to 5 of the following community needs based on urgency. Type number 1-5 in each corresponding box (1 = your top choice).

#	Question	1	2	3	4	5	Total
3	Affordable mental and physical health services	4.00% 1	20.00% 5	32.00% 8	20.00% 5	24.00% 6	25
4	Emergency rental assistance for individuals/house-holds experiencing homelessness	3.70% 1	40.74% 11	22.22% 6	18.52% 5	14.81% 4	27
5	Emergency rental assistance for individuals/house-holds at risk of eviction/homelessness	25.00% 9	30.56% 11	27.78% 10	11.11% 4	5.56% 2	36

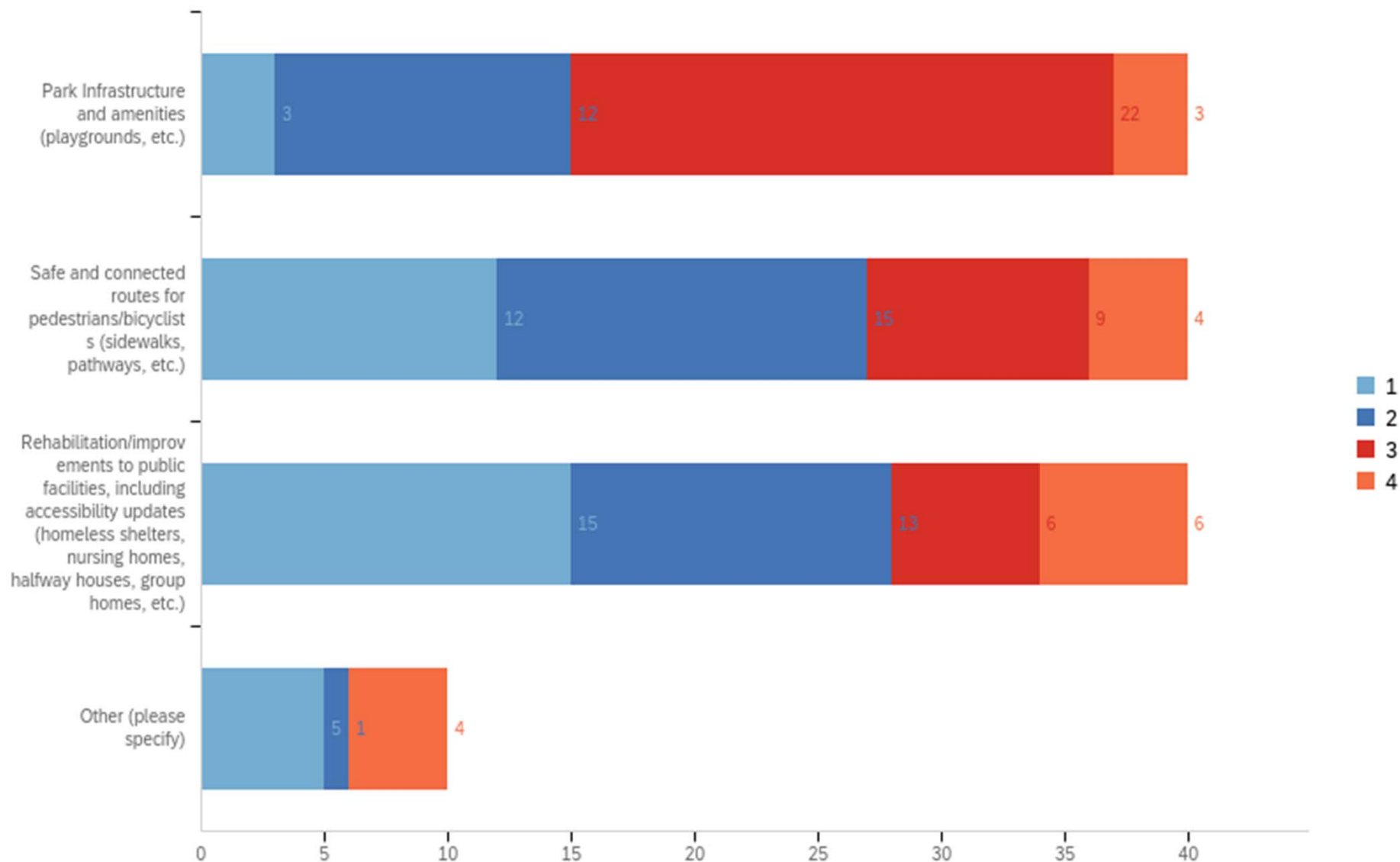
Q16 - Please rank up to 5 of the following community needs based on urgency. Type number 1-5 in each corresponding box (1 = your top choice).

#	Question	1		2		3		4		5		Total
6	Counseling and/or case management services	0.00%	0	22.73%	5	22.73%	5	27.27%	6	27.27%	6	22
7	Emergency mortgage assistance to prevent foreclosure	0.00%	0	0.00%	0	0.00%	0	0.00%	0	100.00%	1	1
8	Food banks/resources to address food insecurity	0.00%	0	11.11%	1	0.00%	0	55.56%	5	33.33%	3	9
9	Job training	0.00%	0	0.00%	0	20.00%	1	40.00%	2	40.00%	2	5
10	Education/recreation services	0.00%	0	0.00%	0	0.00%	0	0.00%	0	100.00%	1	1

Q16 - Please rank up to 5 of the following community needs based on urgency. Type number 1-5 in each corresponding box (1 = your top choice).

#	Question	1	2	3	4	5	Total
11	Transportation to work/services	6.25% 1	6.25% 1	18.75% 3	18.75% 3	50.00% 8	16

Q17 - Please rank the following types of public facility and infrastructure projects in order of importance:



Q17 - Please rank the following types of public facility and infrastructure projects in order of importance:

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Park Infrastructure and amenities (playgrounds, etc.)	1.00	4.00	2.63	0.73	0.53	40
2	Safe and connected routes for pedestrians/bicyclists (sidewalks, pathways, etc.)	1.00	4.00	2.13	0.95	0.91	40
3	Rehabilitation/improvements to public facilities, including accessibility updates (homeless shelters, nursing homes, halfway houses, group homes, etc.)	1.00	4.00	2.08	1.06	1.12	40

Q17 - Please rank the following types of public facility and infrastructure projects in order of importance:

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
4	Other (please specify)	1.00	4.00	2.30	1.42	2.01	10

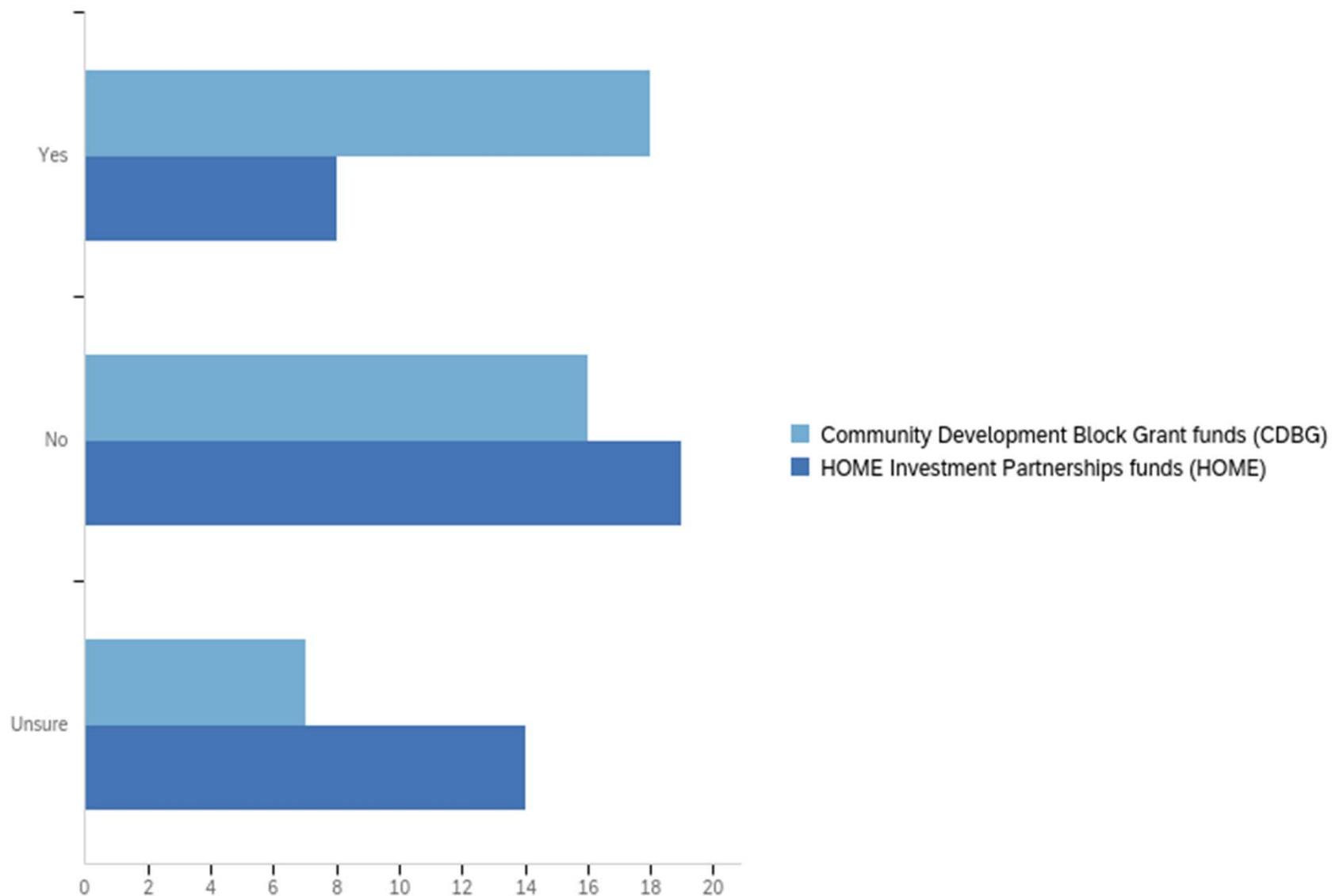
Q17 - Please rank the following types of public facility and infrastructure projects in order of importance:

#	Question	1		2		3		4		Total
1	Park Infrastructure and amenities (playgrounds, etc.)	7.50%	3	30.00%	12	55.00%	22	7.50%	3	40
2	Safe and connected routes for pedestrians/bicyclists (sidewalks, pathways, etc.)	30.00 %	1 2	37.50%	15	22.50%	9	10.00%	4	40
3	Rehabilitation/improvements to public facilities, including accessibility updates (homeless shelters, nursing homes, halfway houses, group homes, etc.)	37.50 %	1 5	32.50%	13	15.00%	6	15.00%	6	40

Q17 - Please rank the following types of public facility and infrastructure projects in order of importance:

#	Question	1	2	3	4	Total
4	Other (please specify)	50.00% 5	10.00% 1	0.00% 0	40.00% 4	10

Q19 - Have you applied for or considered applying for the following:



Q19 - Have you applied for or considered applying for the following:

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Community Development Block Grant funds (CDBG)	1.00	3.00	1.73	0.73	0.54	41
2	HOME Investment Partnerships funds (HOME)	1.00	3.00	2.15	0.72	0.52	41

Q19 - Have you applied for or considered applying for the following:

#	Question	Yes		No		Unsure		Total
1	Community Development Block Grant funds (CDBG)	43.90%	18	39.02%	16	17.07%	7	41
2	HOME Investment Partnerships funds (HOME)	19.51%	8	46.34%	19	34.15%	14	41

Q20 - Have you experienced challenges when applying for Community Development Block Grant (CDBG)? If so, please describe.

Have you experienced challenges when applying for Community Development Block Grant (CDBG)? If so, please describe.

Wish for more flexibility in funding categories.

Yes. Shelters are not eligible to apply for funding at this time.

Not sure if my agency has ever applied for CDBG funds.

not sure

No.

For any government funding, the challenge is the timeline for actually distributing funds when clients/tenants are in time-sensitive situations.

No.

It is complicated to answer in one text box.

No

Q21 - Have you experienced challenges when applying for HOME Investment Partnerships funds (HOME) funds? If so, please describe.

Have you experienced challenges when applying for HOME Investment Partnerships funds (HOME) funds? If so, please describe.

Not familiar with this funding

Reporting requirements are onerous

NA

no

Unsure.

For any government funding, the challenge is the timeline for actually distributing funds when clients/tenants are in time-sensitive situations.

Yes. Those funds are very limited in their use for homeless or housing insecure populations.

We have never applied.

N/A

Q22 - If you experience challenges to applying for these funds, what tools/supports could be provided to make this funding more accessible?

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

The regulations are such that applicants must fit into the program rather than the program fitting into community needs. Sometimes, that is a challenge. I understand that the parameters must be clear and definable. It's just that sometimes some of the regs actually get in the way of a good thing...

Including shehther in funding decisions

NA

Don't know

n/a

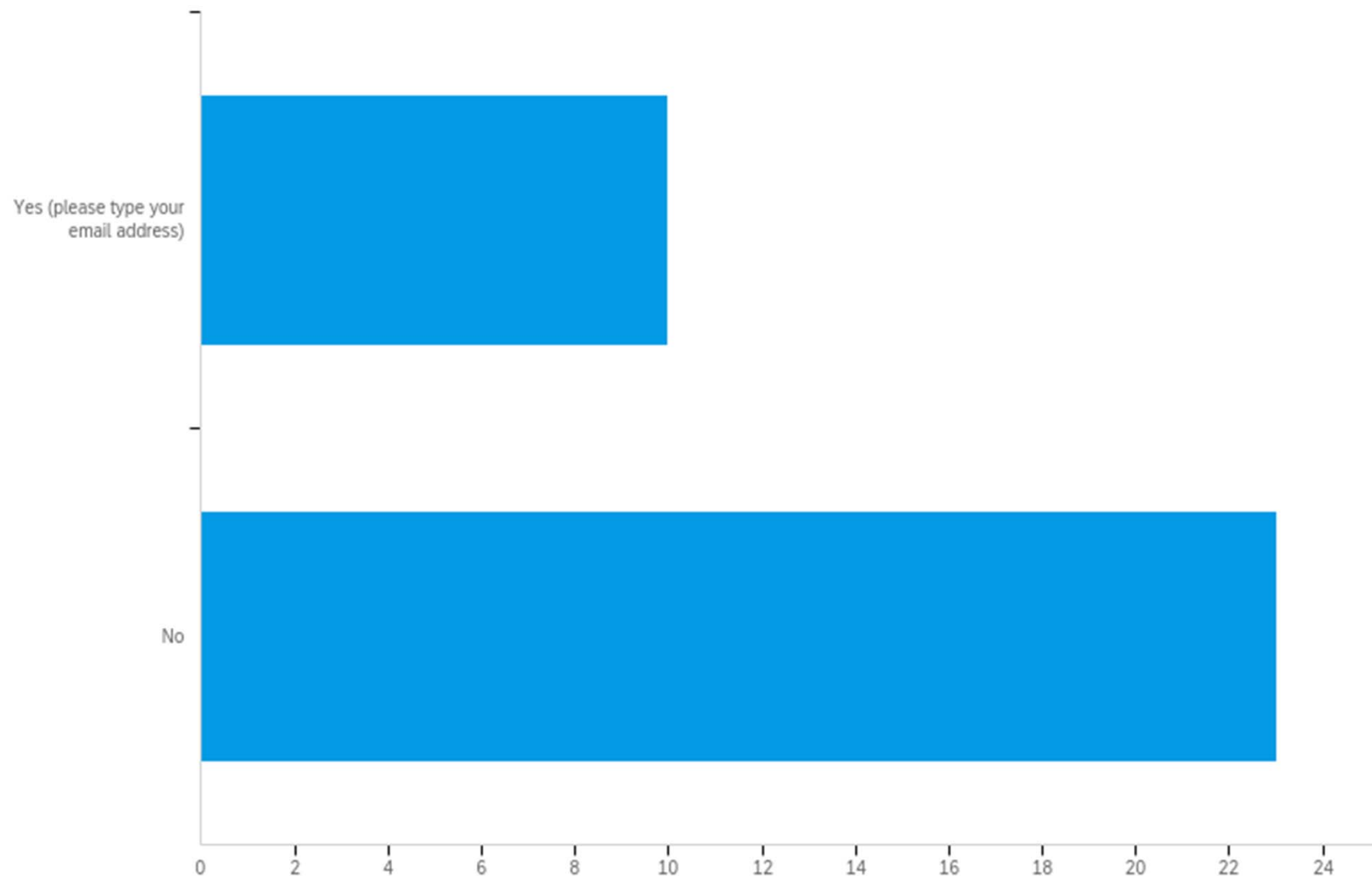
Prioritization for time-sensitive cases.

Expand use of the funds to be used for emergency financial assistance for families in emergency situations.

It is easier to apply than to manage the program.

N/A

Q23 - Would you be interested in a follow up conversation regarding access to CDBG or HOME funds?



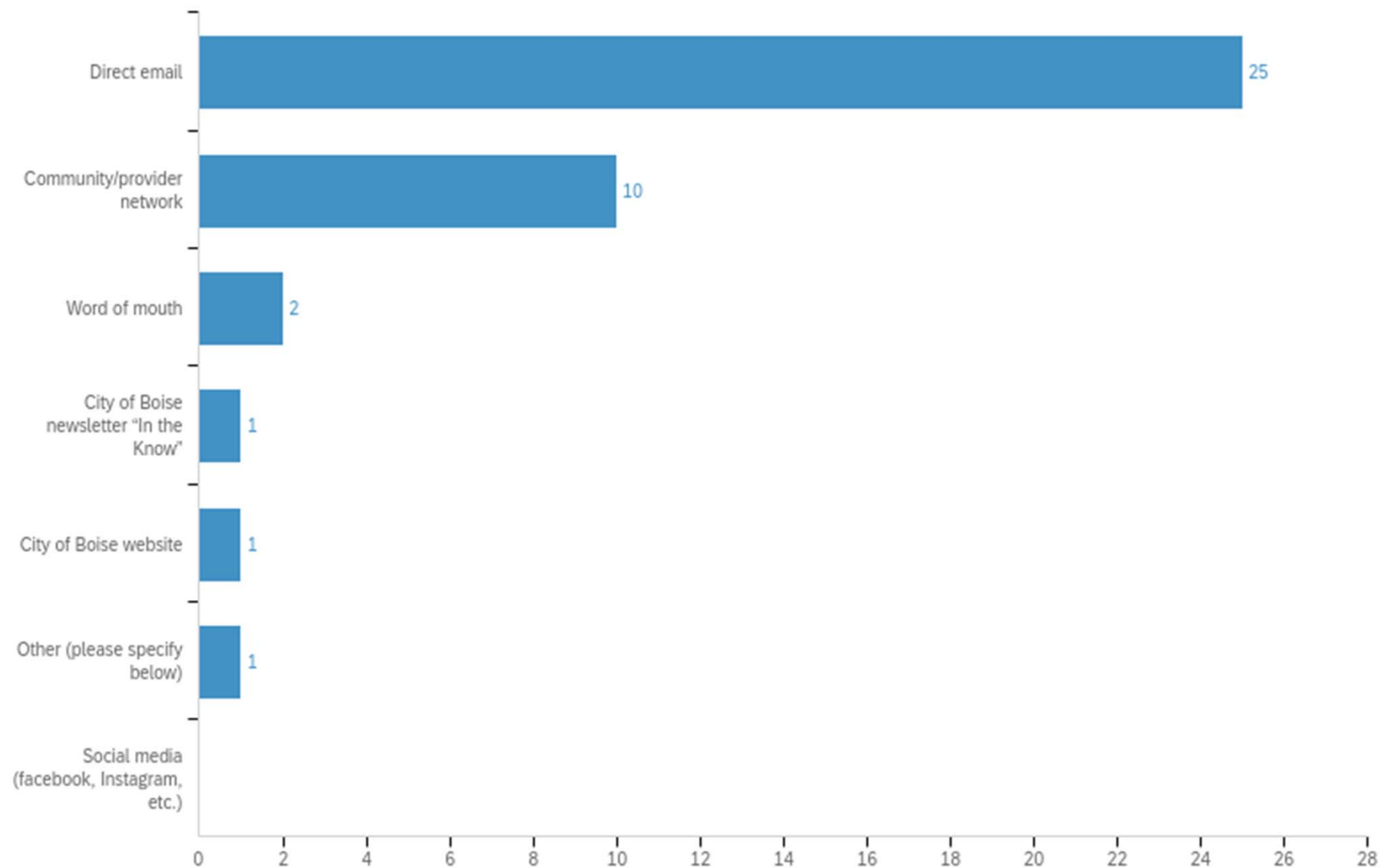
Q23 - Would you be interested in a follow up conversation regarding access to CDBG or HOME funds?

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Would you be interested in a follow up conversation regarding access to CDBG or HOME funds? - Selected Choice	1.00	2.00	1.70	0.46	0.21	33

Q23 - Would you be interested in a follow up conversation regarding access to CDBG or HOME funds?

#	Answer	%	Count
1	Yes (please type your email address)	30.30%	10
2	No	69.70%	23
	Total	100%	33

Q25 - How did you hear about this survey?



Q25 - How did you hear about this survey?

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How did you hear about this survey? - Selected Choice	1.00	7.00	4.67	0.96	0.92	40

Q25 - How did you hear about this survey?

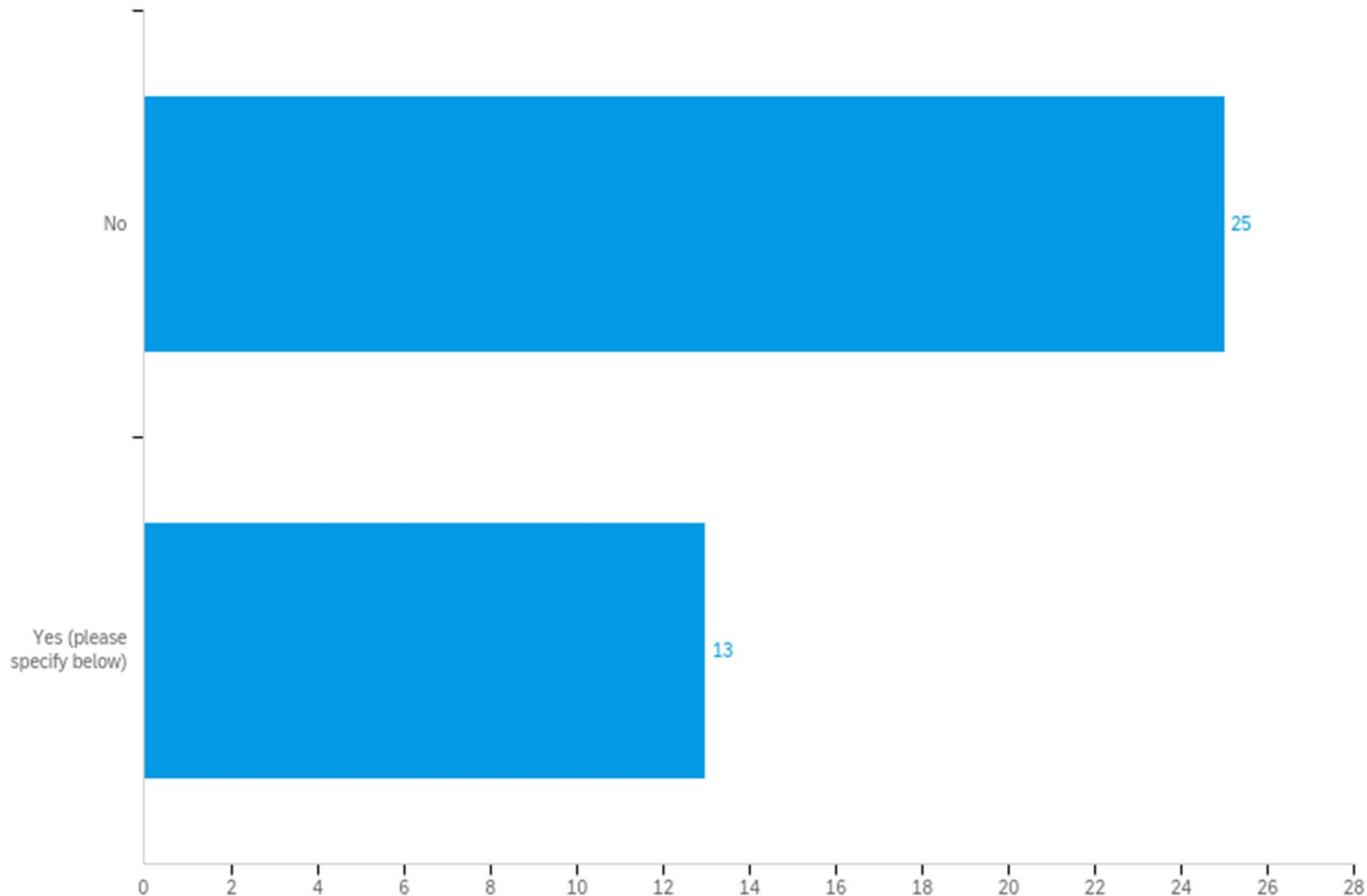
#	Answer	%	Count
1	City of Boise newsletter “In the Know”	2.50%	1
2	City of Boise website	2.50%	1
3	Social media (facebook, Instagram, etc.)	0.00%	0
4	Community/provider network	25.00%	10
5	Direct email	62.50%	25
6	Word of mouth	5.00%	2
7	Other (please specify below)	2.50%	1
	Total	100%	40

Q25 - How did you hear about this survey?

Other (please specify below) - Text

Supervisor sent it

Q24 - Finally, is there anything else you'd like the City of Boise to know about service provision or housing issues that were not addressed in this survey?



Q24 - Finally, is there anything else you'd like the City of Boise to know about service provision or housing issues that were not addressed in this survey?

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Finally, is there anything else you'd like the City of Boise to know about service provision or housing issues that were not addressed in this survey? - Selected Choice	1.00	2.00	1.34	0.47	0.23	38

Q24 - Finally, is there anything else you'd like the City of Boise to know about service provision or housing issues that were not addressed in this survey?

#	Answer	%	Count
1	No	65.79%	25
2	Yes (please specify below)	34.21%	13
	Total	100%	38

Q24 - Finally, is there anything else you'd like the City of Boise to know about service provision or housing issues that were not addressed in this survey?

Yes (please specify below) - Text

I just appreciate the City of Boise so much for all of its efforts in this arena. This administration is the best I have worked with in my 27 plus years of affordable housing partnerships here.

I appreciate the work of the City of Boise as it relates to housing and taking care of our communities vulnerable populations. Thank you. I wish the Idaho Legislature understood the importance of these type of priorities.

Many landlords refused to rent to refugees without good cause. They cannot be reported to places like HUD or IFHC because there is no written evidence of discrimination. More education and fair housing testers are needed from the City of Boise to ensure landlords in our area are maintaining fair practices.

As a healthcare organization, we see four areas of prioritization.

1. Access to Mental health, its not so much an affordability issue as it is a lack of mental health professionals
2. Substance Abuse - continues to drive poor health outcomes
3. Access to affordable housing.
4. Access to affordable, health foods.

the city needs to use all of it's resources on building new affordable housing production - ONLY for 50% AMI or lower

the city needs to add tenant protections to the zoning code via an overlay area since the legislature seems hell bent on preempting any attempts by cities to respond to needs within their own housing market.

Q24 - Finally, is there anything else you'd like the City of Boise to know about service provision or housing issues that were not addressed in this survey?

Yes (please specify below) - Text

It's challenging to prioritize each issue as they are all equally important. The pandemic highlighted all of the underlying issues on hand, the cost of living keeps on going up, wages stay stagnant and somehow citizens are supposed to just figure it out. We need affordable housing, access to housing, and access to affordable healthcare.

There can never be enough funding to help with rental assistance and affordable housing. Any additional funding that can be provided goes a long way to keep our community housed.

There is much conversation around assistance for shelter and food. We would like to point out that if a family is struggling with any of the areas in this survey and have a child or children from 0-3 years old, or an autistic or other disabled child, they are also most likely in need of diapers - a basic necessity for babies. Diaper Need creates not only health risks, but missed opportunities for babies to go to childcare and have access to early education, but also forces a wage earner to stay home with the child - missing out on wages for the household.

One main thing to note is that these issues intersect in some way or another depending on the individual or family served. It is difficult to break down the need when everything is connected - we need affordable housing to prevent homelessness, and Boise is struggling with pricing. We have vacant properties everywhere because the price of rent for these properties is not at all accessible to the majority of folks living in Boise. Displacement leads to strain, which leads to insecurity and potential eviction/homelessness.

Q24 - Finally, is there anything else you'd like the City of Boise to know about service provision or housing issues that were not addressed in this survey?

Yes (please specify below) - Text

The two largest gaps I see are prevention and high barrier affordable housing.

Prevention- Many individuals in our community are on fixed income and long-term renters who are seeing rent increases. Without preventative services, it is difficult to accurately serve the needs of our homeless population. Entering homelessness should not be a necessary step in order to access funding for move in costs.

Access- I am excited to see new affordable housing being built and new renter protections. We cannot stop here. If all of our low income housing has high barriers for criminal background, we are failing our community when they are in some of the most vulnerable time post-incarceration. Requiring rental history and limited criminal background does not serve our most vulnerable and continues to exacerbate the cost to the city and the moral fissure in Boise.

Affordable/workforce housing isn't enough. We need low income housing for people who have a low, fixed income.

Build actual accessible housing that includes roll-in showers .

Homeless Senior Citizens are the fastest growing group in homeless population. This group often needs specialized care.

There are very (very) few resources for this population. Crisis developing.