



ANNUAL ACTION PLAN PROGRAM YEAR 2025

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

OCTOBER 1, 2025 – SEPTEMBER 30, 2026

HOUSING & COMMUNITY DEVELOPMENT DIVISION
150 NORTH CAPITOL BOULEVARD
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IDAHO RELAY SERVICE
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TOLL-FREE NUMBERS
1-800-377-3529 ASCII
1-866-252-0684 SPANISH
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SPANISH

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

KISWAHILI

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

BOSNIAN

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

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

ARABIC

للمشاركة و تقديم الطلبات من خلال تحديد موعد مقابلة شخصية او مقابلة عن طريق الهاتف وللاستفسارات او لطلب خدمات الترجمة ولتحديد المواعيد ، يرجى الاتصال بقسم الإسكان وتنمية 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

FARSI

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

housing@cityofboise.org

تلفن: ۲۰۸-۵۷۰-۶۸۳۰

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

شماره فکس: ۲۰۸-۳۸۴-۴۱۹۵
یا به صورت حضوری به ادرس

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

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PROCESS

AP-05 EXECUTIVE SUMMARY

Introduction

In accordance with HUD requirements, the City of Boise (City) is submitting its 2025 Annual Action Plan (AAP), which is the fifth 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 2025 Program Year (Oct. 1, 2025 – Sept. 30, 2026).

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 focus groups with nonprofit service providers and residents.

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 PY24, one new multifamily rental development (6 HOME units, 40 total) will have been completed. Construction will begin on one new multifamily rental development (11 HOME units, 212 total) and two new single family homeownership projects (2 total HOME units), as well as rehabilitation of one multifamily rental project (30 HTF units, 48 total). One multifamily rental property will have been acquired to preserve existing affordable housing (approximately 50 total units).

A minimum of 11 homeowner rehabilitation projects will have been completed and direct financial assistance will have been provided to 3 homebuyers. One infrastructure project will also be completed during PY24.

Public Services are successfully being provided to more than 400 of Boise's low- to moderate-income and vulnerable residents, including victims of domestic violence, homeless households and those at risk of homelessness, and kids in need of before/after-school and summer care.

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

The public comment period will be open from June 9, 2025 – July 8, 2025.

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

N/A

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:

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 three 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 three 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, and 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 AUTHORITIES
	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 Authorities 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	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 and rapid rehousing for homeless residents. They completed the stakeholder survey, disseminated the community survey to clients, and provided feedback for focus group questions.
5	Agency/Group/Organization	YMCA
	Agency/Group/Organization Type	Services-Children Services-Elderly
	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 focus group.
6	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 focus group.
7	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 focus group.
8	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 focus group.
9	Agency/Group/Organization	GIRAFFE LAUGH EARLY LEARNING CENTERS
	Agency/Group/Organization Type	Services-Children Services-Education
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides early childhood care and education. They completed the stakeholder survey, disseminated the community survey to clients, and participated in the focus group.
10	Agency/Group/Organization	FACES OF HOPE
	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?	This agency provides case management, counseling, legal services, and crisis intervention for adults and children fleeing domestic violence. They completed the stakeholder survey, disseminated the community survey to clients, and participated in the focus group.

Table 2 – Agencies, groups, organizations who participated

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

Over 50 organizations were invited to attend the service provider focus group. 100 stakeholders, providers, and partners were invited to complete the stakeholder survey and asked to share out the community survey to Boise clients/residents.

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

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

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

Table 3 – Other local / regional / federal planning efforts

AP-12 PARTICIPATION

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

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

Input from a broad range of residents and community stakeholders was collected during the development of the 2025 Annual Action Plan. The public was encouraged to participate through multiple modes. A community survey in English and Spanish (572 responses) and a stakeholder survey (51 responses) were open 3/3/25 – 4/5/25. Flyers for the community survey were distributed at public locations and community hubs, such as libraries, laundromats, gyms, public buses/bus stops, bus stations, and community centers. The City also partnered with Boise State University on survey design/analysis and in-person outreach, providing survey access via iPads at 4 events/locations: Treefort Music Festival (3/30/25), First Thursday event at City Hall (4/3/25), and Boise Farmers Market (4/5/25).

A focus group for nonprofit service providers was held 3/25/25. This meeting was utilized to share a mid-point overview of survey responses and gather additional input on community needs, priorities, and barriers to services/housing. Two focus groups for residents were held on 3/26/2025 and 4/1/2025. These meetings were used as opportunities to gather input and feedback from Boise residents on needs and priorities, and attendees participated in two funding allocation activities to help illustrate the limits, challenges, and impact of HUD funding.

A public comment period is open for submission of written comments from June 9 through July 8, 2025. A public hearing is scheduled June 26, 2025 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 help 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, City newsletter, CoC newsletter, and through partner organization networks. Approximately 100 organizations/entities 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 are held in an ADA-accessible location. Public hearings are 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	Minorities Non-English speaking: Spanish Non-targeted/broad community Low-income neighborhoods	The City received responses from 572 residents and 51 stakeholders. Of the resident respondents, there was majority representation of homeowners and people at or over the age of 45: 76% are homeowners, 34% are 62+, 28% are 45-61, 16% are 35-44, 13% are 18-34; 30% have incomes at or over \$100,000, 12% have incomes \$75,000-\$99,999, 16% have incomes \$50,000 - \$74,999, 19% have incomes below \$50,000. The City's median income for a household of four is \$98,700.	Residents and service providers prioritized homeless/at-risk of homeless, children, and victims of DV for services. Emergency housing support, childcare, and mental/physical health were identified as the most urgent community needs. Housing challenges and barriers were identified as affordability, availability/location, move-in costs, income requirements, and access to transportation.	

Public Meeting	Non-targeted/broad community Targeted stakeholders	7 staff/7 organizations attended the provider focus group, providing expert perspectives on community needs and priorities, as well as insight into provider capacity and challenges. 4 residents attended the community focus group, participating in funding prioritization activities.	Organizations identified increased cost of doing business, capacity limitations due to funding, and an increased volume of need as challenges to meeting many community needs, and identified barriers to residents accessing services as transportation, childcare, limited English, turnover in point-of-contact staff, undocumented status, being slightly over income limits, and lack of information.	
Public Comment Period	Non-targeted/broad community	Open 6/9/25 – 7/8/25		
Public Hearing	Non-targeted/broad community	Scheduled 6/26/25		

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. 53% of resident survey respondents learned of the survey via the City's online newsletter, website, and social media; 26% via BoiseDev; 17% via direct email, service provider, word of mouth, and in-person outreach.</p>		
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>		

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 fifth year of the Consolidated Plan. Amounts anticipated over the Consolidated Plan period include:

1. Community Development Block Grant Program: \$11,172,435
2. The HOME Investment Partnership Program: \$11,574,640
3. Continuum of Care: \$167,205
4. Housing Trust Fund: \$7,740,121
5. Section 108 Loan: \$7,051,205

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	\$1,367,844	\$230,000	\$0	\$1,597,844	\$0	Funding will be invested in preservation of existing units, direct financial assistance for homebuyers, public services, relocation payments, and acquisition of property/existing housing. Program Income includes CDBG PI and RL Funds.
HOME	Public-Federal	Acquisition, Multifamily Rental New Construction, Multifamily Rental Rehab	\$643,179	\$240,000	\$763,300	\$1,646,479	\$0	Funding will be invested in the acquisition and/or development of multi-family rental housing. Program Income includes PI & Recapture (HP).
CoC – McKinney Vento	Public-Federal	Administration	\$91,202	\$0	\$0	\$91,202	\$0	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, American Rescue Plan Act funds, 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: The City allocated \$43,000,000 in general funds over a five-year time period (FY22–FY26/PY21–PY25). Those funds will be used to create affordable housing focused on households at or below 60% AMI, 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 PY24, the City will be applying for a Section 108 Loan in the amount of \$7,051,205 for the preservation of existing affordable multifamily housing. In PY25/FY26, the City plans to invest approximately \$1,400,000 in additional general funds to support the Continuum of Care and systemwide needs including staff (3 FTE), the coordinated entry system including street outreach, homeless prevention, emergency shelter services, the CoC's Homeless Management Information System (HMIS), and other supportive 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 as funds are available. 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: \$631,160.32 HOME: \$1,646,478.54 Continuum of Care: \$0	Rental units constructed: 8 Household Housing Units Direct Financial Assistance to Homebuyers: 3 Households Assisted
3	Increase neighborhood equity	2021	2025	Non-Housing Community Development	City-wide	Neighborhood equity	\$25,338	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,988 persons assisted
4	Provide support services	2021	2025	Homeless Non-Homeless Special Needs	City-wide	Support services Housing services for homeless or housing insecure	CDBG: \$247,561.99 HOME: \$0 Continuum of Care: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Homelessness Prevention: 60 Persons Assisted

5	Preserve affordable housing units	2021	2025	Affordable Housing	City-wide	Preservation of existing affordable housing units	CDBG: \$693,783.51 HOME: \$0 Continuum of Care: \$0	Homeowner Housing Rehabilitated: 20 Household Housing Unit
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Table 6 – Goals Summary

Goal Descriptions

Goal Name	Increase access/inventory of affordable housing
Goal Description	Increase availability of affordable housing for lower-income households with a special emphasis on those residents that have specific vulnerabilities such as those experiencing homelessness, seniors, or those with a disability.
Goal Name	Increase neighborhood equity
Goal Description	Two focus areas for this goal are: <ul style="list-style-type: none"> - Access: Work to increase availability of broadband internet service in underserved areas and improve communication and outreach methods for underserved/vulnerable populations. - Infrastructure: Investments in public improvements will increase safe transportation options for pedestrians and bicyclists, improve neighborhood safety, and address equity in available neighborhood amenities and aesthetics.
Goal Name	Provide support services
Goal Description	Support services in the form of programs for domestic and child abuse services are important to and much needed by residents. Stresses on Boise residents have grown resulting from the global pandemic and challenging health and economic conditions. Domestic violence and child abuse cases have increased as have rates of alcohol and drug abuse.

	The City of Boise will continue to augment its investments in its crisis response to homelessness to include, supportive housing, homelessness prevention, and efforts to boost housing supply to house those without homes and stabilize those who are at risk of losing housing.
Goal Name	Preserve affordable housing units
Goal Description	<p>Rehabilitate and/or acquire existing units. Include emergency repairs, accessibility upgrade, and energy efficient modifications. Prevent conversion of such units to market rate. Preserve various types of housing, such as mobile homes.</p> <p>The City will apply for a Section 108 Loan for the purpose of acquiring and preserving existing affordable rental housing, which meets the Benefit to Low- to Moderate-Income Persons National Objective (LMI), and specifically the Low Mod Housing category (LMH). Planned activities include acquisition of one existing affordable multifamily property to preserve affordability. City will ensure that at least 51% of the anticipated approx. 50 total units are occupied by LMI households at or below 80% AMI. City will make loan repayments with future annual CDBG Entitlement funds, or if needed, City general funds. Rental income will be used to operate and maintain the property.</p>

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 2025 Program Year, approximately 60 extremely low to moderate-income households will be provided with rental assistance, 8 households will benefit from the production of new affordable rental housing units, 3 households will benefit from homeownership assistance, and approximately 20 households will benefit from rehabilitation of existing homeowner units.

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, and increase the capacity of service providers to meet community needs.

New multifamily 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	Public Facilities
6	Administration

Table 7 - Project Information

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

Priorities were based on the continued, intense need for increased rental housing specifically targeted at households earning less than 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 accessibility updates to one public facility.

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: \$205,176
	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. <i>Actual amount \$205,176.60</i>
	Target Date Complete	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 360 low- to moderate-income individuals in Boise will be served in PY25.
	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; before/after-school childcare services; case management, counseling, legal, medical, and support services and trauma care for victims of domestic violence and/or sexual assault; fair housing investigation/legal assistance.
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: \$1,582,160

	Description	Acquisition, rehabilitation, and/or new construction of multifamily rental housing units. As feasible, preference for projects with units dedicated to homeless/housing insecure, voucher-holders, or other vulnerable populations. <i>Actual amount \$1,582,160.66</i>
	Target Date Complete	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 households to benefit from the rehabilitation/construction of multifamily housing, with HOME units targeting households at or below 60% AML.
	Location Description	City of Boise
	Planned Activities	Rehabilitation/construction of a multifamily rental development.
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: \$523,099
	Description	Supports homebuyer assistance for newly constructed or existing housing, relocation assistance, and acquisition of property for development of multifamily housing. <i>Actual amount \$523,098.60</i>
	Target Date Complete	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3 households to be assisted with purchase of a single-family home and 1 household to continue receiving relocation assistance (PY24–28). Potential acquisition of one property for construction/rehabilitation of multifamily rental housing.
	Location Description	City of Boise
	Planned Activities	May include direct financial assistance for homebuyers and acquisition for development/rehabilitation of a multifamily rental property.
	Project Name	CDBG Preservation

4	Target Area	City-wide
	Goals Supported	Preserve affordable housing units
	Needs Addressed	Preservation of existing affordable housing units
	Funding	CDBG: \$575,000
	Description	Home improvements (rehabilitation) for income eligible households. Potential acquisition and preservation of existing affordable multifamily housing with rehabilitation as needed.
	Target Date Complete	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 income eligible homes will be rehabilitated.
	Location Description	City of Boise
Planned Activities	Home improvements including bringing homes up to code; safety, health, and accessibility improvements; and other renovations necessary to preserve existing housing that is serving households under 80% AMI. May include acquisition/preservation of existing affordable multifamily housing with rehabilitation as needed.	
5	Project Name	Public Facilities
	Target Area	City-wide
	Goals Supported	Increase neighborhood equity
	Needs Addressed	Neighborhood equity
	Funding	CDBG: \$21,000
	Description	Enhance publicly-owned facilities, such as accessibility improvements, etc.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,988 clients served by Jesse Tree on an annual basis will benefit by accessibility updates to the parking and entrance areas.

	Location Description	1121 W Miller St, Boise, ID 83702
	Planned Activities	Exterior accessibility updates to the Jesse Tree office location (City-owned property), such as parking lot and entrance, per accessibility evaluation.
6	Project Name	Administration
	Target Area	City-wide
	Goals Supported	Increase access/inventory of affordable housing Increase neighborhood equity Provide support services Preserve affordable housing units
	Needs Addressed	Access/inventory of affordable housing Housing services for homeless or housing insecure Neighborhood equity Support services Preservation of existing affordable housing units
	Funding	CDBG: \$273,568 HOME: \$64,317 CoC: \$91,202
	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 2025. <i>Actual Amounts: CDBG Admin \$273,568.80, HOME Admin \$64,317.88</i>
	Target Date Complete	9/30/2026
	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. Public Services may also extend to eligible residents within the city's area of impact to prevent gaps in needed services for Boise residents living in the outskirts.

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. The one planned public facility project is located in the 83702 zip code but serves residents from all over the City of Boise.

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	86
Special-Needs	0
Total	86

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	60
The Production of New Units	8
Rehab of Existing Units	15
Acquisition of Existing Units	3
Total	86

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 50% 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 2024-2028 Five Year Public Housing Agency plan. The strategic plan, in combination with BCHA's 2024 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

In 2024, BCHA opened the Housing Choice Voucher (HCV) waiting list and selected 2,500 households through a randomized lottery. Priority was given to elderly households, individuals with disabilities, families with children, and those transitioning from rapid rehousing or transitional housing programs for people experiencing homelessness.

However, due to inadequate federal appropriations and a HUD funding shortfall, BCHA was unable to issue any new vouchers over the past year. The agency's renewal funding allocation did not support full leasing levels, requiring a temporary pause in voucher issuance to prevent overextending available resources. While awaiting final appropriations for FY 2025, BCHA is actively updating records and verifying eligibility for families on the waiting list. While they have cautiously resumed voucher issuance, they remain conservative to avoid issuing more than funding can support.

Given the uncertainty of future federal funding, BCHA is also developing contingency plans to prepare for a range of possible funding scenarios. Despite these constraints, BCHA remains committed to its mission of providing safe, affordable housing and continues to pursue every opportunity to expand access for low-income individuals and families in our community.

To further address local housing needs, BCHA has allocated project-based vouchers to the New Path 2.0 development, which will deliver 96 new housing units. Of these, 95 units are designated for permanent supportive housing, targeting extremely low-income and highly vulnerable individuals and families experiencing homelessness. This project represents a critical step in meeting the urgent demand for stable housing in marginalized communities, while offering vital support services.

BCHA has several modernization projects planned to begin this year through the Capital Fund Grant Program, following delays in the planning process. A major modernization of the plumbing within two of the high-rise buildings is planned to begin this year.

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

BCHA actively encourages public housing residents to participate in management through its Resident Advisory Board (RAB) meetings. These meetings provide residents with opportunities to give input on annual policy updates and modernization projects funded by the Capital Fund Grant Program.

Although BCHA values homeownership as an important path to long-term stability and self-sufficiency, the homeownership program has seen limited activity in recent years. This is mainly due to economic and structural challenges within the community. Rising home prices over the past several years have created significant barriers for low-income households trying to enter the housing market. Even with financial counseling and assistance programs, many eligible residents struggle to secure mortgage financing or

find homes they can afford.

While homeownership is not yet common among its residents, BCHA remains committed to laying the foundation for long-term success. They continue to explore innovative strategies to expand affordable homeownership opportunities and ensure that resident voices are central to planning and decision-making.

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 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 three 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 support planning and implementation of system service work, which include CONNECT, ENGAGE, FUND, and HOUSE. Each of the standing committees can 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 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 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 jurisdiction's 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 system-wide street outreach team (launched in 2020) 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 the 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 process 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 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 through September of 2025, at which point the program will sunset – timed with the opening of the new shelter facility.
- 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.
- The CoC's prevention efforts are particularly related to individuals exiting publicly funded institutions – namely carceral and health systems. This involves conversations related to transitional and permanent housing and shelter needs that are evaluated and coordinated between system responses. The CoC developed a discharge form that is currently utilized by the health system partners to match folks with shelter spaces and care.

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.

The partnership with the CoC on their Permanent Supportive Housing (PSH) Plan recommends targeted solutions to leverage community assets in a way that enables the City, 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 and 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 (under construction, opening 2026)
 - b. The Sherwood – 48 units for families with children (financing secured, opening 2026)
 - c. Fulton – 50 units for individuals with high service needs (applying for CoC Builds to secure financing)
- 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, the 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.

The CoC has set the goal to recruit an additional 500 units of affordable housing to be used by supportive housing providers to rehouse people exiting homelessness through 1) individual agency programs, 2) City of Boise partnerships that leverages their affordable development resources and relationships, and 3) CoC via the 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 has begun requesting that these developers dedicate a set number of units in each project to the CoC and requires it for those projects in which the city is investing funds. This has been a significant success for the CoC, already netting 120 units through the pre-development approval processes. However, it is limited by the number of affordable projects being developed in city limits.

An additional CoC strategy is the 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.

Lastly, the CoC applied for and was selected as a Youth Homelessness Demonstration Program (YHPD) with a grant award of \$3,288,718 targeted at programs/projects for youth experiencing homelessness. The CoC's Coordinated Community Plan was submitted May 2025, primarily investing funds in rapid rehousing as the pathway to rehouse youth and identifying more permanent solutions upon exit, such as foster system connected vouchers, section 8, and evaluating the need for Permanent Supportive Housing.

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 end of 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. To date just shy of an additional \$6 million in private commitments have been secured.

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

Boise's Modern Zoning Code (MZC) was adopted in June 2023 and went into effect in December 2023. The new code replaced outdated regulations from 1966 and was designed to support more housing types, increase density in key areas, and streamline the development process. More information can be viewed at <https://www.cityofboise.org/zoning-code-rewrite>.

In 2024, Boise's new zoning code supported a diverse mix of housing, with over 2,100 units approved. This number is slightly higher than the previous year, with most new units located in higher-density zones, aligning with city goals. About one-third of units were approved administratively and the rest reviewed by the Design Review Commission, Planning & Zoning Commission, or City Council. ADU approvals more than doubled from previous years, likely driven by code changes that expanded the locations where ADUs can be built. These early outcomes show progress toward more housing variety and a more efficient review process.

The new code also requires the designation of affordable units in exchange for a simplified process for dividing parcels via a Minor Land Division (the number is determined by the project's zoning and total number of units). So far in PY24, 10 planning applications are under review, creating 84 affordable units. In addition, the City is requesting a set number of units dedicated to the CoC, which is a requirement for projects in which the City is investing its funds (currently 10% of units), and IHFA is requiring a set number of units for LIHTC projects (currently 5% of units). Combined, 114 units have been committed thus far.

To better understand the impact of the code's affordability and sustainability incentives, the City hired consultants to complete a financial analysis. The study found that current incentives need more refinement to offer enough value to make affordability feasible for most developers. As a result, the City plans to update the zoning code later this year with targeted changes to improve the program's effectiveness.

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 partnered with a local nonprofit organization on a pilot program for Tiny Homes on Wheels. Due to the success of the pilot, **City Council is considering amending code (will go to vote on June 10)** to legalize Tiny Homes on Wheels as permanent housing units in 2025. The City also piloted a program related to Accessory Dwelling Units (ADUs) that was cancelled due to unfavorable construction market conditions. However, findings from the pilot informed other efforts to encourage the construction of ADUs in Boise including changes to zoning that removed owner occupancy requirements and increased the maximum allowed size for an ADU.

Renter Protections

During the 2024 Idaho Legislative session, a law was passed that prohibits local governments from requiring that landlords participate in voluntary federal programs. In response, the City updated its source of income discrimination law to create an exception for fund sources that would require participation in voluntary federal programs. The City's Code Compliance team continues to enforce its renter protections, which 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% AML 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 (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, kids in need of before/after-school care, etc. Providers' expertise and relationships in the community help to increase trust and decrease barriers for residents.

Furthermore, the City serves as the lead agency for the local Continuum of Care (CoC), Our Path Home, ensuring better coordination within the service provider field and identification of needs and gaps in services/funding. Continued outreach and enhancements to the Coordinated Entry (CE) system improve the CoC's ability to reach and prioritize the community's most vulnerable. The City continues actively working on homelessness prevention strategies and increasing its rapid rehousing initiatives and partnerships under the CoC.

As the Coc lead agency, the City has also contracted with the Corporation for Supportive Housing to create a five-year permanent supportive housing project pipeline to address the major obstacles facing households experiencing homelessness, primarily a lack of stable, permanent housing and the supportive services needed to ensure those households do not fall back into homelessness. Our Path Home launched a five-year Campaign to End Family Homelessness in 2021, which involves specific plans to overcome obstacles experienced by families trying to navigate the system and regain housing, including an initiative to secure 500 units dedicated to the CoC, fundraising efforts, and a triage and diversion team.

The City completed an updated Analysis of Impediments to Fair Housing Choice in PY24, which will be used to inform the 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 is also being leveraged to support the development of affordable housing. Over the last two years, the City invested \$5,500,000 in State and Local Fiscal Recovery Funds (SLFRF) from the American Rescue Plan Act in the creation of 95 new Permanent Supportive Housing (PSH) units at New Path 2 and \$6,700,000 from its reallocated Emergency Rental Assistance funds (ERA2) for the development of 193 new affordable housing units at the Denton Apartments. Additionally, Ada County sub-granted 25% of its ERA2 funds (\$4,900,000) to the City, which will be invested in the development of 212 units of affordable housing at Dorado Station. In PY24, the City applied for and was awarded \$7,740,121 in HTF funds from the Idaho Housing and Finance Association (IHFA) for rehabilitation of a multifamily project that will add 48 units of PSH specifically for families exiting homelessness. These investments will close funding gaps for projects in the affordable housing project pipeline and position the City to create 1,500 homes: 1,250 homes at 60% AMI and 250 units of Permanent Supportive Housing by FY26 to support the City's goal to house people without homes. 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 of Boise also invested \$7,500,000 in seed funding for the Supportive Housing Investment Fund (\$HIF) for Ada County, which is managed by the Idaho Community Foundation. This fund aims to bridge funding gaps and revolutionize support for Permanent Supportive Housing (PSH) initiatives in Ada County.

The City submitted an application to HUD's Pathways to Removing Obstacles to Housing (PRO Housing) second round Notice of Funding Opportunity but was not selected by HUD to receive funds. The proposal focused 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 submitted a response to HUD's Preservation and Reinvestment Initiative for Community Enhancement (PRICE) NOFO in the summer of 2024, and in PY24 was awarded \$6,773,702 in funding, which will be invested in expanding the Home Improvement Program to serve additional households living in manufactured homes, updating critical infrastructure at the City-owned Sage Mobile Home Park, acquiring and installing new manufactured housing units at Sage, eviction prevention for households residing in manufactured housing units, and supporting preservation of manufactured housing communities that may be redeveloped.

In PY24, the City is in the process of applying for a Section 108 loan from HUD in the amount of \$7,051,205 to be used for acquisition and rehabilitation as needed of existing multifamily affordable housing.

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.

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, eviction/homelessness prevention and rapid-rehousing, preservation of affordable rental units, new rental development, homeowner rehabilitation, and homeownership assistance.

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:

6. Administration of CDBG, HOME, and other local housing funds
7. Boise City/Ada County Continuum of Care administration and operation
8. Implementation of the Homeownership Opportunity Program
9. Implementation of the Home Improvement Program
10. Implementation of the Multifamily Development Program
11. Implementation of the Public Services Program
12. Affordable Rental Housing management and operation
13. Fair Housing education and outreach
14. Administration and operation of the City's leased land for housing development
15. Implementation of the Mayor's Housing Strategy
16. 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 three 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 three 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 Authorities (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, 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, intensive neighborhood engagement was underway in PY23 for design and commercial components that maximize space/residential units while meeting needs of the surrounding area and community, and the project is working on final funding commitments.

Lastly, the City 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 facilitate the Fair Housing Forum, which focuses efforts specifically on training for property managers and increased awareness of Fair Housing protections and resources for community members.

P-90 PROGRAM SPECIFIC REQUIREMENTS

Community Development Block Grant Program (CDBG)

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

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

Total Program Income: \$0

Other CDBG Requirements

1. The amount of urgent need activities: 0
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.

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

None

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

See Attachment HOME Recapture & Resale Policy

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See Attachment HOME Recapture & Resale Policy

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

This is not an activity the City intends to fund.

5. 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

6. 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

7. 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 HOME-assisted new rental housing projects, the City intends to require a minimum percentage of units dedicated to Our Path Home (OPH) for households exiting homelessness Preferences, which is included in application information.

ATTACHMENTS

HOME Recapture & Resale Policy

Public Comments Received

Community Survey Responses

HOME RECAPTURE & RESALE POLICY

PUBLIC COMMENTS RECEIVED

COMMUNITY SURVEY RESPONSES